

Mitigation Monitoring and Reporting Program

Safran Senior Affordable Housing Project IS/MND

Prepared for:

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Safran Senior Affordable Housing Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
IV BIOLOGICAL RESOURCES							
BIO-1 Oak Tree Permit Conditions. The City's oak tree permit conditions require that a mitigation program be developed for proposed impacts. Several options are available to offset the loss of oak tree inventory on the site. A loss in oak tree inventory on the site shall be described in terms of species, total inches of diameter aggregate loss, and the magnitude of the impacts. The City may attach the following conditions, or a combination thereof, on an oak tree permit that may include the following: <ul style="list-style-type: none"> • A cash fee paid to the oak tree mitigation fund, which shall include maintenance and monitoring costs. The determination of the dollar value, cost or loss shall be calculated in accordance with the most current mitigation schedule established by the City Council. The Council shall review and approve such fees at least once every three years. The City may accept appropriate dedication of land in lieu of cash. • One inch of oak tree diameter shall be planted for each inch of tree removed. Locations appropriate for new replacement plantings may be proposed by the applicant and approved by the City arborist prior to the granting of a permit based on the potential for long-term viability. • Replacement or placement of additional oak trees, associated hardwood canopy, land, or wildlife habitat to proportionally offset the impacts associated with the loss of oak trees, limbs, roots, or potential long-term adverse impacts due to alterations or encroachment within the protected zone. Locations appropriate to such new plantings may be proposed by the applicant and must be approved by City staff prior to the granting of a 	<p>Approval of landscape and oak tree permit plan to verify compliance with requirements</p> <p>Monitoring during grading and development activities</p>	<ul style="list-style-type: none"> • Prior to issuance of permits • Throughout development 	<ul style="list-style-type: none"> • Once for plan • Ongoing 	<ul style="list-style-type: none"> • Calabasas Planning Division 			



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Mitigation Monitoring and Reporting Program

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<p>permit based on the potential for long-term viability.</p> <ul style="list-style-type: none"> Relocation of oak trees over 10 inches in diameter shall not be considered as mitigation. Restrictions on construction activities within the protected zone of oak trees. Remedial maintenance programs to improve the health of existing oak trees. Monitoring shall be conducted during all grading and construction activities at intervals warranted by the site conditions and level of activity. The monitoring program shall consist of quantitative and qualitative observations useful in identifying stress-related responses of oak trees. Monitoring activities shall be performed in accordance with the procedures adopted in the guidelines. Following construction, annual monitoring shall be performed for a minimum of five years as warranted by site conditions, to ensure continued health of the trees and habitat areas. A City-qualified arborist shall conduct all monitoring. Costs shall be borne by the applicant. Restitution or remediation shall be required, should a project fail to comply with the desired establishment goals. Information provided by monitoring shall be used in establishing realistic mitigation measures and to ensure the future of oak resources throughout the City. Criteria for evaluating the success of oak tree preservation and establishing associated vegetation shall be specified in the permit conditions. Remediation shall be required as necessary to enable a site to meet the establishment criteria. Registration. All replacement oak trees shall be registered with the City in accordance with the guidelines. Maintenance. All oak trees shall be maintained 							



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Mitigation Monitoring and Reporting Program

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<p>in accordance with the guidelines.</p> <ul style="list-style-type: none"> • Bond. The City may require adequate security to ensure performance, correct construction procedures, reforestation, monitoring and maintenance, in an amount to be determined by the City. • Recordation. As deemed necessary by the City or as set forth in the City's Municipal Code, conditions of approval for an oak tree permit shall be recorded. The specific wording of the recorded permit shall be subject to the approval of the director. 							
<p>BIO-2 Retained Oak Trees. For any oak tree whose removal can be avoided, the following guidelines shall be followed to avoid impacts to the retained oak trees:</p> <ul style="list-style-type: none"> • No construction activities or placement of structures shall occur within the protected zone of any retained oak tree. • Landscaping, trenching or irrigation systems shall not be installed within the oak tree protected zone. • Activities that cause excessive compaction within the protected zone shall not be permitted. • Manufactured cut slopes shall not begin their downward cut within the protected zone. • Manufactured fill slopes shall not extend within the protected zone. • On-slope retaining structures, if required, shall be designed to protect the root system of retained oak trees by preserving the natural grade within the protected zone. • Sedimentation and siltation shall be controlled to avoid filling around bases of oak trees. • Construction fence shall be erected along the protected zone of retained oak trees to prevent encroachment into the protected area. 	<p>Approval of plans to verify compliance with requirements</p> <p>Monitoring during grading and development activities</p>	<ul style="list-style-type: none"> • Prior to issuance of permits • Throughout development 	<ul style="list-style-type: none"> • Once for plan • Ongoing 	<ul style="list-style-type: none"> • Calabasas Planning Division 			



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<p>BIO-3 Monitoring Removed Oak Trees. Monitoring activities for removal of oak trees shall consist of the following:</p> <ul style="list-style-type: none"> The applicant shall provide verification of the location of each tree that is proposed for removal. All oak trees designated to be removed shall be flagged prior to removal, and located using a hand held tape measure. Measuring along the south property line with off sets to the north. With the verified location of each tree, status shall be rechecked (i. e. remove, save, etc). All oak tree removal shall be verified to check for damage to any retained oak trees growing close association to the removed tree. Mitigation may be required for damage to any retained oak tree. 	<p>Approval of plans to verify compliance with requirements</p> <p>Monitoring during grading and development activities</p>	<ul style="list-style-type: none"> Prior to issuance of permits Throughout development 	<ul style="list-style-type: none"> Once for plan Ongoing 	<ul style="list-style-type: none"> Calabasas Planning Division 			
<p>BIO-4 Mitigation Planting. The impacts to any oak trees as a result of this project shall be mitigated by planting container-grown oak trees. To the greatest extent practicable, replacement trees will be planted on site. The balance of the replacement trees will be planted within the City. The proper planting locations should be determined by a qualified arborist or landscape contractor. Irrigation for the planted oak trees should be available for the first two to three years to increase the survival rate. The planted trees should be monitored for soil moisture level, pest/disease infestation, and herbivory.</p>	<p>Approval of plans to verify compliance with requirements</p> <p>Monitoring during grading and development activities</p>	<ul style="list-style-type: none"> Prior to issuance of permits Throughout development 	<ul style="list-style-type: none"> Once for plan Ongoing 	<ul style="list-style-type: none"> Calabasas Planning Division 			
<p>BIO-5 Ivy Removal. All ivy should be removed from retained trees by a qualified landscape contractor. Ivy removal must be done carefully, taking great care to avoid damaging oak bark or branches. Use of a selective herbicide may be possible; a qualified pest control advisor should be consulted regarding any pesticide.</p>	<p>Removal of ivy from trees</p>	<ul style="list-style-type: none"> Throughout development 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Calabasas Planning Division 			



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Mitigation Monitoring and Reporting Program

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BIO-6 Notice. The applicant shall provide a forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any oak tree.	Submit notice city	<ul style="list-style-type: none"> At least 48 hours prior to action 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Calabasas Planning Division 			
BIO-7 Protected Zone Fencing. Prior to start of construction, all oak trees shall be fenced at the edge of the protected zone to the extent possible in accordance with the Oak Tree Preservation and Protection Guidelines.	Install fencing prior to start of construction	<ul style="list-style-type: none"> Prior to start of construction 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Planning Division 			
BIO-8 Qualified Arborist. All approved pruning shall be performed by a qualified arborist under the direction of the applicant's oak tree consultant. The arborist shall use the Pruning ANSI A300 Standards adopted by the Western Chapter of the International Society of Arboriculture. The same arborist shall, at the direction of the City Arborist, remove the ivy that is growing into the branch structure of the oaks as identified in BIO-5.	Submit proof of a qualified arborist	<ul style="list-style-type: none"> Prior to issuance of permits 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Planning Division 			
BIO-9 Protected Zone. All approved excavation within the protected zone of any oak tree shall be performed with hand tools under the direction of the applicant's oak tree consultant. No construction materials, debris or vehicles shall be stored within the protected zone of any oak tree at any time.	Monitoring during activity within protected zones	<ul style="list-style-type: none"> Throughout development 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Calabasas Planning Division 			
BIO-10 Irrigation and Drainage. Unless specifically approved by the City, no planting or irrigation shall be placed within the protected zone of any oak tree. All future drainage shall be directed away from the drip line of oak trees. The area beneath the drip lines shall remain dry at all times.	Approval of plans to verify compliance with requirements Verification upon completion of project	<ul style="list-style-type: none"> Prior to issuance of permits Upon completion of project and landscaping 	<ul style="list-style-type: none"> Once for plan Once post construction s 	<ul style="list-style-type: none"> Calabasas Planning Division 			
BIO-11 Mulch. At the completion of construction, the applicant shall place three inches (3") of an	Verification upon completion of project	<ul style="list-style-type: none"> Upon completion of 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Planning 			

Safran Senior Affordable Housing Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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approved mulch throughout the drip line of each oak tree.		project		Division			
BIO-12 Written Certification. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the Planning Division. This certification shall describe all work performed and whether such work was performed in accordance with the mitigation measures and permit conditions required.	Submittal of written certification of work by oak tree consultant	<ul style="list-style-type: none"> • Within ten (10) days or completion of work 	<ul style="list-style-type: none"> • Once 	<ul style="list-style-type: none"> • Calabasas Planning Division • Oak tree consultant 			
BIO-13 Removal and Replacement. All oak removal shall be replaced on an inch for inch basis with at least 50% of the replacement trees of the species <i>Quercus lobata</i> (Valley Oak). The oak tree consultant shall be on-site and monitoring the removal of any oak trees. Further, they should be present whenever any work is performed with the protected zone of any oak tree.	<p>Approval of landscape and oak tree permit plan to verify compliance with requirements</p> <p>Monitoring during work and verification upon completion of work</p>	<ul style="list-style-type: none"> • Prior to issuance of permits • Throughout development and upon completion 	<ul style="list-style-type: none"> • Once for plan • Ongoing 	<ul style="list-style-type: none"> • Calabasas Planning Division • Oak tree consultant 			
BIO-14 Native Bird Avoidance. (a)Migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C F R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory non-game birds (as listed under the Federal MBTA). (b)Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs	Verification of avoidance of disturbance during breeding bird season, or verification of bird surveys conducted 30 days prior to disturbance activities	<ul style="list-style-type: none"> • Throughout development, or prior to disturbance activities 	<ul style="list-style-type: none"> • Ongoing, or once 	<ul style="list-style-type: none"> • Calabasas Planning Division 			



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Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>and/or young) . Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).</p> <p>(c)If avoidance of the breeding bird season is not feasible, the Department recommends that beginning thirty days prior to the disturbance of suitable nesting habitat the project proponent should arrange for weekly bird surveys to detect protected native birds occurring in the habitat that is to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected</p>							



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Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.							
V CULTURAL RESOURCES							
CR-1 Resource Recovery Procedures. If unanticipated cultural resource remains are encountered during construction or land modification activities, the developer shall follow the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700). In this event, the developer/construction contractor shall cease work until the nature, extent, and possible significance of any cultural remains can be assessed and, if necessary, remediated. Such assessment and remediation shall be implemented by the developer and shall be subject to review and approval by the Deputy Director/City Planner prior to commencement with onsite construction/grading activities. If remediation is needed, possible techniques include removal, documentation, or avoidance of the resource, depending upon the nature of the find.	<p>If potential cultural resources are discovered, ceasing work and assessing find</p> <p>If necessary assessment and remediation plan submitted to Deputy Director/City planner</p>	<p>Ongoing during project development</p> <p>When potential resources are discovered</p>	<p>Ongoing during project development</p> <p>Once upon discovery of cultural resources</p>	<p>Onsite project manager</p> <p>Calabasas Planning Division</p>			
CR-2 Human Remains Recovery Procedures. In the event that human remains are discovered during construction or land modification activities, the developer shall follow the procedures in Section 7050 5 of the California Health and Safety Code. These procedures require notification of the County coroner and the Native American Heritage Commission if the	<p>Ceasing of construction activities if remains are unearthed and implementation of appropriate cultural resources management program, as necessary</p>	<p>Ongoing during project development activities</p>	<p>Random checks on a bimonthly basis to ensure compliance</p>	<p>Calabasas Planning Division</p>			



Safran Senior Affordable Housing Project
Mitigation Monitoring and Reporting Program

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coroner determines the remains to be those of Native American ancestry. Onsite construction/grading shall not commence until evidence has been presented to the City manager that the developer has adhered to these procedures.							
VI GEOLOGY AND SOILS							
<p>GEO-1 Ground Improvement. Ground improvement shall be determined by a specialty firm in order to mitigate the potential for liquefaction and lateral spreading and to densify the soils for the support of the building foundation(s).</p> <p>Suitable measures to reduce impacts from liquefaction and lateral spreading could include one or more of the following techniques, as determined by a qualified geotechnical engineer:</p> <ul style="list-style-type: none"> • Specialized design of foundations by a structural engineer; • Removal or treatment of liquefiable soils to reduce the potential for liquefaction; • Drainage to lower the groundwater table to below the level of liquefiable soil; • In-situ densification of soils or other alterations to the ground characteristics; or • Other alterations to the ground characteristics <p>Suitable measures to reduce impacts from expansive soils could include one or more of the following techniques, as determined by a qualified geotechnical engineer:</p> <ul style="list-style-type: none"> • Excavation of existing soils and importation of non-expansive soils; and • Foundation design to accommodate certain amounts of differential expansion such as 	<p>Approval of final geotechnical report and recommendations</p> <p>Verification that the submitted building plans and foundation design fulfill all requirements within the approved geotechnical report</p>	<p>Prior to issuance of grading permits</p> <p>Prior to commencement of foundation construction activities</p>	<p>Once</p> <p>Once</p>	<p>Calabasas Building and Safety Division</p>			



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Mitigation Monitoring and Reporting Program

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<p>posttensional slab and/or ribbed foundations designed in accordance with Chapter 18, Division III of the UBC</p> <p>The following measures shall be preformed by the firm that oversees ground improvement work:</p> <ul style="list-style-type: none"> • The Geotechnical Engineer shall review the plans and specifications for the proposed ground improvement method • After review of the proposed ground improvement plans and specifications, the Geotechnical Engineer shall prepare a supplemental report indicating their concurrence with the proposed ground improvement plans and specifications. The report shall also provide quality control and quality assurance criteria to provide a means of confirming that mitigation of the potential for liquefaction, lateral spreading and soil densification has been accomplished • A representative of the Geotechnical Engineer shall monitor and document the construction/installation of the ground improvement components • After completion of the ground improvement work, testing shall be preformed under the direction of the Geotechnical Engineer, as appropriate, to confirm the suitability of the ground improvement(s) performed • The Geotechnical Engineer shall prepare a report summarizing the results of the post-ground improvement testing. The report shall include a statement that the ground improvement has mitigated the potential for liquefaction and later spreading at the site and will provide suitable support for foundations. 							
VII HAZARDS AND HAZARDOUS MATERIALS							



Safran Senior Affordable Housing Project
Mitigation Monitoring and Reporting Program

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HAZ-1 Asbestos Removal. When work is performed in the vicinity of ACM, the workers shall be informed that the materials contain asbestos. Removal of ACM shall be performed by a licensed (Contractor's State License Board) and registered (Cal/OSHA) asbestos abatement contractor under the supervision of a Cal/OSHA certified Asbestos Consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. Regardless of whether asbestos is identified in the building, prior to demolition of the existing structure, the South Coast Air Quality Management District (SCAQMD) shall be notified and an SCAQMD Asbestos Demolition and Renovation Compliance Checklist shall be submitted to both SCAQMD and the City of Calabasas.	Cal/OSHA certified Asbestos consultant shall be present during demolition	During demolition	Ongoing	Calabasas Building and Safety Division			
HAZ-2 Lead Removal. Workers shall utilize respiratory protection during the removal of lead-based paint until air monitoring results indicate that worker exposure is below the Federal OSHA Action Level of 30 ug/m3. Due to the amount of lead encountered, additional analysis, such as a California Wet-Test, shall be performed prior to disposal to determine disposal options.	Monitoring and testing during demolition	During demolition	Ongoing	Calabasas Building and Safety Division			
VIII HYDROLOGY AND WATER QUALITY							
HWQ-1 Rain Gutters. Install rain gutters and orient them towards permeable surfaces rather than driveways or non-permeable surfaces so that runoff would penetrate into the ground instead of flowing off-site.	<ul style="list-style-type: none"> Approval of plans to verify compliance with requirements 	<ul style="list-style-type: none"> Prior to issuance of permits 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Public Works Department, Environmental Services Division 			
HWQ-2 Grades. Modify grades of property to divert flow to permeable areas and to minimize the amount of storm water leaving the property.	<ul style="list-style-type: none"> Approval of plans to verify compliance with requirements 	<ul style="list-style-type: none"> Prior to issuance of permits 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Public Works Department, Environmental Services 			

Safran Senior Affordable Housing Project
Mitigation Monitoring and Reporting Program

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HWQ-3 Sediment Traps. Use sediment traps to intercept runoff from drainage areas and hold or slowly release the runoff, with sediments held in the trap for later removal.	<ul style="list-style-type: none"> Approval of plans to verify compliance with requirements 	<ul style="list-style-type: none"> Prior to issuance of permits 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Public Works Department, Environmental Services Division 			
HWQ-4 Retention. Use retention structures or design rooftops to store runoff. Utilize subsurface areas for storm runoff either for reuse or to enable release of runoff at predetermined times or rates to minimize the peak discharge into storm drains. Cisterns are also a possible storage mechanism for reuse.	<ul style="list-style-type: none"> Approval of plans to verify compliance with requirements 	<ul style="list-style-type: none"> Prior to issuance of permits 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Public Works Department, Environmental Services Division 			
HWQ-5 Site Design. Design curbs, berms or the like so as to avoid isolation of permeable or landscaped areas. Implement the use of pervious asphalt, grassy swales and berms near the creek to the maximum extent feasible.	<ul style="list-style-type: none"> Approval of plans to verify compliance with requirements 	<ul style="list-style-type: none"> Prior to issuance of permits 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Public Works Department, Environmental Services Division 			
HWQ-6 Structural Design. Elevation of the lowest habitable floor shall be situated above levels of potential shallow flooding during 50-year storm flows. Floodproofing shall be incorporated into the design of the subterranean garage which shall be submitted to City engineer for review and approval.	<ul style="list-style-type: none"> Approval of plans to verify compliance with requirements 	<ul style="list-style-type: none"> Prior to issuance of permits 	<ul style="list-style-type: none"> Once 	<ul style="list-style-type: none"> Calabasas Public Works Department, Environmental Services Division 			
XI NOISE							
N-1 Hours of Construction Activity. Construction activity for site preparation and development shall be limited to the hours between 7:00 a m and 6:00 p m , Monday through Friday and between the hours of 8:00 a m and 5:00 p m on Saturdays. No construction shall occur on State holidays (e g , Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities, such as	<ul style="list-style-type: none"> Verification that noise restrictions are shown in Grading and Construction Plan notes Site visits to ensure compliance 	<ul style="list-style-type: none"> At final plan check During construction activities 	<ul style="list-style-type: none"> Once Monthly 	<ul style="list-style-type: none"> Calabasas Planning Division Calabasas Building and Safety 			

Safran Senior Affordable Housing Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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interior painting, are not subject to these restrictions.							
N-2 Stationary Construction Equipment. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded and located as far away from residences and other noise sensitive uses to the maximum extent feasible.	Review of construction noise reduction plan by the City; on-site monitoring to ensure noise levels from stationary equipment do not exceed 65 dBA	<ul style="list-style-type: none"> • Prior to issuance of grading permits • During construction activity 	<ul style="list-style-type: none"> • Once • Bi-monthly during construction and/or within 24 hours after complaints are received 	<ul style="list-style-type: none"> • Calabasas Planning Division • Calabasas Building and Safety 			
XV TRANSPORTATION/TRAFFIC							
T-1 Intersection Improvement. "Keep Clear" shall be painted in the eastbound lane of Calabasas Road at the intersection of El Canon Avenue so that the northbound left turn can be made from El Canon Avenue.	Verification of painting of intersection	Prior to occupation of project	Once	<ul style="list-style-type: none"> • Calabasas Planning Division 			
T-2 Traffic Analysis/Traffic Signal. Approximately one year after project occupancy, a traffic analysis shall be performed to determine whether the Calabasas Road/El Canon Avenue intersection is functioning at an acceptable level of service. If the traffic analysis determines that the level of service is unacceptable, a traffic signal shall be installed. The project applicant shall contribute a fair share toward funding of this traffic signal.	Perform traffic analysis of intersection	One year after completion of project	Once	Calabasas Transportation Division			
T-3 Registered Traffic Engineer Consideration. Have a registered traffic engineer consider the following safety issues and propose solutions that will be fair yet effective: <ul style="list-style-type: none"> • The current design has the driveway ingress aligned with the internal egress movement. 	Traffic engineer shall consider safety issues and propose solutions	Prior to issuance of permits	Once	Calabasas Transportation Division			

Safran Senior Affordable Housing Project
Mitigation Monitoring and Reporting Program

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<p>This exposes a potential for head on collisions at the transition.</p> <ul style="list-style-type: none"> The northern driveway wall into the substructure will block the visibility of vehicles maneuvering within the parking spaces immediately to the north. Cars exiting this area will not be visible to entering vehicles. Since the parking structure is subterranean, visibility upon ingress during daylight hours will decrease unless the transition area is well lit 							
XVI UTILITIES AND SERVICE SYSTEMS							
<p>U-1 Water Conservation Techniques. In order to meet the City's water conservation performance objectives, the following techniques shall be included:</p> <ul style="list-style-type: none"> Incorporation of drought tolerant and low water using plants; maximize preservation of natural vegetation Incorporation of water conservation techniques into the design of the irrigation system through such techniques as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, rain sensors and automatic irrigation systems Clustering of landscaped areas to maximize the efficiency of the irrigation system; design of irrigation systems to eliminate watering of impervious surfaces Installation of water conserving kitchen and bathroom fixtures and appliances, installation of thermostatically controlled mixing valves for baths and showers, and insulation of hot water circulating systems. 	<p>Verification that requirements are incorporated into landscape plan, and floor plans</p>	<p>Prior to approval of grading permits</p>	<p>Once</p>	<p>Calabasas Planning Division</p>			

