

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program (MMRP) is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

The Final EIR included 28 mitigation measures to address potential impacts related to aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, traffic and circulation, and tribal cultural resources. The following table will be used as the checklist to determine compliance with these measure.

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Aesthetics						
AES-1: Landscaping Plan						
Any vegetation included in the Landscaping Plan along the Las Virgenes Road frontage shall be species that do not typically grow to a height in excess of 30 feet.	Review landscaping plan to verify compliance.	Prior to issuance of building permits.	Once.	City of Calabasas Community Development Department		
Air Quality						
AQ-1: Dust Minimization						
<p>The grading phase involves the greatest amount of heavy equipment and the greatest generation of fugitive dust. Therefore, the following conditions, which would be required to reduce fugitive dust in compliance with SCAQMD Rule 403, are included as mitigation.</p> <ul style="list-style-type: none"> ▪ Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. ▪ Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day. ▪ Soil Stabilization. Construction contractors 	Verify that dust control measures are included as a note on all grading and building permits; field verify compliance.	Prior to issuance of grading and building permits; continuously during grading and construction.	Once for grading and building permit verification; field verification periodically during grading and construction.	City of Calabasas Community Development Department		

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<p>shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.</p> <ul style="list-style-type: none"> ▪ No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period). ▪ Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. 	<p>Verify that a qualified biologist has conducted pre-construction surveys and continual biological monitoring for special-status wildlife species within the construction footprint and within a 200-foot survey buffer area. CDFW</p>	<p>Once for survey; field verification as needed periodically during</p>	<p>City of Calabasas Community Development Department</p>			
<p>Biological Resources</p>						
<p>BIO-1(a): Pre-construction Special-Status Wildlife Surveys and Construction Monitoring</p>						
<p>No more than one week prior to vegetation clearing and ground disturbance on the project site, a qualified biologist shall conduct pre-construction surveys for special-status wildlife species within the construction footprint and a 200-foot survey buffer area. The surveys shall</p>	<p>Verify that a qualified biologist has conducted pre-construction surveys and continual biological monitoring for special-status wildlife species within the construction footprint and within a 200-foot survey buffer area. CDFW</p>	<p>Survey prior to issuance of grading permits; field verification as necessary throughout site</p>	<p>City of Calabasas Community Development Department</p>			

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<p>include mapping of current locations of special-status wildlife species for avoidance and relocation efforts and to assist construction monitoring efforts. In addition, during any construction activities involving vegetation clearing, the applicant shall contract with a biologist to conduct periodic biological monitoring so as to assist in avoiding and minimizing impacts to special-status wildlife and protected nesting birds in the path of construction. Other locally important wildlife species or wildlife SSC, which are not formally listed (including but not limited to coast horned lizard, California coastal whiptail, western mastiff bat, and desert woodrat), shall be captured by a qualified biologist, when possible, and relocated to adjacent appropriate habitat within the open space on-site or in suitable habitat adjacent to the project area (either way, at least 200 feet from the grading limits).</p>	<p>shall be notified and consulted regarding the presence of any special-status wildlife species, and USFWS shall be notified if a federally-listed species is found on-site. Continuous construction monitoring shall be conducted during any construction activities involving vegetation clearing, or modification of natural habitat.</p> <p>Pre-construction surveys shall be conducted no more than one week prior to construction activities within the project site and shall be submitted to the City no later than three weeks after completion.</p>	<p>construction.</p>		
<p>The CDFW shall be notified and consulted regarding the presence of any special-status wildlife species found on-site during the pre-construction surveys or during biological monitoring. If a Federally-listed species is found prior to or during grading of the site, the USFWS shall also be notified. Only a USFWS-approved biologist shall be authorized to capture and relocate listed species.</p>				
<p>Pre-construction surveys shall be conducted no more than one week prior to construction activities within the project site. Continuous construction monitoring shall be conducted during any construction activities involving vegetation clearing, or modification of natural habitat. The methods and results of the pre-</p>				

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construction survey(s) and any relocation efforts during those surveys shall be documented in a brief letter report (Pre-Construction Survey Report) and submitted to the City no later than one week following the completion of the last survey. The methods and results of the biological monitoring and any relocation efforts conducted during construction shall be documented in a brief letter report (Biological Monitoring Report) and submitted to the City upon completion of vegetation clearance and initial natural habitat alteration.

BIO-1(b): Conduct Nesting Bird Surveys, Establish Active Nest Avoidance Buffers, and Monitor Active Nests

Because construction may occur during the bird breeding season (February 1 to August 31), the project is subject to bird survey requirements. Pre-construction nesting bird surveys shall be conducted to determine the locations of nesting birds. Bird surveys shall include a minimum of three nesting bird surveys to be conducted by a qualified biologist, within two weeks, and no later than three days prior to the start of vegetation clearing. Weekly bird nesting surveys shall be reinitiated if land clearing activities are delayed for more than one week. The nesting bird survey area shall include a buffer around the grading limits and land clearing limits of 500 feet to accommodate potential raptors that could be affected. Generally, if an active bird nest is found, a maximum 300-foot buffer (depending on the species and noise and site conditions) would be established surrounding the nest(s) and shall be flagged for avoidance. If any active raptor nests are found, typically a suitable buffer area of 250-500 feet from the nest shall be established until the nest becomes inactive (absence of eggs, chick, and adults). The

If initial ground disturbing activities occur during the breeding bird nesting season, verify that a qualified biologist has performed a nesting bird survey with results submitted to the City. If active bird nests are located during the pre-construction survey and could be impacted, field verify buffer zones. Bird surveys shall include a minimum of three nesting bird surveys to be conducted by a qualified biologist, within two weeks, and no later than three days prior to the start of vegetation clearing.

Survey verification prior to issuance of grading permits; field verification as necessary during grading and construction.

Once for survey verification; field verification as necessary periodically during construction.

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avoidance buffer area for nesting birds may be reduced upon the approval of the monitoring biologist as determined by the species nesting and the activity being conducted. If an active nest of a special-status bird species is found, a suitable buffer area of 200-500 feet from the nest (depending on the status of the species) shall be established until the nest becomes inactive, and CDFW/USFWS shall be consulted.

If active bird nests are found and avoidance buffers are established prior to or during construction, a biologist shall monitor the active nest(s) during initial land clearing activities and/or construction activities to determine whether the recommended avoidance buffers are adequate to the point that nesting activities are not being stressed or jeopardized. Disturbance may occur within the avoidance buffer area only after the young have fledged (i.e., the birds are no longer reliant on the nest) as determined by the monitoring biologist.

The methods and results of the nesting bird survey(s), any nesting bird avoidance efforts as a result of those surveys, and the success of the avoidance buffers shall be documented in a letter report (Nesting Bird Survey and Active Nest Monitoring Report) and shall be submitted to the City no later than three weeks following the completion of active nest monitoring activities.

BIO-1(c): Pre-construction Bat Surveys and Construction Monitoring

To avoid the direct loss of bats that could result from removal of trees and/or structures that may provide maternity roost habitat (e.g., in	If trees and/or structures that may provide maternity roost habitat must be removed during the maternity	Survey verification prior to issuance of grading permits;	Once for survey verification;	City of Calabasas Community
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<p>cavities or under loose bark) to the extent feasible, tree removal or relocation shall be scheduled between October 1 and February 28, outside of the maternity roosting season. If trees and/or structures must be removed during the maternity season (March 1 to September 30), a qualified bat specialist shall conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p> <p>Each tree and/or structure identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, any trees being removed shall be pushed down using heavy machinery. If pushing down trees with heavy machinery is infeasible, then trees can be felled with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts shall not be cut up or mulched immediately. A period of at least 24 hours shall elapse prior to such operations to allow bats to escape.</p>	<p>season, verify that a qualified bat specialist has conducted a pre-construction survey with results submitted to the City. If trees and/or structures are identified as potentially supporting an active maternity roost during the pre-construction survey and could be impacted, field verify that the appropriate tree removal method is used.</p>	<p>field verification as necessary periodically during construction.</p>	<p>Development Department</p>		

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BIO-1(d): Rodent Control

Rodenticides are prohibited. This requirement shall be printed on the landscape plans for each residential development approved, and included in the project covenants, conditions and restrictions ("CC&Rs"), and recorded on the deed for each residential lot. The CC&Rs shall stipulate that the prohibition on rodenticides shall be the subject of at least one annual communication by the HOA to its property owners and residents in the form of a meeting and/or newsletter or electronic update that is distributed to property owners and residents. Evidence of this effort shall be provided to the City Planning and Community Development Department each year by January 1st.

Verify that landscape plans, project CC&Rs, and deeds for residential development include prohibition of rodenticides.
 Verify evidence of annual communication by the HOA to its property owners and residents in the form of a meeting and/or newsletter or electronic update is provided to the City.

Review of plans prior to issuance of final occupancy permits; resident communication annually.

Once for plan review; resident communication annually.

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BIO-1(e): Construction Monitoring for California Red-Legged Frog (CRLF)

A biologist experienced with CRLF shall be on-site to monitor initial grading activities within the project site. Initial grading activities are defined as grading within the top four feet of soil. If CRLF is identified within the project site during project construction, ground-disturbing activities shall immediately cease, and the USFWS shall be notified and consulted. Ground-disturbing activities shall recommence following guidance from the USFWS and City. No CRLF shall be captured, handled, or relocated without approval by the USFWS. The methods and results of the CRLF monitoring conducted during initial grading activities shall be documented in a brief letter report (Initial Grading Monitoring Report) and submitted to the City upon completion of initial grading activities.

Verify that a biologist experienced with CRLF is monitoring initial grading activities. USFWS shall be notified if CRLF is found on-site. Continuous construction monitoring shall be conducted during initial grading activities.

Field verification as necessary during initial grading activities; review of report prior to issuance of building permits.

Field verification as necessary periodically during initial grading activities; once for report review.

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<p>BIO-3(a): Upland Restoration</p> <p>To mitigate for impacts to purple sage scrub, an upland restoration plan (URP) shall be prepared by a qualified biologist/restoration ecologist, with a primary focus on topsoil salvage to maintain important elements required for a healthy ecosystem, including mycorrhizae (soil fungus), healthy soil structure, balanced soil chemistry needed for native plant uptake, proper characteristics to support naturally occurring vegetation and the wildlife it supports, as well as functionality for needed biological services in the watershed. Specifically, the URP shall include the following:</p> <ul style="list-style-type: none"> ▪ Detailed site location for all aspects of the restoration; ▪ Detailed description and graphics of the mechanics of the topsoil salvage and soil stabilization; ▪ Native plant palette, planting plan, time of year planting will occur, and irrigation plan; ▪ Maintenance program and invasive species control program; and ▪ Monitoring and reporting program with measurable success criteria. <p>Planting, maintenance, monitoring, and reporting shall be overseen by a restoration specialist familiar with the restoration of similar native habitats. Determination of restoration adequacy shall be based on comparison of the restored habitat with similar, undisturbed habitat in the site vicinity. The URP will be considered successful if after 5 years the percentage of native cover of Purple Sage Scrub is similar to the unaffected population of Purple Sage Scrub on the project site. The URP shall include remedial measures in the event that the</p>	<p>Verify that a URP has been prepared by a qualified biologist/restoration ecologist. A restoration specialist shall determine restoration adequacy and determine remedial measures in the event that the performance criteria are not met.</p>	<p>Verification that the URP has been completed prior to issuance of grading permits; restoration monitoring annually for a period of five years.</p>	<p>Once for URP verification; annual monitoring reports for a period of five years.</p>	<p>City of Calabasas Community Development Department</p>	

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performance criteria are not met for a particular year. Annual monitoring reports for a period of five years shall include at a minimum results for the following: restoration planting survival, percent cover, species richness, maintenance conducted, contingency measures implemented, qualitative assessment of habitat restoration, exotic plant control efforts, and photo-documentation.

BIO-3(b): Non-Invasive Plant Palette

The project landscape plan shall not include plantings of any species contained in the Cal-IPC Invasive Plant Checklist within the proposed development area or open space and riparian restoration areas. The final landscape plan shall be submitted to and approved by the City prior to issuance of a grading permit.

Prior to issuance of grading permits.
 Once.

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BIO-4(a): Agency Coordination

Permits, agreements, and/or water quality certifications from all applicable State and Federal agencies regarding compliance with State and Federal laws governing work within jurisdictional features are required for submission to the City of Calabasas with the grading permit application for the project. The applicant shall provide such permits and/or agreements prior to issuance of a grading permit. In addition, long-term maintenance permits/authorizations are required for maintenance activities to be perpetually conducted in the proposed upstream detention basin in accordance with Los Angeles County Flood Control District's (LACFCD) maintenance standards and practices.

Prior to issuance of grading permits.
 Once.

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<p>BIO-4(b): Restore Jurisdictional Waters, Wetlands, and Riparian Habitats.</p> <p>To mitigate for impacts to potentially jurisdictional features, the applicant shall provide as much in-kind waters and wetlands creation within the project site boundaries, as feasible, at a minimum 1:1 mitigation ratio (i.e., for every 1 acre removed, 1 acre shall be created for no net loss of habitat function or value), or as otherwise indicated by the regulatory agencies during the permitting process, whichever is greater. Additional mitigation at a ratio of 2:1 will be required to offset a temporal loss of waters and wetlands, or as otherwise indicated by the regulatory agencies during the permitting process, whichever is greater. Native seeds and plant material (cuttings) shall be salvaged from the impact areas prior to construction and used for the on-site restoration/creation effort. Supplemental seed/plantings may be purchased, but shall be sourced from a site within the same watershed as the project site to maintain genetic integrity. A habitat mitigation and monitoring plan (HMMP; discussed in more detail below) shall identify an approach for implementing a conceptual mitigation plan for the portion of the mitigation that will be implemented on-site and in-kind.</p> <p>The HMMP shall be prepared by a qualified biologist/restoration ecologist that outlines the compensatory mitigation in coordination with the regulatory agencies. As part of the HMMP, a final mitigation implementation plan shall be submitted to and approved by the City prior to issuance of a grading plan. Specifically, the HMMP and implementation plan shall include</p>	<p>Verify that an HMMP has been prepared by a qualified biologist/restoration ecologist. A restoration specialist shall determine mitigation adequacy and determine remedial measures in the event that the performance criteria are not met.</p>	<p>HMMP verification prior to issuance of building permits; restoration monitoring annually for a period of five years</p>	<p>Once for HMMP verification; annual monitoring reports for a period of five years.</p>	<p>City of Calabasas Community Development Department</p>			

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<p>the following:</p> <ul style="list-style-type: none"> ▪ Detailed description of habitat function and values to be restored; ▪ Detailed mitigation site location for all aspects of the jurisdictional areas creation, including the location and quantity of each jurisdictional area being created and each habitat type being created (riparian, seep, spring, wet meadow, etc.); ▪ Detailed description and graphics of the mechanics of the creation, including fine grading, contours, check dams, bank stabilization, bio-engineering, saturation levels to be created, and surface flows to be expected; ▪ Native plant palette, planting plan, time of year planting will occur, and irrigation plan; ▪ Maintenance program and invasive species control program; and ▪ Monitoring and reporting program with measurable success criteria. <p>Planting, maintenance, monitoring, and reporting shall be overseen by a restoration specialist familiar with the restoration of similar native habitats. Determination of mitigation adequacy shall be based on comparison of the restored habitat with similar, undisturbed habitat in the site vicinity (such as upstream or downstream of the restoration site). The HMMP shall include success criteria for monitoring the restoration effort over five years. The HMIMP shall also include remedial measures in the event that the performance criteria are not met for a particular year. Annual monitoring reports for a period of five years shall include at a minimum results for the following: restoration</p>						

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planting survival, percent cover, species richness, maintenance conducted, contingency measures implemented, qualitative assessment of habitat restoration, exotic plant control efforts, and photo-documentation. Ultimately, the mitigation provided within the HMMP shall be consistent with the requirements pursuant to permits obtained by all regulating agencies. If required riparian/wetland creation cannot be achieved entirely on-site, the balance shall be achieved by payment of in lieu fees (i.e., Santa Monica Mountains Conservancy, or the Mountains Restoration Trust, or Ojai Valley Land Conservancy). "In-lieu-fee" mitigation occurs in circumstances where a Permittee provides funds to an in-lieu-fee sponsor instead of either completing project-specific mitigation or purchasing credits from a mitigation bank approved under the Banking Guidance. Those organizations considered qualified to implement formal in-lieu-fee arrangements typically work in advance with the Corps to ensure that authorized impacts will be offset fully on a project-by-project basis consistent with Section 10/404 permit requirements. Off-site mitigation lands shall be located as close to the project site as feasible. Off-site land shall be preserved through a conservation easement, and an HMMP shall identify an approach for funding assurance for the long-term management of the conserved land.	Review final plans to verify use of wildlife friendly fencing and compliance with Section 17.20.100(H) (Fences, Walls and Hedges; Fencing for Wildlife Movement) of the City of	Once.	City of Calabasas Community Development Department			

BIO-5: Fencing

Any perimeter fencing around the 66-acre open space area of the project site shall be wildlife friendly, as required in Section 17.20.100(H) (Fences, Walls and Hedges; Fencing for Wildlife Movement) of the City of Calabasas Land Use

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<p>and Development Code (January 2010). Fencing shall be easily bypassed by all species of wildlife found within the Santa Monica Mountains and shall be subject to the standards required by the Calabasas Land Use and Development Code 17.20.100(H). As such, wildlife friendly fencing shall be used as required to provide permeability through and over fencing for access to adjacent habitats and to retain connectivity of the habitats on-site with the habitats off-site.</p> <p>All fencing on the project site shall be constructed with materials that are not harmful to wildlife including, but not limited to, spikes, glass, razor, or barbed wire. All hollow fence posts shall be capped to prevent birds and other wildlife from entering and becoming entrapped.</p>	<p>Calabasas Land Use and Development Code (January 2010).</p>				
<p>BIO-6: Oak Tree Replacement</p>					
<p>An Oak Tree Permit shall be obtained from the City of Calabasas prior to any oak tree removal, which will include an oak tree mitigation program. A copy of the approved oak tree permit and the associated oak tree report shall be kept on-site during all construction.</p> <p>The City of Calabasas Oak Tree Ordinance No. 2006-222, and Section V.B of the City of Calabasas Oak Tree Preservation and Protection Guidelines, requires mitigation to offset the impacts associated with the loss of an oak tree, oak limbs, or encroachment into an oak tree protected zone, which may include but are not limited to any combination of payment of an in-lieu fee to the oak tree mitigation fund, planting of replacement oak trees at locations proposed</p>	<p>Verification that an Oak Tree Permit has been obtained for oak tree removal and that an Oak Tree Mitigation Program has been submitted with final landscape plans with minimum oak tree mitigation as required by the City and/or resource agencies.</p> <p>Verification that City-approved oak tree consultation is conducted at quarterly intervals or more, during all grading and construction activities as warranted by the site conditions, for the first three years.</p> <p>Verify that a City-approved oak tree consultant has prepared a report after</p>	<p>Once for oak tree permit and oak tree consultant report verification; quarterly during grading and construction activities for the first three years for oak tree consultations; annually for five years based on bi-</p>	<p>Oak tree permit verification prior to issuance of grading permits; oak tree consultant report verification prior to issuance of occupancy permits; monitoring annually.</p>	<p>City of Calabasas Community Development Department</p>	

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<p>by the applicant and approved by the City Arborist, and/or relocation (see CMC 17.32.010). If the conditions include replacement, every inch of tree, limb, or root removed, a minimum of one inch shall be replaced (see section G. Permit Requirements of the Oak Tree Ordinance No. 2006-222 and refer to Figure 4.3-4 for a conceptual illustration of proposed oak tree planting areas).</p>	<p>the conclusion of grading and construction as well as annual oak tree monitoring reports.</p>		<p>annual site visits/oak monitoring.</p>				
<p>In addition, an Oak Tree Mitigation Program shall be prepared and submitted to the City. The Oak Tree Mitigation Program shall include a monitoring schedule, and the maintenance and care program outlined in the Oak Tree Report shall be carried out by qualified professionals. In addition, final landscape plans shall include minimum oak tree mitigation as required by the City of Calabasas and/or the resource agencies. The Oak Tree Mitigation Program shall include an inventory of all oak trees ultimately removed or encroached upon during project activities, the mapped locations of restoration areas, a restoration implementation plan (detailing site preparation and planting, irrigation, and fertilization practices), an oak tree fencing plan during construction, encroachment zone damage and disease protection measures, detailed maintenance program practices, and success criteria.</p> <p>Success criteria shall consider survivorship of oak trees under natural conditions sufficient to replace those oaks (inches of oaks) removed or transplanted within the property, using a minimum 1-inch:1-inch ratio.</p> <p>In accordance with the City's Oak Tree Preservation and Protection Guidelines, a City-approved oak tree consultation shall be</p>							

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<p>conducted at quarterly intervals or more, during all grading and construction activities as warranted by the site conditions, for the first three years. The City-approved oak tree consultant shall prepare a report after the conclusion of grading and construction.</p> <p>Following the completion of construction, the City-approved oak tree consultant shall prepare oak tree monitoring reports biannually for the next five years or more based on biannual site visits/oak monitoring. The reports shall include a summary of conditions and certification of compliance with all conditions of the permit, including but not limited to, minimum tree replacement numbers, establishment goals, and the health of all replaced, remaining, or relocated trees.</p>	<p>Verify compliance with applicable provisions of the California Building Code and recommendations contained in Section 8.0 of the Update Geotechnical Studies for Tract 71546 (RJR 2014).</p>	<p>Once.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Calabasas Public Works Department</p>		
<p>Geology and Soils</p>						
<p>GEO-1(a): Geotechnical Recommendations</p>						
<p>On-site development shall require, and comply with, all recommendations contained in Section 8.0 of the Update Geotechnical Studies for Tract 71546 (RJR 2014). At a minimum, any buildings considered essential facilities, as defined in the CBC, shall be designed to withstand upper bound earthquake ground motion. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with applicable provisions of the CBC. Compliance with these requirements shall be verified by the City of Calabasas Building and Safety Department prior to issuance of a grading permit.</p>						

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GEO-1(b): Building Design					
<p>All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site. All critical facilities shall be designed to withstand the upper bound earthquake ground motion. The building designs shall take into consideration the most current and applicable seismic attenuation methods that are available. Specifically, all on-site structures shall comply with applicable provisions of the CBC, applicable chapters of the City of Calabasas Municipal Code, and Section 8.0 of the Update Geotechnical Studies for Tract 71546 prepared by RJR (2014). Compliance with these requirements shall be verified by the City of Calabasas prior to the issuance of a building permit.</p>	<p>Verify compliance with applicable provisions of the California Building Code, applicable chapters of the City of Calabasas Municipal Code, and Section 8.0 of the Update Geotechnical Studies for Tract 71546.</p>	Once.	City of Calabasas Public Works Department	Prior to issuance of building permits.	
GEO-2(a): Removal and Replacement of Liquefiable Soils					
<p>All loose and unsuitable alluvium, as depicted in Figure 4.4-3, shall be removed and replaced with engineered fill. Fills greater than 15 feet from rough grade shall be compacted to 90 percent relative compaction at a soil-water content of approximately 2 percent to 5 percent over optimum value. Fill thickness in excess of 40 feet from rough grade shall be compacted to 93 percent at a soil-water content of approximately 2 percent over optimum. Fills exceeding 60 feet shall be compacted to 95 percent relative compaction at a soil-water content of approximately optimum value. Drainage blankets shall be placed at 30 to 40 foot intervals to reduce excess pore pressures.</p>	<p>Verify that instructions regarding removal and replacement of liquefiable soils are included as a note on all grading and building permits.</p>	Once	City of Calabasas Public Works Department	Prior to issuance of grading and building permits.	

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GEO-2(b): Long-Term Settlement Risk Reduction						
To reduce the risks of long-term settlement, a monitoring period shall occur after rough grading to allow the fill to reach 90 percent consolidation and to allow the remaining pore pressure to dissipate. The exact monitoring period shall be determined as part of the Grading Stage Geotechnical Report. This report shall include an implementation program for settlement monitors within the deep bedrock excavations to measure heave and to confirm consolidation levels.	Verify that the Grading Stage Geotechnical Report includes the required monitoring periods and implementation program.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department		
GEO-2(c): Final Plan Review and Approval						
All proposed geotechnical remediation designed to reduce liquefaction hazards shall be designed to Calabasas Municipal Code and CBC standards to withstand the conditions. The City of Calabasas Public Works Department shall review and approve all final plans for the removal of liquefiable soils prior to issuance of grading permits. The removal of liquefiable soils shall occur as part of a thorough canyon cleanout during mass grading, as depicted on Figures 2-8 and 2-9. In addition, canyon sub-drains shall be installed as indicated on Figure 4.6-2a through 4.6-2b to help prevent static groundwater conditions.	Verify that the proposed geotechnical remediation complies with to Calabasas Municipal Code and CBC standards and approve final plans for removal of liquefiable soils.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department		
GEO-3: Landslide Removal and Recompanction						
Portions of the existing landslide shall be removed and replaced with engineered fill to achieve a factor of safety of the landslide mass in excess of 1.5 for static conditions and in excess of 1.1 for pseudostatic conditions. During bulk grading, the landslide mass shall be	Verify that final grading plan complies with applicable recommendations in Section 8.0 of the Update Geotechnical Studies for Tract 71546.	Prior to issuance of grading permits.	Once.	City of Calabasas Public Works Department		

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<p>removed along the southern slope to stabilize the existing landslide complex. In addition, all applicable recommendations contained within Section 8.0 of the Update Geotechnical Studies for Tract 71546 prepared by RJR shall be adhered to during landslide removal (Mitigation Measure GEO-1(a)). At a minimum, the landslide repair shall consist of excavating a keyway, benching out and cutting the landslide mass, and replacing the excavated material with engineered compacted fill. The City of Calabasas Public Works Department shall review and approve all final plans for landslide remediation prior to issuance of a grading permit.</p>	<p>Verify that a licensed geotechnical engineer has prepared a plan to achieve erosion control as part of grading plan design.</p>	<p>Once.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Calabasas Public Works Department</p>			
<p>GEO-4(a): Erosion Control</p>							
<p>A site-specific erosion control plan that incorporates best management practices shall be prepared by the project applicant and approved by the City prior to the granting of any grading permits. All measures identified in the erosion control plans shall be implemented and monitored for continued compliance by the City of Calabasas Public Works Department. Such measures may include slope protection measures, netting and sandbagging, landscaping and possibly hydroseeding, and temporary drainage control facilities such as retention areas. All slopes involved with the development shall be constructed using an erosion control mat and a thorough vegetation and landscape plan. A landscaping plan and a landscape maintenance plan shall be designed by a licensed landscape architect. These plans shall be reviewed and approved by the City of Calabasas Public Works Department prior to issuance of grading permits.</p>							

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GEO-4(b): Slope Stability					
Any development within a zone of influence of any slope that does not provide sufficient factors of safety and which could result in a possible surficial slope failure shall be manufactured using acceptable custom, practice, and techniques to achieve surficial stability in a hillside environment. The slopes shall be constructed with a sufficient configuration, design, and material type with sufficient shear strength and proper drainage to ensure the appropriate performance of the slope. On-site manufactured slopes shall be composed of engineered fill, where the outer 15 feet would consist of a stability fill compacted to 93 percent relative compaction. A licensed geotechnical engineer shall prepare a plan to achieve slope stability (consistent with the above described requirements) as part of grading plan design. The grading plan, including all slope stability recommendations, shall be reviewed and approved by the City of Calabasas Public Works Department prior to issuance of grading permits.	Review and approve the grading plan, verifying that a licensed geotechnical engineer has prepared a plan to achieve slope stability as part of grading plan design.	Once.	City of Calabasas Public Works Department		

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GEO-5: Expansive Soil Removal and/or Treatment					
Suitable measures to reduce impacts from expansive soils shall be implemented as determined by a qualified geotechnical engineer and approved by the City of Calabasas Public Works Department prior to issuance of a grading permit. To mitigate the potential for expansive soils, all foundations and slabs shall be designed for highly expansive soil conditions. The specific design parameters shall be confirmed prior to the grading stage, and then again after rough grading has been completed prior to the	Verify that a qualified geotechnical engineer has developed suitable implementation measures to reduce impacts from expansive soils.	Twice.	City of Calabasas Public Works Department		

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issuance of building permits. At a minimum, the following design considerations shall be considered with respect to expansive soils on the project site:

- Expansive subgrades beneath foundations shall be pre-moistened to reduce the potential for and the effects of the shrink/swell cycles.
- Fat clays (liquid limit > 50) shall not be used as structural fill under foundations, pavements, slabs or retaining wall backfill.
- If expansive soil is used within the zone of influence (upper seven feet) for foundations (liquid limit > 20), the expansive soils shall not be over-compacted or placed with soils having high soil-water contents. The soils shall be compacted to a minimum of 90 percent relative compaction but no greater than 93 percent or as specified by the project geotechnical engineer. The soil-water content shall be specified three to five percent over optimum or as specified by the project engineer.
- As necessary, thickened slabs, extending slab edges and additional reinforcement shall be used to reduce negative impacts from any expansive soil movement. In addition, capillary break under slabs shall be utilized to reduce the potential for moisture transport and pumping that leads to moisture infiltration.
- The sand thickness under slabs that is used for concrete curing shall be kept at two inches or less.

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Greenhouse Gas Emissions					
GHG-1: Greenhouse Gas Emission Reduction Plan					
<p>Prior to permit issuance, the project developer shall prepare and implement a project GHG Reduction Plan to reduce annual GHG emissions by a minimum of 1,011 MT of CO₂e per year (approximately 1.9 MT of CO₂e per person per year) over the operational lifetime of the project. The plan would be implemented on-site by the project applicant and may include, but is not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Installing energy efficient equipment and appliances exceeding California Green Building Code standards (assumed installation in all land uses) ▪ Installing renewable energy sources (assumed 75 of on-site percent electricity generation for the mitigation analysis) ▪ Implementing energy efficient building design exceeding California Building Code requirements (assumed the project would exceed the 2016 California Building Code [Title 24] requirements by 25 percent) ▪ Requirement of 75 percent diversion rate ▪ Promoting water conservation and recycling, such as through the use of irrigation controllers and reclaimed water usage (assumed 50 percent of outdoor water would be reused) ▪ Installation of low-flow bathroom and kitchen fixtures and fittings ▪ Installation of light emitting diode (LED) lights ▪ Promoting alternative fuel vehicles, such as by providing additional EV charging infrastructure and designating parking 	<p>Review and approve a GHG Reduction Plan to be prepared by the project applicant. Verify that applicable elements of the GHG Reduction Plan are reflected on project site plans.</p>	<p>Prior to issuance of grading and building permits.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department</p>	

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<ul style="list-style-type: none"> spaces for ZEV or hybrid vehicles Providing incentives and outreach for future tenants to promote employee ridesharing and transit use Installing green roofs Purchasing carbon offsets through an accredited program <p>Applicable elements of the GHG Reduction Plan shall be reflected on project site plans prior to permit approval. The GHG Reduction Plan shall be reviewed and approved by the City of Calabasas prior to the issuance of grading permits. If GHG emissions cannot be reduced to 3.2 MT of CO₂e per person per year through on-site measures, the applicant shall purchase carbon offsets prior to grading permit approval. Carbon offsets should be purchased from a validated source to offset annual GHG emissions or to offset one-time carbon stock GHG emissions.</p>							

Traffic and Circulation

T-5: Construction Traffic Management Plan

<p>Prior to issuance of building or grading permits for the project site, the applicant shall prepare a Construction Traffic Management Plan (CTMP) for review and approval by City staff. The CTMP would include street closure information, detour plans, haul routes, staging plans, parking management plans and traffic control plans. The CTMP would formalize how construction would be carried out and identify specific actions that would be required to reduce adverse effects on the surrounding community. The CTMP should be based on the nature and timing of the specific construction activities and account for</p>	<p>Review and approve a Construction Management Plan to be prepared by the project applicant.</p>	<p>Once.</p>	<p>Prior to issuance of grading and building permits.</p>	<p>City of Calabasas Community Development Department</p>			
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<p>other concurrent construction projects in the vicinity of the project site. The following elements shall be implemented, as appropriate:</p> <ul style="list-style-type: none"> ▪ Schedule construction activities to reduce the effects on traffic flows on surrounding arterial streets during peak hours. ▪ Obtain the required permits for truck haul routes from the City prior to issuance of any permit for the project. ▪ The project contractor shall identify and enforce truck haul routes deemed acceptable by the City for construction trucks. ▪ Signs shall be posted along roads identifying construction traffic access or flow limitations due to single lane conditions during periods of truck traffic, if needed. ▪ Accommodate all equipment and worker parking on-site to the extent feasible. ▪ Provide safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers. ▪ Provide for temporary traffic control during all construction activities adjacent to the public right-of-way to improve traffic flow on public roadways (e.g., flag men). ▪ Schedule construction-related deliveries to reduce travel during commuter peak hours. 							
Tribal Cultural Resources							
TCR-1(a): Cultural Resources Monitoring							
<p>Archaeological and Native American monitoring of project-related ground-disturbing activities within the project site shall be performed under the direction of the qualified archaeologist</p>	<p>An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards for archaeology shall monitor all ground-disturbing activities</p>	<p>During ground-disturbing activities, including site preparation</p>	<p>Field verification periodically during</p>	<p>City of Calabasas Community Development</p>			

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<p>meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). Monitoring shall be limited to initial ground disturbances within previously undisturbed soils with the potential to yield cultural resources deposits. Initial monitoring is limited to ground disturbances within previously undisturbed native soils. Soils on steep slopes (greater than 40 degrees) and soil formations more than 10,000 years old have a significantly lower potential to yield cultural resources and may not require monitoring even during initial ground disturbance. The qualified archaeologist, in consultation with the City and the Native American monitor, has the authority to reduce or stop monitoring depending upon observed conditions (e.g., soil formations appear to be culturally sterile). If archaeological resources are encountered during ground-disturbing activities, work within a 50-foot radius of the find shall halt and the find evaluated for significance by the qualified archaeologist.</p>	<p>within the project site. In the event that cultural artifacts are encountered during project construction, all work within a 50-foot radius of the find will be halted until such time as the find is evaluated by a qualified archaeologist and Mitigation Measure CR-2, below, is implemented.</p>	<p>and grading.</p>	<p>ground-disturbing activities.</p>	<p>Department</p>		
<p>TCR-1(b): Unanticipated Discovery of Cultural Resources</p>						
<p>If previously unidentified cultural resources are encountered during ground-disturbing activities when active cultural resources monitoring is not occurring, work within a 50-foot radius shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA and avoidance of additional work such as data recovery excavation may be warranted to mitigate any</p>	<p>If cultural resources are encountered during construction, suspend all work within a 50-foot radius of the find until the find can be evaluated by a qualified archaeologist. If the resources are found to be significant, they will be avoided or mitigated. If the cultural resource is of Native American origin, consult with the qualified archaeologist to begin or continue Native American consultation. If, as a result of the consultation, the City determines that the resource is a tribal cultural</p>	<p>During ground-disturbing activities, including site preparation and grading.</p>	<p>Field verification as necessary periodically during ground-disturbing activities.</p>	<p>City of Calabasas Community Development Department</p>		

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<p>significant impacts. Any additional measures to mitigate impacts shall be developed on a case by case basis. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the project proponent and the City of Calabasas to begin or continue Native American consultation procedures. If, as a result of the consultation, the City determines that the resource is a tribal cultural resource, additional measures to avoid or reduce impacts to the resource may be required. These additional measures to avoid or reduce impacts shall be determined on a case by case basis and approved by the City's Community Development Director.</p>	<p>resource, additional measures to avoid or reduce impacts to the resource may be required.</p>		<p>During ground-disturbing activities, including site preparation and grading.</p>	<p>City of Calabasas Community Development Department</p>		
<p>TCR-1(c): Unanticipated Discovery of Human Remains</p>						
<p>The discovery of human remains is always a possibility during ground disturbing activities. If human remains are encountered during construction, the procedures and protocols set forth in CEQA Guidelines Section 15064.5(e)(1); Health and Safety Code Section 7050.5, subdivision (c); and Public Resources Code 5097.98 (as amended by AB 2641) shall be followed. According to these requirements, if human remains are discovered, all work within 100 feet of the find shall be halted immediately and the Los Angeles County Coroner and the City of Calabasas shall be notified immediately. If the Coroner determines that the remains are Native American, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will identify the most likely descendants (MLD) to be consulted by the City of Calabasas regarding treatment and/or reburial of the remains. The MLD shall be afforded an opportunity to inspect the find and</p>	<p>If human remains are encountered during construction, suspend all work within a 100-foot radius of the find until the find can be evaluated by the Los Angeles County Coroner. Verify compliance with procedures for treatment of human remains.</p>	<p>Field verification as necessary periodically during ground-disturbing activities.</p>	<p>During ground-disturbing activities, including site preparation and grading.</p>	<p>City of Calabasas Community Development Department</p>		

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<p>make recommendations for treatment options. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after being granted access to the project area to examine the remains, the project proponent, working with the City, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	<p>TCR-1(d): Worker Environmental Awareness Program</p> <p>Verify preparation and implementation of the WEAP.</p>	<p>Once.</p>	<p>City of Calabasas Community Development Department</p>			

