

EXHIBIT "A"

PROJECT APPROVALS

Zone Change, CPC 99-0206
General Plan Amendment CPC 99-0206
Annexation CPC 99-0206; LAFCO No. 98-1
Development Agreement CPC 99-0218
Tentative Tract Map Approval, TT No. 52866
EIR 98-0227 (MPR/SUB/DA/AN)

City Plan Case No. 99-0218 DA
Development Standards
Revised 9/26/2000

DEVELOPMENT STANDARDS

The Development Standards are attached to and made a part of that certain Development Agreement dated _____, between the City of Los Angeles, a municipal corporation ("City") and SunCal Companies, Inc. a California corporation ("Developer") and shall apply to the public and private, on-site and off-site improvements and construction which comprise the

1.0 CONSISTENCY WITH DISTRICT PLAN

City hereby finds that these Development Standards are and shall be deemed to be consistent with the District Plan and all developments approved hereunder are and shall be deemed to be consistent with the District Plan.

2.0 DEFINITIONS

The following words, whenever used herein, shall be construed as defined in this Article 2. Except for those terms defined in this Article 2, defined terms herein shall have the meaning given them in the Development Agreement. Words and phrases not defined herein or in the Development Agreement shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code ("LAMC"), if defined therein.

2.1" Area 5" - that portion of the Property shown as Area 5 on the Tentative

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Tract Map (as defined below).

- 2.2" Area 8" - that portion of the Property shown as Area 8 on the Map.
- 2.3 "Area 9" - that portion of the Property shown as Area 9 on the Map.
- 2.4"Development (Developed Lot)" - the placement or erection of any structure including without limitation any building, road or utility lines on the property; any grading; subdivision of land; construction, reconstruction or alteration of the size of any structure or any public improvements whether or not on the property undertaken in connection with the Project. A "Developed Lot" - is a Lot upon which Development (as defined herein) has commenced.
- 2.5"Density" - the number of allowable dwelling units per acre on the Property.
- 2.6"Lot" - each and every legal lot or parcel comprising all or a portion of the Property.
- 2.7"Property" - the subject parcel, also known as "Dayton Canyon Estates", located at 24000 Roscoe Boulevard within Council District Nos. 3 and 12, including the portion of the parcel to be annexed (approximately 78.2 acres) that is currently located in the County of Los Angeles. The site area is to be subdivided into 147 single-family lots (on approximately 105 net acres) and 5 open space lots (approximately 254 acres) for a total of 152 lots on approximately 359 net acres.
- 2.8"Map" - that map (Tract Map 52866) attached hereto as Attachment A, and by this reference incorporated herein, dated May 5, 1999.
- 2.9"Maximum Building Height" - the height of any building or structure measured

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from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement.

3.0 DEVELOPMENT STANDARDS - SCENIC CORRIDOR

3.1 Area 8 and Area 9: Residential RE11 and RA Zoned Areas.

"RE11" zoned lots in Area 8, modified by the provisions set forth herein, are identified on the Map as Lots 1, 2, 129, 130, 131, 132, 133, 134, and 139. "RA" zoned lots in Area 9, modified by the provisions set forth herein, are identified as Lots 146 and 147 on the Map. Notwithstanding any provision of LAMC to the contrary, every lot classified in either Area 8 or Area 9 within the Map Area, classified either the "RE 11" zone or "RA" zone, shall conform to the following requirements:

3.1.1 Area 8: Lots 1, 2, 129, 130, 131, 132, 133, 134, and 139.

No allowances for a reduction in lot area, width, setbacks, or yard areas shall be permitted for the subject lots in Area 8, zoned RE11, as shown on the Tentative Tract Map 52866, dated May 5, 1999. These lots shall be in substantial conformance with the Map and Exhibit B, Valley Circle Corridor Plan at RE11, dated May 5, 1999 (revised 2/09/2000), as to lot area, setbacks, width, and yard areas, subject to review and determination by the Advisory Agency.

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3.1.1.1. Except as expressly restricted under Section 3.1.1 above, any allowances for lot averaging or a reduction in lot area for remaining Area 8 parcels zoned RE11, as shown on the Tentative Tract Map 52866, dated May 5, 1999, shall be subject to the standards defined in Section 17.05 H, subject to review and determination by the Advisory Agency.

3.1.2 Area 9. Area 9 shall be expressly limited to development of one lot and one single-family dwelling unit, unless otherwise determined by the Advisory Agency that adequate access and emergency services are provided to Area 9, as follows:

3.1.2.1 Subdivision of Area 9 into a maximum two lots and a maximum two single-family dwelling units (permitting one dwelling unit per lot) is predicated on the legal guarantee of the proposed secondary driveway access, and more importantly, related physical improvements (i.e. paving and installation of fire hydrants) in order to reduce potential emergency access and fire hazard impacts. If the subject access and improvements as identified in the draft Memoranda of Understanding are not actualized, Area 9 shall be subdivided into only one lot (permitting one dwelling unit). The

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determination of density, adequate access, and fire safety provisions shall be made by the Advisory Agency, in consultation with the Bureau of Engineering and Fire Department, as part of the subdivision action.

3.1.2.2 If two lots are permitted within Area 9, lot averaging shall be permitted, with the express restriction that lot averaging shall not provide for the ability to reduce the lot area, setback, yard or width requirements as shown for proposed Lots 146 and 147 in substantial conformance with dimensions identified on Tentative Tract Map 52866, dated May 5, 1999.

3.2 Area 5, Residential RE9 Zoned Area. "RE9" zoned lots in Area 5, modified by the provisions set forth herein, are identified on the Map as Lots 24 thru 44, and 67 thru 90. Notwithstanding any provision of LAMC to the contrary, every lot classified in Area 5 within the Map, classified in the "RE9" zone, shall conform to the following requirements:

3.2.1. Any allowances for lot averaging or a reduction in lot area for Area 5, for parcels zoned RE9, as shown on the Tentative Tract Map 52866, dated May 5, 1999, shall be subject to the

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standards defined in Section 17.05 H, and be subject to review and determination by the Advisory Agency. Lot averaging shall not provide for the ability to reduce the minimum width dimensions established in Section 3.2.2 below.

3.2.2. Lot width dimensions shall be a minimum of 60 feet for all lots in Area 5. Lot width dimensions for the RE9- zoned parcels facing opposite RE11- zoned parcels in Area 6a and Area 6b may be increased to be consistent with lot widths established for the RE11 zoned parcels, to present a uniform streetscape appearance. The Developed Lots shall be in substantial conformance with dimensions identified on Tentative Tract Map 52866, dated May 5, 1999, subject to review and determination by the Advisory Agency.

3.3 Valley Circle Boulevard - Plummer Street Scenic Corridor. Notwithstanding any provision of LAMC to the contrary, every lot within Valley Circle Boulevard - Plummer Street Scenic Corridor (LAMC Section 17.05 T) as shown on the Map Area shall conform to the following requirements:

3.3.1 Building Height. Except as noted in Section 3.3.3.1 below, the height of any building or structure shall not exceed one-story and 26 feet maximum, measured from the highest

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point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below said point of measurement for Lots 1, 2, 129, 130, 131, 132, 133, 134, and 139, as shown on the Tentative Tract Map 52866, dated May 5, 1999, and identified on Attachment B, Valley Circle Corridor Plan at RE11, dated May 5, 1999 (revised 2/09/2000).

Except as expressly noted above for Lots 1, 2, 129, 130, 131, 132, 133, 134, and 139, for any remaining lot located on the subject property, (including the proposed annexation Areas 5, 6a, and 6b), the height of any permitted building or structure shall not exceed 36 feet elevation above the ground surface which is vertically below said point of measurement.

3.3.2 Viewshed Protection. For all lot areas within the project site (including the proposed annexation Areas 5, 6a, and 6b), any building or structure visible from Valley Circle Boulevard shall not be constructed within 50 vertical feet of the top of a prominent ridgeline; the location of prominent ridgelines shall be determined by the Advisory Agency.

3.3.3 Setbacks. On Lots 1, 2, 129, 130, 131, 132, 133, 134, and 139, as shown on the Tentative Tract Map 52866, dated

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May 28, 1999, any building or structure shall be setback a minimum 25 feet from the easternmost lot line abutting Valley Circle Boulevard. The setback widths shall substantially conform to dimensions identified on Exhibit B, Valley Circle Boulevard Improvements, Option 3, dated February 2, 2000, but shall maintain the minimum 25-foot width requirement.

3.3.3.1 Setback Restrictions. Within Area 8, Lots 1, 2, 129-134, and 139 shall be specifically restricted from constructing any vertical structures or improvements within the rear yard area of their respective lot in excess of twelve (12) feet in height, as measured from the surrounding finished lot elevation. All rear yard improvements on the above lots shall be designed in conformance with any future architectural guidelines adopted by the Dayton Canyon Estates Homeowners Association, specifically as they relate to: massing, location within the rear yard, color palette, and materials. All improvements within the rear yards of the above referenced lots, including landscaping, pools, flatwork, and vertical construction, shall receive the approval of the Homeowner's Association prior to commencement of any installation. The

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Homeowner's architectural guidelines shall be subject to the review of the Advisory Agency.

3.3.4 Lot Areas. Except as expressly restricted herein and noted under Sections 3.1 and 3.2 above, any allowances for lot averaging or a reduction in lot area or lot width for portions of the property zoned RE11 and RE9 shall be subject to the standards defined in Section 17.05 H, subject to review and determination by the Advisory Agency.

3.3.5 Lighting. Night lighting on private property located on any lot located within 100 feet of the proposed future Valley Circle Boulevard right-of-way, as shown on the Tentative Tract Map 52866, dated May 5, 1999, shall be permitted, provided it is low-height, low illumination safety lighting of a color similar to incandescent light which is shielded and directed onto the property. This requirement shall not preclude the use of under-eave residential security lighting.

3.3.6 Fences, Gates, and Walls. All fences, gates and walls visible from Valley Circle Boulevard shall be constructed of one or more (individually or in combination) of the following materials: rough-cut, unfinished wood; native-type stone;

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split-face concrete block; slump-stone; textured plaster surface walls; wrought-iron in combination with small-gauge tubular steel posts (tubing posts not to exceed 1½" square in dimension).

3.3.7 Public Right-of-Way Landscaping and Maintenance. Landscaping shall be installed by the Developer for the portion of the public right-of-way adjacent to Valley Circle Boulevard extending from Roscoe Boulevard to a point approximately 1,100 feet north thereof, substantially in conformance with Exhibit D, Valley Circle Boulevard Street Widening Plan, Option 3, dated February 2, 2000, and consistent with the provisions of Section 5.1, below. Landscape plans for the subject right-of-way shall be prepared by a licensed landscape architect, subject to review and approval by the Advisory Agency, prior to recordation of Tract 52866. In the event that such plans are not completed prior to the recordation of the Final Map, the developer shall record a covenant and agreement satisfactory to the City Planning Department to submit such a plan to the City Planning Department for approval prior to obtaining any building or grading permits. The landscape plans shall consider use of native, naturalized, and/or drought-tolerant tree species including, but not limited to, the following:

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Quercus agrifolia, Quercus chrysolepis, Quercus lobata,
Platanus racemosa, Alnus rhombifolia, Geijera parviflora, Rhus
lancea, and Schinus molle.

The subject public right-of-way shall be maintained by the Developer or Homeowner's Association, subject to conditions as defined by the Advisory Agency, to be established in the covenants and agreements for the recorded Tract 52866.

3.3.8 Roofs. All roofs visible from Valley Circle Boulevard shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices. Roof design shall emphasize shed roof orientation versus gable roof orientation for building elevations adjacent to and facing Valley Circle Boulevard.

3.3.9 Drain pipes. Drain pipes, if not installed underground and/or visible from Valley Circle Boulevard shall be black or earth tone brown.

3.3.10 Utilities. The Advisory Agency, where feasible, shall require that all utilities installed in connection with the development of the new subdivision be placed underground.

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4.0 DEVELOPMENT STANDARDS - GENERAL PROVISIONS

4.1 **Residential Dedications and Improvements.** Development of the project shall be conditioned on implementing the public and infrastructure improvements as specified under the recorded Tract Map for the Tract 52866. The project design shall consider feasible locations for equestrian access, subject to the determination of the Advisory Agency.

4.2 **Building Heights.** No building or structure shall exceed a maximum 36 feet in height, except for those areas within the Valley Circle Boulevard - Plummer Street Scenic Corridor expressly restricted to a maximum 26 feet in height as defined in Section 3.3.1 above.

4.3 **Density.** Development of the Property shall not exceed a total 147 dwelling units.

4.3.1 **Splits or Resubdivision of Lots.** In the event of a split or resubdivision of any Lot, the Allocation made to such Lot shall be further allocated by Developer among the Lots thus created. Developer shall record a memorandum of such Allocation at the time of the resubdivision. Each of the lots created as result of the lot split or resubdivision shall be subject to and bound by all of the provision of this Section 4.3.

4.4 **Oak Tree Preservation.** Any portion of the project area, including any area annexed from the County of Los Angeles, shall provide Oak Tree reports, grading, and landscaping plans and conduct construction activities in conformance with the City's Oak Tree Preservation Ordinance (LAMC, Section 17.05 R) and Oak Tree Reports Ordinance (Section 17.06 C).

4.5 **Signs.** The following provisions shall apply to the subject project.

4.5.1 Signs required by law, or other public utility signs which are customarily utilized in the performance of the utility's function shall be permitted. Such signs shall be removed within 15 days following completion of the utility's function.

4.5.2 One freestanding, construction sign shall be permitted on a lot where a building or structure is being erected or remodeled which identifies the owner, architects, engineers, lawyers, financing agent and/or contractors involved in the project; provided that such sign shall not extend more than ten feet above ground level, nor exceed 40 square feet in area. Such sign shall be removed within 15 days following completion of the construction or remodeling project.

4.5.3 Freestanding real estate signs shall be permitted which

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indicate that the building, land or portion thereof are for sale, lease or rent; provided that the freestanding signs are located on the property to which they relate and do not exceed 15 square feet in area and ten feet in height. Such signs shall be removed within 15 days from the date the building and/or portion thereof is no longer for sale, lease or rent.

4.5.4 Model Dwellings. Not more than one sign shall be placed on each designated model dwelling. Said sign shall not exceed 12 square feet in area and shall be used only for identification or directional purposes. Prohibited are banners, posters, pennants, ribbons, streamers, string of light bulbs, balloons or any other inflatable object, spinners, or other similar moving devices.

4.5.5 Traffic direction or parking information signs shall be permitted, provided that such signs do not exceed 15 square feet in area and ten feet in height.

4.5.6 Temporary flags, banner signs, pennants and balloons for non-community related events or commercial messages shall be expressly forbidden.

4.6 Parking.

4.6.1. Parking shall be required at a minimum two (2) covered

off-street spaces per dwelling unit. Provision for additional off-street parking and guest parking in driveways shall be made at one (1) guest space per every (2) dwelling units.

4.6.2 Construction Vehicles. All construction vehicles shall park on-site rather than on surrounding streets upon completion of on-site grading sufficient to accommodate vehicles.

5.0 TRAFFIC CIRCULATION

5.1 In order to assure orderly development of the Property and to increase the efficiency of area streets to move automobiles and to require other traffic management programs to mitigate the impact of the Project consistent with and in full satisfaction of City ordinances, the following traffic mitigation measures shall be required as part of the conditions imposed by the responsible agencies:

5.1.1 Valley Circle Boulevard. Valley Circle Boulevard shall be dedicated and widened on the west side to Modified Major Highway standards, or as amended by the Department of Transportation in concurrence with the Department of City Planning, along the entire project frontage which extends from Roscoe Boulevard to a point approximately 1,100 feet north thereof, substantially in conformance with Exhibit D, Valley Circle Boulevard Street Widening Plan, Option 3, dated February 2, 2000. The proposed dedication and widening

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and related improvements shall be consistent with the intent of the Valley Circle Boulevard - Plummer Street Scenic Corridor plan (LAMC Section 17.05 T), subject to review by the Department of Transportation and the Bureau of Engineering, in consultation with the Advisory Agency. Traffic signal equipment, roadway striping, street lights, utility poles, trees, curbs and gutters, etc, shall be relocated and modified as required.

5.1.2 Roscoe Boulevard. Roscoe Boulevard west of Valley Circle Boulevard shall be dedicated, widened and realigned as necessary to provide safe and efficient access, to the satisfaction of the Department of Transportation and the Bureau of Engineering. Traffic signal equipment, roadway striping, street lights, utility poles, trees, curbs and gutters, etc, shall be relocated and modified as required.

6.0 AMENDMENTS

Amendments to these Development Standards shall be made in accordance with Section 6(h) of the Development Agreement, provided that with such deletions or modifications, the Project shall still mitigate project-related visual/aesthetic impacts for the entire site, and visual/aesthetic impacts specifically related to the Valley Circle Boulevard - Plummer Street Scenic Corridor to a less than significant level.

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Attachment A: Proposed Driveway Access: \\myfiles\DAYTON\CA\PCRP2 24\dstdrvplum.wpd

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EXHIBIT E-9B
Attachment A

February 24, 2000

Proposed Driveway Access

SunCal Companies ("SunCal") desires to enter into an agreement with the respective owner(s) of Lots 10 and 11 to define an easement on their respective properties for the purpose of constructing a multi-use driveway. Driveway access and use is for the Owners of Lots 7, 8, 9, 10 and 11 of Tract 7821 or parcels thereof east of Lots 10 and 11, not presently having direct access to Jensen Drive. All costs for designing and constructing the driveway shall be borne by SunCal. The proposed access and its specifications shall be subject to review and approval by the City Bureau of Engineering and other appropriate responsible agencies.

Driveway - General Location:

In the City of Los Angeles starting from a point on Jensen Drive at its connection with Hillcroft Drive, south across SunCal property, turning southeast across Briscoe Lots 11 & 10 of Tract 7821, then east on SunCal property, terminating approximately nine hundred twenty feet from its beginning.

Driveway Design:

Driveway construction shall be as approved by the City of Los Angeles. Driveway shall be 20' wide, paved with graded access onto the north and south sides of Lot 11 and to Lot 10 of Tract 7821. Two fire hydrants to be installed at widened driveway locations as directed by the Fire Department.

**DRAFT RIPARIAN HABITAT
MITIGATION PLAN**

**STERLING RESIDENTIAL DEVELOPMENT
WEST HILLS, CALIFORNIA**

**CWA Section 404 Permit No. 2003-00370-AOA
Streambed Alteration Agreement No. 1600-2009-XXXX-R5
Water Quality Certification No. 00-015**

Prepared for

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November 19, 2008

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SECTION 1.0 DESCRIPTION OF THE PROJECT/IMPACT SITE

The mitigation plan herein describes guidelines to provide compensatory mitigation for streambed impacts associated with the development of the Sterling Residential Development (previously called "Dayton Canyon Estates", Tentative Tract Map No. 52866). The project is located in West Hills in Los Angeles County, California and consists of the development of 151 homes within the 73.27-acre development area. Construction activities associated with this project will impact 0.87 acre of "waters of the U.S." under the jurisdiction of the U.S. Army Corps of Engineers (USACE) and the Los Angeles Regional Water Quality Control Board (RWQCB), and 2.99 acres of jurisdictional habitat under the jurisdiction of the California Department of Fish and Game (CDFG).

This mitigation program is based on requirements listed in the following permits and authorizations:

- CDFG Streambed Alteration Agreement No. 1600-2009-XXXX-R5 (draft not yet fully executed)
- USACE Section 404 Permit No. SPL-2003-00370-AOA
- RWQCB Certification File No. 00-015
- Final Environmental Impact Report, Dayton Canyon Estates (State Clearinghouse No. 98070093, April 1999), Mitigation Measure No. 6-2

The mitigation program described in this document (1) identifies the parties responsible for the implementation, maintenance, and monitoring of the mitigation sites; (2) identifies mitigation site locations; (3) describes site preparation and implementation activities; (4) presents a schedule of mitigation implementation and monitoring activities; (5) lists necessary maintenance responsibilities for the life of the project; (6) outlines monitoring methods; and (7) lists appropriate performance standards that will determine project success.

1.1 RESPONSIBLE PARTIES

Centex Homes (Centex) is the entity responsible for the successful implementation of this Habitat Mitigation Program (HMP). A list of the responsible parties associated with this project is included in Table 1.

**TABLE 1
RESPONSIBLE PARTIES**

Task/Role	Responsible Parties			
	Entity/Company	Contact	Address	Phone Number
Project Applicant	Centex Homes	Richard Hostin	27200 Tourney Road Suite 200 Valencia, CA 91355	(661) 705-2633
CEQA Lead Agency	City of Los Angeles Dept. of City Planning	Jane Blumenfeld	221 N. Figueroa Street 15 th Floor Los Angeles, CA 90012	(213) 978-1372
Riparian mitigation design and planning, biological monitoring	BonTerra Consulting	David Hughes	3452 E. Foothill Blvd. Suite 420 Pasadena, CA 91107	(626) 351-2000
Section 401 Permitting	Los Angeles Regional Water Quality Control Board	Dana Cole	320 W. Fourth Street Suite 200 Los Angeles, CA 90013	(213) 576-5733
Section 404 Permitting	U.S. Army Corps of Engineers	Dr. Aaron Allen	2151 Alessandro Drive Suite 110 Ventura, CA 93001	(805) 585-2148
Section 1600 Permitting	California Department of Fish and Game	Jamie Jackson	4949 Viewridge Avenue San Diego, CA 92123	(858) 467-4249
Mitigation installation and long-term maintenance/landscape contractor	TBD	TBD	TBD	TBD

1.2 LOCATION OF PROJECT

The project site is located in the City of West Hills in Los Angeles County, northwest of the intersection of Valley Circle Boulevard and Roscoe Boulevard (Exhibit 1). The project site is mapped on the Calabasas U.S. Geological Society (USGS) 7.5-minute topographic quadrangle, within Township 2S, Range 17W, Section 27. The project site is located at latitude 34° 13' 16.6" and longitude 118° 39' 1.6". Approximately 50 percent of the development area and virtually all of the proposed conservation areas are located within Los Angeles County Special Ecological Area 14.

1.3 BRIEF SUMMARY OF OVERALL PROJECT

The Project Applicant proposes to develop 151 single-family, detached dwelling units within the 73.27-acre project site, along with associated roadway and utility infrastructure improvements and a flood control basin (Exhibit 2). The total on-site area to be graded includes 66.61 acres for development of houses and associated infrastructure and an additional 0.78 acres for the creation of a flood control detention basin. Approximately 3.64 acres of southern mixed chaparral and 2.24 acres of riparian coast live oak woodland will be avoided during grading activities. The Homeowners Association will maintain these areas, in addition to all graded slopes that will be utilized for mitigation activities, as permanent open space. An additional 294.5 acres of open space, located adjacent to the project site, will be dedicated to the Santa Monica Mountains Conservancy (SMMC) for permanent conservation. The Project Applicant has development agreements with adjacent property owners to develop an additional 0.92 acre. The flood control detention basin will be installed at the eastern end of Dayton Creek, adjacent to Valley Circle Boulevard, and will eventually be maintained by the Los Angeles

County Department of Public Works. Grading will be balanced on the project site with a total of approximately 1.73 million cubic yards of cut and fill. Project details are summarized in Table 2.

**TABLE 2
 SUMMARY OF PROJECT DESIGN CHARACTERISTICS**

Project Feature	Size
On-site grading	65.69 acres
Off-site grading	0.92 acre
Detention basin	0.78 acre
On-site open space	5.88 acres
Total development area	73.27 acres
Off-site conservation area	294.5 acres
Total project site	367.77 acres

1.4 JURISDICTIONAL AREAS TO BE FILLED BY HABITAT TYPE

The project site supports a total of 4.9 acres of CDFG jurisdictional habitat and 1.43 acres of "waters of the U.S." under the jurisdiction of the USACE and the RWQCB (Exhibit 3). The project will impact a total of 0.87 acre of USACE jurisdictional areas (0.56 acre of permanent impacts and 0.31 acre of temporary impacts) and 2.99 acres of CDFG jurisdictional areas (2.31 acres of permanent impacts and 0.68 acre of temporary impacts). Impacts consist of filling an unnamed, sparsely vegetated ephemeral drainage in the western portion of the project with chaparral and riparian scrub species. Additional impacts will result from the realignment of a portion of Dayton Canyon Creek related to the extension of Roscoe Boulevard into the project site.

Habitat associated with the unnamed ephemeral streambed consists of sumac chaparral, southern mixed chaparral, and riparian scrub (Exhibit 4). Dominant plant species include laurel sumac (*Malosma laurina*); chamise (*Adenostoma fasciculatum*); chaparral morning glory (*Calystegia macrostegia*); slender wild oat (*Avena barbata*); and ripgut brome (*Bromus diandrus*).

Habitat along Dayton Canyon Creek consists of coast live oak woodland with pockets of willow trees (*Salix* spp.) and mule fat (*Baccharis salicifolia*). Dominant plant species consist of coast live oaks (*Quercus agrifolia*); western sycamores (*Platanus racemosa*); Southern California black walnut (*Juglans californica*); eucalyptus trees (*Eucalyptus* sp.); willow trees; and mule fat.

In addition to impacts to on-site streambed areas, a total of 43 native trees within CDFG jurisdictional areas will be impacted. Native tree impacts consists of 2 Southern California black walnuts, 2 western sycamores, 1 Fremont cottonwood (*Populus fremontii*), and 38 coast live oaks. Project impacts are summarized below in Tables 3 and 4.

**TABLE 3
 SUMMARY OF PROJECT IMPACTS**

Jurisdiction Type		Permanent (acres)	Temporary (acres)	Total (acres)
USACE	Impacts	0.56	0.31	0.87
	Mitigation Ratio	—	—	6.3:1
	Required Mitigation	—	—	5.07
CDFG	Impacts	2.31	0.68	2.99
	Mitigation Ratio	3:1	1:1	—
	Required Mitigation	6.93	0.68	7.61

**TABLE 4
 SUMMARY OF NATIVE TREE IMPACTS**

Species			Tree Size (DBH)					TOTAL
Common Name	Scientific Name		< 5"	5-12"	12-24"	24-36"	>36"	
Southern California black walnut	<i>Juglans californica</i>	Impacts	—	—	2	—	—	2
		Mitigation Ratio	2:1	5:1	10:1	15:1	20:1	
		Mitigation	—	—	20	—	—	20
California sycamore	<i>Platanus racemosa</i>	Impacts	—	—	—	2	—	2
		Mitigation Ratio	2:1	5:1	10:1	15:1	20:1	
		Mitigation	—	—	—	30	—	30
Fremont cottonwood	<i>Populus fremontii</i>	Impacts	—	—	—	1	—	1
		Mitigation Ratio	2:1	5:1	10:1	15:1	20:1	
		Mitigation	—	—	—	15	—	15
Coast live oak	<i>Quercus agrifolia</i>	Impacts	—	5	5	11	17	38
		Mitigation Ratio	2:1	5:1	10:1	15:1	20:1	
		Mitigation	—	25	50	165	340	580
Tree Impact Total			—	5	7	14	17	43
Tree Mitigation Total			—	25	70	210	340	645

1.5 TYPE(S), FUNCTIONS, AND VALUES OF THE JURISDICTIONAL AREAS TO BE DIRECTLY AND INDIRECTLY IMPACTED

A total of 0.87 acre of USACE jurisdictional "waters of the U.S." will be impacted as a result of the Sterling project (0.56 acre of permanent impacts and 0.31 acre of temporary impacts), as will 2.99 acres of CDFG jurisdictional areas (2.31 acres of permanent impacts and 0.68 acre of temporary impacts).

Riparian habitat within the project boundary consists mostly of coast live oak woodland and provides several benefits, such as habitat for avian and terrestrial wildlife (Kattelman and Embury 1996); aquatic temperature regulation; stability and organic matter to streams (Welsch

1991); and erosion protection (Kondolf et al. 1996). The mitigation program will compensate for the loss of the ecological functions described above that will result from project construction.

SECTION 2.0 GOAL(S) OF THE COMPENSATORY MITIGATION PROJECT

The purpose of this riparian mitigation program is to compensate for the loss of riparian ecological functions that will occur through the development of the Sterling project site. Mitigation will be provided through a combination of land preservation, habitat enhancement via exotics removal, and the establishment of oak woodland habitat.

2.1 TYPE(S) AND AREA(S) OF HABITAT TO BE ESTABLISHED, RESTORED, ENHANCED, AND/OR PRESERVED

Mitigation for project impacts consists of (1) the preservation of on-site and off-site jurisdictional streambed areas; (2) the creation of oak woodland habitat within and adjacent to streambed areas; (3) the enhancement of Dayton Canyon Creek through the removal of approximately 1.33 acres of non-native trees; and (4) the revegetation of 3.54 acres of upland habitat. The location of these mitigation activities is provided in Exhibit 5.

Preservation of the off-site conservation area (294.5 acres) will consist of the dedication of this area to the SMMC. The conservation area contains a total of 16.11 acres of oak riparian habitat (CDFG jurisdictional habitat), within which exists a total of 1.57 acres of USACE jurisdictional "waters of the U.S." Additional habitat types within the off-site area include southern mixed chaparral, sumac chaparral, and rock outcroppings. A total of 2.24 acres of on-site jurisdictional streambed areas will be avoided during project construction and will be maintained as open space by the Homeowners Association.

Oak woodland creation described above will consist of the establishment of 645 native trees (species and quantities are provided in Table 4) and associated understory shrub and herbaceous species. All oak woodland creation activities will take place adjacent to Dayton Canyon Creek as shown in Exhibit 5. Woodland creation will occur along realigned portions of the creek, within gaps of current oak canopy coverage, on side slopes that will be recreated after temporary grading impacts, and adjacent to Dayton Canyon Creek on engineered slopes to be created during mass grading activities.

Habitat enhancement within Dayton Canyon Creek will consist of the removal of 50 non-native trees whose combined aerial coverage is approximately 1.33 acres. Non-native trees to be removed include 3 Atlas cedars (*Cedrus atlantica*), 44 eucalyptus trees, 1 tropical ash (*Fraxinus uhdei*), and 2 Peruvian pepper trees (*Schinus molle*).

Upland revegetation will be performed in the northeastern portion of the site on a 3.54-acre engineered slope that will result from mass grading activities. An additional 3.64 acres of southern mixed chaparral that will be avoided during project construction will be maintained as open space by the Homeowners Association.

**TABLE 5
 SUMMARY OF PROJECT MITIGATION**

Mitigation Strategy	Acres
Riparian Mitigation	
Oak woodland planting ¹	11.23
Streambed enhancement via exotics removal	1.33
On-site preservation of riparian resources	2.24
Off-site preservation of riparian resources	16.11
Total riparian mitigation	30.91
Additional Mitigation	
Off-site preservation of upland habitat	278.39
On-site preservation of upland habitat	3.64
Upland native revegetation	3.54
Total additional mitigation	285.57
¹ Approximately 4.83 acres of the 11.23 acres are within fuel modification zones.	

2.2 SPECIFIC FUNCTIONS AND VALUES OF HABITAT TYPE(S) TO BE ESTABLISHED, RESTORED, ENHANCED, AND/OR PRESERVED

The creation, enhancement, and preservation of riparian habitat in the on- and off-site mitigation areas will provide several ecological benefits, which includes the preservation, creation, and enhancement of wildlife habitat; shading and aquatic temperature regulation; organic matter buildup; and bank stabilization for erosion protection. Additionally, the proposed off-site preservation area serves as a wildlife corridor within the Santa Susanna Mountains; this function will be preserved as part of the proposed mitigation program. The upland revegetation area will provide additional wildlife habitat and slope stabilization.

2.3 TIME LAPSE BETWEEN JURISDICTIONAL IMPACTS AND EXPECTED COMPENSATORY MITIGATION SUCCESS

Off-site preservation agreements will be executed with the SMMC prior to the initiation of project construction activities. Enhancement of streambed areas through the removal of non-native trees will be performed during pre-grading vegetation removal activities. On-site mitigation will commence at the conclusion of mass grading activities once supplemental water can be provided to container plants; this is likely to occur approximately one year after grading has commenced. It is expected that five years will be required to establish native vegetation in the on-site mitigation areas.

2.4 ESTIMATED TOTAL COST

The cost of oak woodland mitigation site preparation, weed eradication, plant installation, site maintenance, and long-term monitoring is expected to be approximately \$60,000 to \$80,000 per acre. Because a total of approximately 11.23 acres of mitigation in the form of habitat establishment will be provided in this mitigation program, it is estimated that total cost will be between \$675,000 and \$900,000.

The total cost of habitat enhancement (removal of 50 non-native trees) is expected to be approximately \$25,000 to \$40,000. The cost of upland revegetation is expected to be approximately \$40,000 to \$70,000 per acre. Because a total of 3.54 acres of upland revegetation is planned, the total cost would be approximately \$140,000 to \$250,000.

By combining the costs described above, it is estimated that the total cost of the mitigation program (excluding a negotiated endowment associated with the dedication of the off-site conservation area) would be between \$840,000 and \$1,190,000.

2.5 SPECIAL AQUATIC HABITATS, OTHER WATERS OF THE U.S., AND NON-JURISDICTIONAL AREAS PROPOSED AS COMPENSATORY MITIGATION

The mitigation program will include approximately 3.54 acres of native upland revegetation in the northeastern portion of the site and 3.64 acres of on-site preservation of southern mixed chaparral habitat.

2.6 OVERALL WATERSHED IMPROVEMENTS TO BE GAINED

With the implementation of the mitigation program, the overall watershed improvements include

- Improved wildlife habitat by increasing habitat structure and plant species diversity;
- Improved water quality by increasing the stability of the stream corridor and reducing sedimentation; and
- Improved storm water conveyance and reduced flood potential through the construction of the detention basin.

SECTION 3.0 DESCRIPTION OF THE PROPOSED COMPENSATORY MITIGATION SITE

3.1 PROCESS OF SELECTING PROPOSED MITIGATION SITE

The final selection of the proposed mitigation sites was based on the utilization of (1) on-site mitigation areas that are within the Dayton Canyon watershed; (2) sites that are suitable for the creation of oak woodland habitat; and (3) areas within and adjacent to existing riparian resources that could be further enhanced by the mitigation program.

3.2 LOCATION AND SIZE OF COMPENSATORY MITIGATION SITE

As summarized in Table 5, a total of 21.98 acres of mitigation is located within the project site, which is located in the City of West Hills in Los Angeles County (Exhibit 1). The project site is mapped on the Calabasas U.S. Geological Society (USGS) 7.5-minute topographic quadrangle, within Township 2S, Range 17W, Section 27. The project site is located at latitude 34° 13' 16.6" and longitude 118° 39' 1.6". A total of 294.5 acres of off-site habitat will be dedicated to the SMMC for preservation in perpetuity. The off-site conservation area is located immediately to the north of the project site.

3.3 OWNERSHIP STATUS

Centex currently owns 72.35 acres of the project site and the entire 294.5-acre conservation area that is located immediately to the north of the project site. Centex has obtained development agreements with off-site property owners to develop an additional 0.92 acre that is adjacent to the project site. Within the project site, the Homeowners Association will maintain 5.88 acres of on-site open space and the Los Angeles County Department of Public Works will maintain the 0.78-acre detention basin. The 294.5-acre conservation area will be dedicated as permanent open space to the SMMC prior to the initiation of grading activities.

3.4 EXISTING FUNCTIONS AND VALUES OF THE COMPENSATORY MITIGATION SITES

Compensatory mitigation will consist of habitat creation and enhancement within Dayton Canyon Creek and habitat preservation of the area north and south of the development area. The preservation area serves as a wildlife corridor within the Santa Susanna Mountains, and both areas serve as wildlife habitat and convey water.

3.5 JURISDICTIONAL DELINEATION

Urban Vision (later acquired by HDR Engineering) evaluated the presence of CDFG and USACE jurisdictional areas in 2000. The results of this delineation are the basis for determining project impacts to jurisdictional resources.

3.6 PRESENT AND PROPOSED USES OF THE COMPENSATORY MITIGATION SITE AND ALL ADJACENT AREAS

Currently, the mitigation sites function as natural open space and are used for hiking on a very limited basis by local residents. Once the site is developed, the Dayton Canyon Creek mitigation areas will continue to serve as wildlife habitat, provide recreational opportunities (hiking, equestrian), and convey storm water. The off-site conservation area will continue to be used as natural open space for wildlife habitat and for hiking and equestrian use. As noted above,

approximately 50 percent of the development area and all of the northern conservation area is located within Los Angeles County Special Ecological Area 14. A total of 4.83 acres of the oak woodland planting area is located in the project fuel modification area and will be subject to ongoing fuel maintenance and management activities.

3.7 REFERENCE SITE(S)

The plant palette and success criteria proposed for the riparian and upland mitigation areas are based on existing conditions found within the Dayton Canyon area. Jurisdictional areas currently support coast live oak woodland and include species such as coast live oak, California sycamore, Fremont cottonwood, and southern California black walnut. Upland areas currently support sumac chaparral and are dominated by laurel sumac, chamise, ceanothus (*Ceanothus* sp.); and mountain mahogany (*Cercocarpus betuloides*). Plant palettes and seed mixes for the mitigation program have been modeled after current habitat conditions, though species that are prohibited by the Los Angeles County Fuel Modification Guidelines (1998) have been excluded from areas near homes.

SECTION 4.0 IMPLEMENTATION PLAN FOR THE COMPENSATORY MITIGATION SITE

4.1 RATIONALE FOR EXPECTING IMPLEMENTATION SUCCESS

The mitigation program is expected to be successful for several reasons: (1) Plant species that are native to the local area and are adapted to local conditions will be used; (2) the hydrology of the areas will be suitable for the sustainability of oak woodland vegetation; (3) supplemental water will be supplied for up to three years to assist in plant establishment; and (4) long-term monitoring and maintenance of the site will quickly identify and address any problems that threaten the success of the mitigation program.

4.2 RESPONSIBLE PARTIES

Successful mitigation program implementation will depend upon the cooperative efforts of the Project Applicant, the Landscape Contractor, and the Biological Monitor. The following section outlines the various functions of these entities and individuals.

Project Applicant

Centex Homes will be responsible for obtaining (1) a qualified Biological Monitor to monitor installation, long-term maintenance, and site performance of the mitigation sites; and (2) a qualified Landscape Contractor to install and maintain the mitigation sites. Centex will ultimately be responsible for the successful implementation of the program described herein and for compliance with required performance standards.

Biological Monitor

Centex Homes will retain a Biological Monitor experienced in monitoring (1) non-native plant species control and management and (2) habitat restoration implementation. The Biological Monitor will conduct monitoring for invasive weed species eradication, site preparation activities, native seed mix application, and installation of container plants; coordinate with the Landscape Contractor and the Project Applicant regarding site status; and attend all meetings on the project site during all installation procedures. The Biological Monitor will be responsible for directing the Landscape Contractor and any resource specialists required during plan implementation to ensure compliance with specified performance standards and the successful establishment of native plants. In all instances, the Biological Monitor will consult with and obtain approval from Centex and all appropriate regulatory agencies concerning implementation plan revisions, and will notify Centex prior to the initiation of any and all stages of plan implementation.

Landscape Contractor

Centex Homes will be responsible for retaining a licensed Landscape Contractor experienced in (1) non-native plant species control and management within natural habitat areas and (2) the installation and maintenance of habitat restoration programs. The Landscape Contractor will be responsible for the performance of all invasive weed species eradication procedures; all other site preparation procedures; container plant installation; and seed mix application to designated areas. The Landscape Contractor will also be responsible for coordinating with the Biological Monitor regarding all site installation activities.

4.3 FINANCIAL ASSURANCE

All costs associated with this mitigation program are the responsibility of Centex Homes. The financial responsibilities of Centex will be fulfilled upon successful completion of the mitigation program and receipt of resource agency confirmation of program success.

4.4 SCHEDULE

Installation of the on-site mitigation areas will begin at the conclusion of mass grading activities once water can be supplied to the planting area. It is expected that approximately one year will be required after the initiation of project grading until mitigation planting will be installed. Supplemental water will be provided to all plant material for approximately three years, though termination of supplemental water will occur at the direction of the Biological Monitor based on plant health. It is expected that five years will be required to ensure successful native plant establishment and to satisfy the performance standards of the mitigation program.

The off-site conservation area will be dedicated to the SMMC prior to the initiation of grading activities.

4.5 SITE PREPARATION

Site preparation will include grading to recreate the bank along portions of Dayton Canyon Creek that will be impacted as part of project development; invasive exotic species removal; and installation of the temporary irrigation system. Site preparation activities will occur only within mitigation areas inside the development area; no site preparation is necessary for the off-site preservation area.

4.5.1 PROTECTION OF EXISTING RESOURCES

The Landscape Contractor will be responsible for complying with the resource protection measures listed in all regulatory agency permits and authorizations.

1. **Existing Plant Species:** Several native plant species are found within the mitigation area. Existing native plant species will be identified by the Biological Monitor and protected from damage by the Landscape Contractor.
2. **Water Quality/Soils Quality Control:** The Landscape Contractor will ensure that no foreign material and/or liquid such as oil, gasoline, or other petroleum products is deposited on any soil within the mitigation site, the dripline (the outside edge of foliage overhang) of any native plant species, or within existing drainages. Should any such contamination of the soil occur, the Landscape Contractor will remove the affected soil as directed by the Biological Monitor and replace it with acceptable soil at no expense to the Project Applicant.
3. **Construction Storage and Staging:** All staging and storage of equipment, vehicles, and materials will be located outside of existing drainages and outside the dripline of all native trees. Construction equipment, vehicles, and materials will not be placed on existing native vegetation or within sensitive resource areas. The location of construction staging and storage areas will be identified in coordination with the Biological Monitor.

4.5.2 EXOTIC SPECIES REMOVAL

All invasive exotic species will be removed from the mitigation areas at the direction of the Biological Monitor prior to native plant installation. This will consist of the removal of eucalyptus trees from the stream corridor and any other non-native shrub or herbaceous species.

Appropriate methods of weed control will be determined through consultation between the Biological Monitor, the Landscape Contractor, the City, and the CDFG (as needed) based on site conditions. Hand-pulling of weeds is the preferred method of non-native plant removal; however, potential alternative methods are described below.

1. **Mechanical Removal:** Weed whips and other mechanical or hand-removal methods will be used to remove grass and small/immature weed species.
2. **Cut and Paint Method of Herbicide Application:** Glyphosate will be applied to large (i.e., all plants greater than three feet in height) invasive species using the cut and paint method of application. In all riparian areas, Rodeo-brand herbicide shall be used while Round-Up brand herbicide may be used in upland areas where chemicals will not wash into any streams. The cut and paint method would (1) cut the stem(s) of the shrub to a height of 12 inches or less and remove all above-ground debris from the site; (2) apply glyphosate to the cut stump within five minutes of cutting the stem; and (3) perform follow-up foliar applications as described below to seedling regrowth every four to six weeks until all regrowth has been eradicated.
3. **Foliar Application of Herbicide:** Rodeo or Round-Up, as appropriate, will be applied to small (i.e., less than three feet tall) broadleaf invasive plant species including immature giant reed, castor bean, tree-of-heaven, mustard, and any other invasive exotic species that are established within the mitigation area. The following removal techniques will be used:
 - a. Rodeo or Round-Up should be applied to each plant at a minimum rate of 1.5 percent to ensure that each plant receives a comprehensive and fully effective treatment, and that re-sprouting from root materials is minimal. Application will consist of (1) spot applications to individual plants where broadleaf plant coverage is sparse and (2) broadcast applications to dense patches of weed species. Applications should be on a spray-to-wet basis and coverage should be uniform and complete. Contact with native shrub and grass species should be avoided as much as possible; in the event of gusty winds or winds in excess of five miles per hour, all work will be temporarily discontinued to protect applicators and adjacent natural resources. Treatments should also be temporarily discontinued in the event of rainfall since rainfall reduces the effectiveness of the herbicide.
 - b. Sprayed vegetation should be left undisturbed for seven days to allow the herbicide to be distributed throughout the entire plant. Visible effects of herbicide application consist of wilted foliage, brown foliage, and disintegrated root material.
 - c. All treated plant materials should be removed by a string trimmer or other appropriate equipment and disposed of off site within a landfill.
 - d. The steps listed above should be repeated two to three times every two to three weeks following the initial treatment to remove seedling exotic species.

4.5.3 INSTALLATION OF TEMPORARY IRRIGATION SYSTEM

A temporary irrigation system will be installed at the completion of mass grading activities to provide supplemental water to installed vegetation. The Landscape Contractor or the Landscape Architect will develop the irrigation system, and the Biological Monitor will approve the system prior to installation. It is expected that irrigation will consist of a mix of overhead irrigation, individual bubblers, and hand-watering.

4.6 PLANTING PLAN

Upon completion of site preparation activities, native plants will be installed for the creation of oak woodland habitat throughout the mitigation area. Plant species establishment will consist of container species and seed mix application. The specified native seed mix will provide a mix of grass, herbaceous, and shrub species that are locally native and appropriate for an oak woodland community. The source of container plants and seed material will be within a ten-mile radius of the various mitigation areas.

Plant establishment will be performed between October 1 and April 1 and during those periods when weather and soil conditions are suitable and in accordance with locally acceptable practices. In this way, seasonal rains can be used to facilitate seed mix germination and plant establishment. Most native plant species are dormant during this time period, and container species experience the least amount of stress and shock if planted at this time. Fall and early winter seed application in riparian areas will enable plants to become established prior to erosive spring storm events, reducing the risk of plant loss. Timing will be approved in advance by the Biological Monitor.

It should be noted that native trees on the site will be overplanted by approximately 20 percent to account for expected mortality during the long-term maintenance and monitoring period; however, a required 100 percent survival rate will apply to the replacement of 645 trees.

4.6.1 CONTAINER PLANTING

Container plant species will be established throughout the on-site mitigation area, consisting of native tree and shrub species.

1. **Timing:** Planting will be performed between October and March and during those periods when weather and soil conditions are suitable and in accordance with locally acceptable practices.
2. **Planting Layout:** Actual planting locations within the habitat mitigation sites will be determined by the Biological Monitor in coordination with the Landscape Contractor. The Landscape Contractor will provide a variety of colored "pin flags" to mark planting locations using a color-coded scheme.
3. **Planting:** Container species will include the species listed in Table 6; however, final quantities may be adjusted depending on plant availability. The Biological Monitor will adjust plant layout configurations in the field.
 - a. Plants will be removed from the containers in such a manner that the rootball is not damaged.
 - b. The planting hole will be twice as deep and wide as the container.

- c. The rootball will be thoroughly moistened. If the taproot has begun to circle the can, the roots will be cut back to a single tap root.
- d. Native soil backfill material will be spilled into the hole. The planting hole will be filled with water, which will be allowed to percolate into the backfill material.
- e. The rootball will be set atop the moistened backfill so that the collar is one inch higher than finished grade.
- f. The remaining backfill material mixture will be placed into the planting hole to existing grade. The exposed sides of the rootball will be covered with backfill material sloping down into the basin.
- g. An irrigation basin berm will be created two to three feet outside the dimension of the hole.
- h. The basin will be irrigated from the top so that the basin is filled with water and the backfill material is sufficiently settled.
- i. Soil moisture level will not be less than horticulturally acceptable prior to planting.

**TABLE 6
 CONTAINER PLANT SPECIES AND QUANTITIES**

Species		Size ¹	Quantity Per Acre		Total
Common Name	Botanical Name		Within Fuel Mod Areas (4.83 acres)	Outside Fuel Mod Areas (6.4 acres)	
Southern California black walnut	<i>Juglans californica</i>	1-gallon	—	2	20
		15-gallon			
California sycamore	<i>Platanus racemosa</i>	1-gallon	—	3	30
		15-gallon			
Fremont cottonwood	<i>Populus fremontii</i>	1-gallon	—	1	15
		15-gallon			
coast live oak	<i>Quercus agrifolia</i>	1-gallon	8	54	580
		15-gallon			
Subtotal Trees			8	60	645
bush sunflower	<i>Encelia californica</i>	1-gallon	200	100	1,606
California buckwheat	<i>Eriogonum fasciculatum</i>	1-gallon	—	50	320
toyon	<i>Heteromeles arbutifolia</i>	1-gallon	50	25	401
heart-leaved bush penstemon	<i>Keckiella cordifolia</i>	1-gallon	50	25	401
southern honeysuckle	<i>Lonicera subspicata</i>	1-gallon	—	25	160
orange monkeyflower	<i>Mimulus aurantiacus</i>	1-gallon	50	25	401
holly-leaf redberry	<i>Rhamnus ilicifolia</i>	1-gallon	100	50	803
chaparral currant	<i>Ribes malvaceum</i>	1-gallon	50	50	561
sugar bush	<i>Rhus ovata</i>	1-gallon	50	25	401
creeping snowberry	<i>Symphoricarpus mollis</i>	1-gallon	50	25	401

Species	Size ¹	Quantity Per Acre		Total
Subtotal Shrubs		600	400	5,455
¹ Under the City of Los Angeles Tree Ordinance, Centex Homes is required to plant 15-gallon trees in the following quantities: 312 coast live oaks, 8 southern California black walnuts, 8 California sycamores, and 1 Fremont cottonwood.				

4.6.2 SEEDING

Native seed will be applied in the mitigation area via hydroseeding.

1. **Materials and Equipment:** The native seed mix will consist of the species and quantities listed in Tables 7 and 8, though final quantities may be adjusted dependent on seed availability.
 - a. **Fertilizer:** No fertilizer will be used.
 - b. **Seeds:** All seed used will be clearly labeled by supplier, and labels will show type of seed; test date; the name of the supplier; and percentage of the pure seed, crop seed, inert matter, weed seed, noxious weeds, and total germination content. All commercial process or packaging material will be delivered to the site in original unopened containers bearing the manufacturer's guaranteed analysis. All seed mixes will be stored in a dark, cool place and will not be allowed to become damp. Any changes to the species composition or pounds per acre specified must be approved by the Biological Monitor and Habitat Authority.
2. **Hydroseed Procedure:** The seed mix listed in Table 7 will be hydroseeded within mitigation areas that are within fuel modification zones on the project site, and the seed mix listed in Table 8 will be hydroseeded in mitigation areas outside fuel modification zones. Hydroseeding will be performed using the two-step application methods described below:
 - a. Mulch materials will consist of fiber produced from virgin wood mulch. A total of 500 pounds per acre will be used in the first application, and 1,000 pounds per acre will be used in the second application.
 - b. Mycorrhizal fungi inoculum will be used in the first application at a rate of ten pounds of inoculum per 1,000 gallons of hydroseed mix.
 - c. The soil stabilizer will consist of Aztac M binder or an approved stabilizer of equal quality and will be applied at 150 pounds per acre during the second application.
 - d. The first application will consist of all seed, mulch, and mycorrhizal inoculum as specified above.
 - e. The second application will consist of remaining mulch and binder as specified above.

**TABLE 7
 SEED MIX SPECIES AND QUANTITIES
 WITHIN FUEL MODIFICATION AND
 UPLAND REVEGETATION AREAS**

Species		% purity	% germ.	lbs./acre
Common Name	Scientific Name			
golden yarrow	<i>Eriophyllum confertiflorum</i>	30	60	2.0
deerweed	<i>Lotus scoparius</i>	90	60	10.0
miniature lupine	<i>Lupinus bicolor</i>	98	85	2.0
arroyo lupine	<i>Lupinus succulentus</i>	98	85	2.0
valley needlegrass	<i>Nassella cernua</i>	80	50	4.0
small flowered melic grass	<i>Melica imperfecta</i>	90	60	4.0
little seed muhly	<i>Muhlenbergia microsperma</i>	80	30	2.0
Douglas' nightshade	<i>Solanum douglasii</i>	90	20	4.0
TOTAL				30.0

**TABLE 8
 SEED MIX SPECIES AND QUANTITIES
 OUTSIDE FUEL MODIFICATION AREAS**

Species		% purity	% germ.	lbs./acre
Common Name	Scientific Name			
western ragweed	<i>Ambrosia psilostachya</i>	20	30	1.0
mugwort	<i>Artemisia douglasiana</i>	10	50	2.0
California buckwheat	<i>Eriogonum fasciculatum</i>	10	65	4.0
cudweed aster	<i>Lessingia filaginifolia</i>	5	70	2.0
deerweed	<i>Lotus scoparius</i>	90	60	10.0
miniature lupine	<i>Lupinus bicolor</i>	98	85	2.0
arroyo lupine	<i>Lupinus succulentus</i>	98	85	2.0
Douglas' nightshade	<i>Solanum douglasii</i>	90	20	4.0
TOTAL				27.0

4.7 IRRIGATION PLAN

Supplemental water will be supplied throughout most of the mitigation area through a temporary overhead irrigation system. In areas where trees are to be established within native habitat in adjacent areas, water will be supplied through either a bubbler system (to water individual plant basins) or through hand-watering. Final decisions on irrigation strategy will be made through consultation with the Landscape Contractor and will be dependent on site conditions.

Based on site conditions, the Biological Monitor and Landscape Contractor will determine the rate at which water will be applied in order to maintain moist soil conditions conducive to seed mix germination. Once the seed mix has germinated, irrigation will be applied so that the soil is saturated and then allowed to dry out before additional water is applied. Irrigating in this way encourages deep root development that favors native plant establishment and discourages non-native plants. In general, supplemental water will be applied during the dry months of the year (April through October) and will be decreased, as appropriate, in response to seasonal rains. It is expected that irrigation will be applied for a period of three years to allow plants to become established, at which point, supplemental water will be terminated.

4.8 AS-BUILT CONDITIONS

At the completion of mitigation installation activities, the Biological Monitor will submit documentation to Centex and all appropriate resource agencies that summarizes installation initiation and completion dates, site preparation activities, and plant establishment activities. Also included will be site photos and a map indicating the as-built conditions of the mitigation location at the completion of installation activities.

SECTION 5.0 MAINTENANCE ACTIVITIES DURING THE MONITORING PERIOD

5.1 MAINTENANCE ACTIVITIES

Maintenance and long-term management operations will be performed within the mitigation area for approximately five years. The intent of the maintenance program is to facilitate the establishment of self-sustainable native habitat.

The Landscape Contractor will be responsible for the following maintenance tasks on an ongoing basis: (1) weed abatement; (2) irrigation system maintenance; (3) erosion control; (4) resource protection; (5) pest control; (6) vegetation management; and (7) general site maintenance and cleanup. Replacement planting will be performed on an as needed basis between October and March as described in Section 4.6.1. The Biological Monitor, in coordination with the Landscape Contractor, will approve any needed revisions to the specified schedule and methodologies. When the Biological Monitor identifies poor, unhealthy conditions of plant materials, inadequate control of weed species, and non-compliance with performance standards, maintenance tasks will continue beyond the required five-year time period until performance standards are met.

5.1.1 WEED ABATEMENT

The Landscape Contractor will perform exotic and invasive weed species control on a regular basis during the required maintenance period. Before weed control is initiated, the Biological Monitor will provide an informational briefing for the Landscape Contractor (field crew) to help distinguish native plant species from weedy or non-native species. Non-native grasses will be controlled only if they become problematic and discourage native species germination and establishment. Broadleaf weed species such as giant reed, tree-of-heaven (*Ailanthus altissima*), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), mustard (*Brassica nigra*), and any other species identified by the Biological Monitor will be controlled as necessary. Weed control should primarily consist of hand-pulling; however, other methods such as weed-whipping seedlings or herbicide application may be utilized after consultation with the Biological Monitor. A minimum 30-foot, weed-free buffer will be maintained around the oak woodland planting areas throughout the five-year maintenance program.

5.1.2 IRRIGATION

The Landscape Contractor shall be responsible for maintaining the irrigation system in good working condition for the life of the project. Periodic maintenance and regular system checks will be required to inspect and repair any problems that may develop in the irrigation system. Irrigation system checks will consist of separate operations of each valve and verification of the functioning of each irrigation head. Upon notification by the Biological Monitor, the Landscape Contractor will immediately perform remedial measures to correct irrigation system malfunctions.

5.1.3 EROSION AND SEDIMENTATION CONTROL

Best management practices (e.g., sediment basins and traps, bench drains, V-ditches, filters, straw bales) will be used where necessary to effectively reduce the escape of sediments and pollutants from the construction and mitigation sites. A more detailed description of proposed erosion and sediment control measures for the project site will be included in the Storm Water Pollution Prevention Plan for this project.

The deposition of debris, herbicides, fertilizers, pesticides, petroleum products, or any other pollutants within the mitigation areas will be avoided.

5.1.4 RESOURCE PROTECTION

Protection of all habitat establishment and enhancement areas from traffic, vandalism, or other intrusions will be provided as much as possible on an ongoing basis. The Landscape Contractor will immediately repair all damaged areas as directed by the Biological Monitor.

Fencing will be used as necessary to protect the mitigation areas to deter human/pet access to the natural open space areas. Plant cages will be used if the Biological Monitor determines that herbivores are damaging container plant species.

5.1.5 PEST CONTROL

Insects, plant disease, herbivores, and other pests will be closely monitored during the five-year maintenance period. Diseased or infected plants will be immediately disposed of off site at an appropriate landfill to prevent infection of on-site resources. Where possible, biological controls will be used instead of pesticides or herbicides. Pesticide use will comply with local codes and regulations and will be used with the permission of the Biological Monitor. Live traps will be used as necessary to control problem rodent species responsible for excessive herbivory and plant species damage. The Biological Monitor must approve any other rodent control strategies.

5.1.6 VEGETATION MANAGEMENT

Dead wood will not be removed from any of the mitigation areas. Decomposing vegetation provides valuable microhabitats for invertebrates, reptiles, small mammals, and birds. In addition, the decomposition of dead wood and leaf litter is necessary for the replacement of soil nutrients and minerals.

Vegetation removal and pruning for public safety will be minimized as much as possible and all removed native vegetation will be chipped and spread throughout the enhancement sites. Dense canopy, multi-layered understory, and mid-story growth provide valuable nesting, foraging, and sheltering opportunities for wildlife species.

Within fuel modification areas (as indicated in Exhibit 5), vegetation shall be managed in accordance with Los Angeles County Fuel Modification Guidelines (1998). Specifically, this includes removal of all dead plant material and any undesirable fire-carrying plant species that become established within these areas. Understory vegetation shall be minimized around tree species, and lower limbs of trees (below six feet for established trees) shall be removed to prevent fire from traveling into the tree canopy.

5.1.7 SITE CLEANUP AND MAINTENANCE

It is the responsibility of the Landscape Contractor to maintain the site in a clean and orderly condition. All trash and debris shall be removed from the site on an ongoing basis and disposed of in a proper location. All weed debris (green waste) shall be promptly removed from the site at the end of all weed control activities and disposed of at an appropriate green waste facility.

5.1.8 PLANT REPLACEMENT

During the required maintenance period, plant failure below the required coverage and survival standards and/or poor health will be compensated for by reseeding and/or replanting using species and quantities specified by the Biological Monitor. No reseeding or replanting will occur in any season unfavorable for plant germination and establishment. The Biological Monitor will make regular inspections of the work areas to assess the condition of all plants and to determine any remedial measures necessary to provide adequate coverage and survival rates.

5.2 RESPONSIBLE PARTIES

See sections 1.1 and 4.2 for a description of responsible parties and their responsibilities.

5.3 SCHEDULE

Long-term site maintenance will take place for approximately five years after the Biological Monitor submits an installation completion notice (see section 4.8). However, if performance standards are attained early based on excellent plant growth and site maintenance, the mitigation site may be eligible for early signoff by the resource agencies.

SECTION 6.0 MONITORING PLAN FOR THE COMPENSATORY MITIGATION SITE

The Biological Monitor will perform monitoring to facilitate compliance with conditions and performance standards set forth in this section. The Biological Monitor will (1) monitor site preparation (exotics removal, soils preparation, and irrigation installation), seed mix application, container planting, long-term maintenance, and long-term site performance; (2) provide site status documentation; and (3) facilitate the protection of natural resources during all initial implementation and long-term maintenance activities throughout the mitigation program. The Biological Monitor will also be responsible for coordinating with Centex Homes, the Landscape Contractor, and appropriate regulatory agencies regarding site conditions and performance and required remedial measures.

6.1 PERFORMANCE STANDARDS FOR TARGET DATES AND SUCCESS CRITERIA

The performance goals listed in Table 9 will be met within the oak woodland mitigation areas to determine project success. The performance standard for native understory species coverage will apply for the upland revegetation area as well. The goal of the mitigation program is to provide self-sustaining habitat with minimal, non-native species establishment. The Biological Monitor is responsible for evaluating compliance with specified performance standards. The mitigation program will be considered successful when the fifth-year performance standard has been met and all supplemental watering has been terminated for at least two years.

TABLE 9
PERFORMANCE STANDARDS

Year	Native Tree Survival	Native Understory Species Coverage	Non-Native Plant Species Percent Coverage
One	100% (645 trees)	10%	<15%
Two	100% (645 trees)	20%	<5%
Three	100% (645 trees)	40%	<5%
Four	100% (645 trees)	50%	<5%
Five	100% (645 trees)	50%	<5%

6.2 TARGET FUNCTIONS AND VALUES

The mitigation sites are expected to provide ecological functions and values that are equal to or greater than the habitat that will be impacted through project construction. They are expected to provide habitat to terrestrial and aquatic wildlife; protect the aquatic habitat from adjacent land uses (erosion, noise, trash); enhance sediment trapping; and provide erosion protection.

6.3 TARGET HYDROLOGICAL REGIME

The target hydrological regime for the mitigation area is the same as the regime that currently exists on the site, i.e., a stream corridor that contains water during the seasonal wet time of year for the area (November through April). Only minimal surface flow from urban runoff is expected outside of the winter rainy season.

6.4 TARGET JURISDICTIONAL AND NON-JURISDICTIONAL ACREAGES TO BE ESTABLISHED, RESTORED, ENHANCED, AND/OR PRESERVED

The mitigation program is intended to establish approximately 11.23 acres of oak woodland habitat within the project site and enhance approximately 1.33 acres of Dayton Canyon Creek through the removal of non-native trees. In addition, approximately 3.54 acres of upland habitat will be established. Approximately 3.64 acres of southern mixed chaparral and 2.24 acres of coast live oak riparian woodland will be avoided during project construction and will be maintained as open space by the Homeowners Association.

Dedication of the off-site conservation area to the SMMC will preserve a total of 294.5 acres, which contains approximately 16.11 acres of oak riparian woodland.

6.5 MONITORING METHODS

The Biological Monitor will be responsible for inspecting and documenting the condition of the mitigation site throughout the installation and long-term maintenance portion of this Habitat Mitigation Program. The Biological Monitor will use the performance standards listed in Table 9 to evaluate performance in the mitigation site. The site will be considered successful when the project performance standards are met and no supplemental watering has been applied for at least two years. The use of the mitigation site by wildlife species for foraging, nesting, and sheltering purposes will also be considered when evaluating site success.

Installation monitoring will be performed to ensure that all site preparation and plant installation activities are done according to the guidelines listed in Section 4.5. Site inspections will be performed on an as-needed basis during exotic-species control, soils preparation, irrigation installation, seed mix application, and container planting and will include the following tasks: (1) photo-documentation of existing site conditions and implementation procedures; (2) identification of exotic/invasive species for the Landscape Contractor; (3) flagging of native species to be retained by the Landscape Contractor; (4) monitoring of exotic and weed species control, soils treatment, and irrigation installation activities; (5) identification of the location and layout of seed mixes and container species; and (6) conducting of field inspections during seed mix application and planting activities.

Long-term site monitoring will consist of both qualitative and quantitative monitoring. Qualitative surveys performed within the mitigation sites will include an assessment of native plant species percent coverage and diversity; native species recruitment and reproduction; plant mortality and germination; pest problems; irrigation system performance; invasive weed species establishment; trash/human encroachment; erosion; and wildlife species use. Qualitative surveys performed during the spring of each year (March to July) will consist of an evaluation of wildlife species use. This will include active searches for amphibians and reptiles by lifting, overturning, and carefully replacing rocks and debris. Birds will be identified by the use of standard visual and auditory recognition. The presence of nests or other evidence of breeding activity will also be noted. Identification of mammals will include the search for and identification of diagnostic sign, which includes scat, footprints, scratch-outs, dusting bowls, burrows, and trails of various mammal species.

Quantitative surveys will be conducted annually within the mitigation area and quantitative monitoring will consist of measuring the native and non-native plant cover with the point-intercept method of vegetative assessment. Randomly located, point-intercept transects will be used to measure native and non-native cover at the end of each year following implementation to more precisely measure native species' growth performance. A minimum of

six, 100-foot-long point-intercept transects will be used within the mitigation area to calculate overall plant coverage. The final number of transects may be increased as necessary (based on the discretion of the Biological Monitor) to adequately capture the level of species diversity that exists within these sites and to provide meaningful data regarding species coverage and diversity. Species coverage will be listed by native and non-native species. Bare ground and leaf litter/detritus coverage will also be recorded along each transect. This information will be used to determine native and non-native species percent coverage; seed mix germination; native species recruitment and reproduction; species diversity; and habitat and structural diversity on a yearly basis. These transect measurements will also allow for the yearly determination of compliance/non-compliance with percent coverage performance standards listed in Table 9.

During each quantitative survey, the number of dead or dying native trees will be tallied to determine if the required number of mitigation trees is alive on the site.

Photo-documentation stations will be permanently marked in each of the mitigation sites. These stations will be used to provide visual documentation of progress at the sites at the completion of all implementation activities and during each annual quantitative survey.

The Biological Monitor will meet with the Landscape Contractor, as necessary, during regularly scheduled site visits to discuss site conditions and to recommend remedial measures. Recommended remedial measures will be based on site observations and survey results.

6.6 MONITORING SCHEDULE

Monitoring will consist of qualitative, bi-monthly visits by the Biological Monitor during the first two years after site installation and quarterly visits during each successive year of the program to assess site performance. Quantitative surveys will be conducted on an annual basis after site installation to measure native and non-native species coverage and to determine compliance with site performance standards. The length of the long-term monitoring for this project is five years (dependent on overall site performance). A schedule of long-term site performance monitoring tasks is provided in Tables 10 and 11.

**TABLE 10
LONG-TERM SITE MONITORING SCHEDULE
YEARS ONE AND TWO**

Work Tasks	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Monitoring												
Qualitative Surveys		X		X		X		X		X		
Quantitative Surveys												X
Photo-documentation												X
On-site Meetings ¹		X		X		X		X		X		X
Site Status Documentation												
Installation Completion												X
Progress Reports		X		X		X		X		X		
Annual Status Reports ²												X
¹ On-site meetings will occur as necessary during regularly scheduled site monitoring visits and may include, as needed, the Biological Monitor, the Landscape Contractor, resource agencies, and any other appropriate parties. ² Submitted by January 1 of each year.												

**TABLE 11
LONG-TERM SITE MONITORING SCHEDULE
YEARS THREE THROUGH FIVE**

Work Tasks	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Site Monitoring												
Qualitative Surveys			X			X			X			
Quantitative Surveys												X
Photo-documentation												X
On-site Meetings ¹			X			X			X			X
Site Status Documentation												
Progress Reports			X			X			X			X
Annual Status Reports ²												X
¹ On-site meetings will occur as necessary during regularly scheduled site monitoring visits and may include, as needed, the Biological Monitor, the Landscape Contractor, resource agencies, and any other appropriate parties. ² Submitted by January 1 of each year.												

6.7 ANNUAL MONITORING REPORTS

The Biological Monitor will forward annual site status reports that summarize site conditions to Centex, the Landscape Contractor, and all appropriate resource agencies at the end of each year following initial implementation. One annual report will be developed each year for up to five years and will summarize the status of the mitigation sites.

The annual report will comply with documentation standards developed by the USACE (2004) and will summarize (1) native species coverage, as measured during yearly quantitative surveys; (2) plant mortality; (3) compliance/non-compliance with performance standards; (4) native species health and overall vigor; (5) the establishment of volunteer native species; (6) the use of the site by wildlife species; (7) the presence of invasive weed species; and (8) significant drought stress. Fixed photo-documentation stations will be established so that site progress can be compared visually on an annual basis. In the event of substantial non-compliance with the required performance standards, the report will also include a discussion of recommended remedial measures that facilitate compliance.

SECTION 7.0 COMPLETION OF COMPENSATORY MITIGATION

7.1 NOTIFICATION OF COMPLETION

When the performance standards described in Section 6.1 have been met within the mitigation sites, the Biological Monitor will submit a final annual status report to Centex and all appropriate regulatory agencies. Included with the final report will be written notification that the mitigation program is complete and ready for regulatory agency signoff.

7.2 AGENCY CONFIRMATION

After submission of the final annual monitoring report, the Biological Monitor and Centex will meet at the mitigation site with resource agency personnel to verify successful compliance with the performance standards listed in Table 9. Based on the verification of successful compliance with these performance standards, a letter confirming successful mitigation completion will be forwarded to Centex from the applicable resource agencies to serve as an official mitigation program signoff.

SECTION 8.0 CONTINGENCY MEASURES

8.1 INITIATING PROCEDURES

If it is determined that the mitigation sites are not in compliance with project performance standards, the contingency measures listed below in Table 12 will be performed, as recommended by the Biological Monitor, to return the site to compliance standards.

**TABLE 12
CONTINGENCY MEASURES**

Performance Standard	Non-Compliance	Remedial Measure
100 percent survival of native tree species within the mitigation area at the end of five years.	Less than 100 percent survival of tree species	Additional planting of tree species to reach the required number of trees.
10, 20, 40, and 50 percent coverage of native understory species at years 1, 2, 3, 4, and 5, respectively, (see Table 9) within the mitigation area.	>5% deviation below specified coverage in any of the mitigation sites.	Reseeding and replanting with quantities of appropriate species, irrigation system adjustment, and additional weed control will be recommended as appropriate to facilitate <5% deviation below specified coverage in any of the mitigation sites.
Non-native plant species should cover less than 15% of the mitigation sites by the end of the first year and less than 5% each successive year.	Non-native plant coverage in excess of the performance standard.	Additional weed removal effort by the Landscape Contractor. Need for herbicide use to be determined by the Biological Monitor.

8.2 ALTERNATIVE LOCATIONS FOR CONTINGENCY COMPENSATORY MITIGATION

If it is determined by the Biological Monitor that the proposed mitigation areas are unable to support the vegetation necessary to successfully mitigate project impacts, the Biological Monitor shall identify appropriate mitigation alternatives. This may include alternative plant maintenance strategies or native habitat establishment at another suitable location.

8.3 FUNDING MECHANISM

Centex is responsible for funding all aspects of this mitigation program, which includes any contingency measures deemed necessary.

8.4 RESPONSIBLE PARTIES

Centex will be responsible for maintaining and monitoring the habitat mitigation sites until the performance standards listed in Table 9 are met at the mitigation areas.

SECTION 9.0 REFERENCES

- Kattelmann, R. and M. Embury. 1996. Riparian Areas and Wetlands. *Sierra Nevada Ecosystem Project: Final Report to Congress* (Vol. III: Assessments and Scientific Basis for Management Options). Davis, CA: University of California, Davis, Center for Water and Wildland Resources.
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- Welsch, D.J. 1991. *Riparian Forest Buffers; Function and Design for Protection and Enhancement of Water Resources* (USDA Publication NA-PR-07-91). Washington, D.C.: U.S. Department of Agriculture.