Mitigation Measures Applicable to Each Lot Number

Lot Number	Vegetation Types within Potential Impact Area[1]	Mitigation Measure BIO-1: Environmentally Sensitive Areas (Design/Plan Check)	Mitigation Measure BIO-2: Special Status Plant Species (Focused Survey)	Mitigation Measure BIO-3: Crotch Bumble Bee (Focused Survey)	Mitigation Measure BIO-4: Coastal California Gnatcatcher (Focused Survey)	Mitigation Measure BIO-5 Burrowing Owl (Pre-construction)	Mitigation Measure BIO-6: Nesting Birds/ Raptors (Construction Timing/ Pre-construction Survey)	Mitigation Measure BIO-7: Roosting Bats (Construction Timing/BMPs)	Mitigation Measure BIO-8: Night Lighting (Design/Plan Check)	Mitigation Measure BIO-9: Bird Strikes (Design/Plan Check)	Mitigation Measure BIO-10: Protected Trees (Tree Survey)	Mitigation Measure BIO-11: Jurisdictional Permitting (Survey-Jurisdictional Delineation)[2]	Mitigation Measure BIO-12: Water Quality (Construction BMPs)	Mitigation Measure BIO-13: Invasive Species (Design/Plan Check)
Lot 1	None								X	X		P	X	X
Lot 2	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 3	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 4	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 5	Ruderal	X	X	X		X	X		X	X		P	X	X
Lot 6	Ruderal	X	X	X		X	X		X	X		P	X	X
Lot 7	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 8	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	X	X	X
Lot 9	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 10	CSS, Woodland, Ruderal	X	X	X	X	X	X	X	X	X	X	X	X	X
Lot 11	CSS/Cactus Scrub, Woodland, Ruderal	X	X	X	X	X	X	X	X	X	X	X	X	X
Lot 12	Woodland	X	X	X		X	X	X	X	X	X	X	X	X
Lot 13	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	X	X	X
Lot 14	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 15	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 16	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 17	Woodland	X	X	X		X	X	X	X	X	X	P	X	X
Lot 18	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X

Mitigation Measures Applicable to Each Lot Number

Lot Number	Vegetation Types within Potential Impact Area[1]	Mitigation Measure BIO-1: Environmentally Sensitive Areas (Design/Plan Check)	Mitigation Measure BIO-2: Special Status Plant Species (Focused Survey)	Mitigation Measure BIO-3: Crotch Bumble Bee (Focused Survey)	Mitigation Measure BIO-4: Coastal California Gnatcatcher (Focused Survey)	Mitigation Measure BIO-5 Burrowing Owl (Pre-construction)	Mitigation Measure BIO-6: Nesting Birds/ Raptors (Construction Timing/ Pre-construction Survey)	Mitigation Measure BIO-7: Roosting Bats (Construction Timing/BMPs)	Mitigation Measure BIO-8: Night Lighting (Design/Plan Check)	Mitigation Measure BIO-9: Bird Strikes (Design/Plan Check)	Mitigation Measure BIO-10: Protected Trees (Tree Survey)	Mitigation Measure BIO-11: Jurisdictional Permitting (Survey-Jurisdictional Delineation)[2]	Mitigation Measure BIO-12: Water Quality (Construction BMPs)	Mitigation Measure BIO-13: Invasive Species (Design/Plan Check)
Lot 19	Woodland	X	X	X		X	X	X	X	X	X	P	X	X
Lot 20	Woodland	X	X	X			X	X	X	X	X	P	X	X
Lot 21	Woodland	X	X	X			X	X	X	X	X	P	X	X
Lot 22	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 23	CSS, Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 24	CSS, Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 25	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	X	X	X
Lot 26	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 27	Woodland	X	X	X			X	X	X	X	X	P	X	X
Lot 28	CSS, Woodland, Ruderal	X	X	X	X	X	X	X	X	X	X	P	X	X
Lot 29	CSS, Ruderal	X	X	X	X	X	X		X	X		P	X	X
Lot 30	CSS, Ruderal	X	X	X	X	X	X		X	X		P	X	X
Lot 31	CSS, Woodland, Ruderal	X	X	X	X	X	X	X	X	X	X	P	X	X
Lot 32	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 33	Woodland, Ruderal	X	X	X		X	X	X	X	X	X	P	X	X
Lot 34	None								X	X		P	X	X
Lot 35	Woodland	X	X	X		X	X	X	X	X	X	P	X	X
Lot 36	None								X	X		P	X	X

Mitigation Measures Applicable to Each Lot Number

Lot Number	Vegetation Types within Potential Impact Area[1]	Mitigation Measure BIO-1: Environmentally Sensitive Areas (Design/Plan Check)	Mitigation Measure BIO-2: Special Status Plant Species (Focused Survey)	Mitigation Measure BIO-3: Crotch Bumble Bee (Focused Survey)	Mitigation Measure BIO-4: Coastal California Gnatcatcher (Focused Survey)	Mitigation Measure BIO-5 Burrowing Owl (Pre-construction)	Mitigation Measure BIO-6: Nesting Birds/ Raptors (Construction Timing/ Pre-construction Survey)	Mitigation Measure BIO-7: Roosting Bats (Construction Timing/BMPs)	Mitigation Measure BIO-8: Night Lighting (Design/Plan Check)	Mitigation Measure BIO-9: Bird Strikes (Design/Plan Check)	Mitigation Measure BIO-10: Protected Trees (Tree Survey)	Mitigation Measure BIO-11: Jurisdictional Permitting (Survey-Jurisdictional Delineation)[2]	Mitigation Measure BIO-12: Water Quality (Construction BMPs)	Mitigation Measure BIO-13: Invasive Species (Design/Plan Check)
Open Space	None [all within Conservation Easement]													

[1] CSS: Coastal sage scrub vegetation types include California sagebrush scrub (disturbed), California buckwheat scrub, California buckwheat scrub (disturbed), California sagebrush – California buckwheat scrub, California sagebrush – black sage scrub, and coast prickly pear scrub.

[1] Woodland: Woodland vegetation types include California walnut groves, California walnut groves (disturbed), and coast live oak woodland (disturbed).

[1] Ruderal: Ruderal vegetation types include upland mustards or star-thistle fields and upland mustards or star-thistle fields (disturbed); these areas are dominated by non herbaceous species.

[2] X - This mitigation measure would be required for the parcel.

[2] P - A formal jurisdictional delineation was not conducted; therefore, it is unknown whether these parcels contain drainage features that were not identified by the National Wetlands Inventory (see Exhibit 10). If a proposed homeowner project would impact a drainage feature, a jurisdictional delineation may be required.

Color Code for Type of Mitigation
Design/Plan Check
Focused Surveys
Pre-construction Survey
Construction Timing/BMP

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
BIOLOGICAL RESOURCES				
MM BIO-1	Prior to and during ground disturbance, vegetation clearing, and other project construction activities	**Environmentally Sensitive Areas** **Avoidance.** Impacts on sensitive natural communities (i.e., coast prickly pear scrub, California walnut groves, and California walnut groves [disturbed]), jurisdictional features, Threatened and Endangered and CRPR 1B and 2B plant locations shall be avoided or minimized to the extent practicable during Project design. It is recommended that other coastal sage scrub and coast live oak woodland communities and CRPR 3 and 4 locations also be avoided to the extent practicable. Project plans shall be submitted to the City demonstrating that sensitive natural communities, jurisdictional features, special status plant locations, and other native vegetation types have been avoided to the extent practicable. If any sensitive natural communities, jurisdictional features, special status plant locations, or other native vegetation types are located on the lot (or within 500 feet of the project on an adjacent lot), they will be shown on project plans and labeled Environmentally Sensitive Areas. If the sensitive natural communities, jurisdictional features, special status plant locations, or other native vegetation types are present on the lot, the plans shall also include a note with the information below with regard to "Protection" of these resources. **Protection.** If a future homeowner project involves vegetation clearing and/or the use of mechanized equipment, and the lot has sensitive habitats (i.e., coast prickly pear scrub, California walnut groves, and California walnut groves [disturbed]), jurisdictional features, or Threatened and Endangered and CRPR 1B or 2B plant locations present on the lot (or within 500 feet of the project on an adjacent lot), the limits shall be marked prior to the initiation of	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		project activities. It is also recommended that this protection also be implemented if other native vegetation types (i.e., coastal sage scrub and coast live oak woodland) or CRPR 3 or 4 plant locations are present on the lot. Sensitive natural communities, jurisdictional features, special status plant locations, as well as other native vegetation types (i.e., Environmentally Sensitive Areas), outside the limits shall be avoided during project activities. No equipment, spoils piles, materials storage, or other disturbance shall occur within sensitive natural communities, jurisdictional features, special status plant locations or other native vegetation types (i.e., Environmentally Sensitive Areas). Additionally, a note shall be added to construction plans stating the following: "All wildlife shall be allowed to escape the work site unharmed (e.g., snakes, woodrats, etc.). No wildlife shall be handled unless moved by a qualified Biologist; a push broom may be used to guide wildlife away from the work site and toward nearby habitat areas, if needed."		
MM BIO-2	Prior to vegetation removal	**Special Status Plants:** Prior to removal of vegetation (including coastal sage scrub, native woodland, non-native woodland, or non-native herbaceous vegetation types) for projects requiring a City permit, the homeowner shall retain a qualified Botanist to conducted focused surveys for special status plant species within the lot. The survey shall be performed during the target species' peak blooming period in accordance with the most current protocols approved by CDFW and CNPS. Because blooming periods overlap, generally one early spring (i.e., March/April) and one late spring/early summer	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		(May/June) survey can be conducted to cover all target species. The peak blooming time varies based on the rainfall of the year. To assist homeowners in the BSA, the HOA could retain a qualified Botanist-to conduct a special status plant survey for the entire BSA during a year of adequate rainfall. This would identify special status plant locations for each lot. Following the survey, a map overlay could be made showing special status plant locations to be avoided in order to avoid the need for further mitigation. The preparation of a single special status plant survey throughout the BSA would provide an efficiency of scale that would be more cost-effective than the preparation of individual special status plant surveys by lot. It would also allow for a more accurate assessment of significance for CRPR 1 and 2 species with regard to the presence of species in the BSA as compared to species in the project region. If no special status plant species are located on the lot, no further measures would be required. If there is a special status plant location present on the lot, avoidance and protective measures described under MM BIO-1 shall be followed. If a special status plant ~~location~~ is observed within the project impact area, the qualified Botanist ~~Biologist~~ conducting the survey shall evaluate the significance with respect to the number of individuals that would be impacted and the status of the species. • If Nevin's barberry or thread-leaved brodiaea are observed in the impact area and cannot be avoided, any impact on these species shall be considered		

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		significant. Prior to issuance of City permits allowing for impacts on Nevin's barberry or thread-leaved brodiaea, the homeowner shall obtain take authorization from both the USFWS and CDFW. The homeowner shall present the fully executed take authorization to the City and shall comply with measures and compensatory mitigation required by the take authorization. One of the following mitigation options shall be required: (1) payment of an in-lieu mitigation fee to an approved mitigation bank with credits for the subject species; or (2) preparation of a Special Status Plant Translocation Plan. If translocation is selected, a qualified Restoration Biologist shall be retained to prepare a Special Status Plant Species Translocation Plan for approval by the USFWS and CDFW. The Special Status Plant Translocation Plan shall include the following topics: (1) responsibilities and qualifications of the personnel to implement and supervise the plant, (2) mitigation site selection criteria, (3) methods for seed/bulb/corm or individual collection; (4) site preparation and planting implementation, (5) implementation schedule, (6) maintenance plan/guidelines, (7) monitoring plan, and (8) long-term preservation of the mitigation site. If seeds/bulbs/corms or individuals will be collected as part of the mitigation strategy, a qualified Restoration Biologist/Seed Collector shall collect seed/bulbs/corms or individuals for translocation		

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		and shall store them in appropriate conditions to maintain the viability of the seed. • If plants with a CRPR of 1B or 2B are observed in the impact area and cannot be avoided, the determination of significance will be based on the size of the impacted population (including all impacts within the BSA to date) relative to the regional population size. The regional population size will be determined based on the current total population sizes (excluding occurrences considered extirpated) of CNDDB and CCH records from the USGS Baldwin Park, San Dimas, Ontario, La Habra, Yorba Linda, Prado Dam, Azusa, Glendora, and Mt. Baldy 7.5-minute quadrangles. If the impacted population of CRPR 1B or 2B species within the BSA represents less than five percent of the regional population, the impact will be considered less than significant and no mitigation will be required. If the impacted population of CRPR 1B or 2B species represents five percent or more of the regional population, compensatory mitigation shall be required. One of the following mitigation options shall be required: (1) payment of an in-lieu mitigation fee to an approved mitigation bank with credits for the subject species; (2) collection of seeds/bulbs/corms or individuals by a qualified Seed Collector and donation to the California Botanic Garden for their use; or (3) preparation of a Special Status Plant Translocation Plan. If translocation is selected, a qualified Restoration Biologist shall be retained to prepare a Special Status Plant Species		

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		Translocation Plan for approval by the City. If desired, the City may seek input from CDFW in an advisory role in review of the adequacy of the Special Status Plant Translocation Plan. The Special Status Plant Translocation Plan shall include the following topics: (1) responsibilities and qualifications of the personnel to implement and supervise the plant, (2) mitigation site selection criteria, (3) methods for seed/bulb/corm or individual collection; (4) site preparation and planting implementation, (5) implementation schedule, (6) maintenance plan/guidelines, (7) monitoring plan, and (8) long-term preservation of the mitigation site. If seeds/bulbs/corms or individuals will be collected as part of the mitigation strategy, a qualified Restoration Biologist/Seed Collector shall collect seed/bulbs/corms or individuals for translocation and shall store them in appropriate conditions to maintain the viability of the seed. If plants with a CRPR of 3 or 4 are observed in the impact area and cannot be avoided, the impact shall be considered less than significant and no further measures shall be required. However, it should be noted that any Southern California black walnut (CRPR 4.2) meeting the definition of a mature significant tree shall be subject to the requirements of MM BIO-10.		

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
MM BIO-3	Prior to and during ground disturbance	**Crotch's Bumble Bee:** If CDFW determines that listing of the Crotch's bumble bee is not warranted prior to or during implementation of the project activities, this measure shall not be required. Until CDFW makes a determination, or if CDFW determines that listing of the Crotch's bumble bee is warranted, the following measure shall be required. Prior to vegetation clearing or grading, homeowners requiring grading permits shall retain a qualified Biologist (i.e., one with a Memorandum of Understanding to handle the species) to conduct pre-construction focused surveys for Crotch's bumble bee throughout the lot. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). The survey shall be performed during the appropriate window for this species (i.e., April to August). Three visual surveys will be conducted by a qualified Biologist. Surveys shall be conducted at least two hours after sunrise and three hours before sunset during suitable weather conditions. Sunny days with temperatures greater than 60 degrees Fahrenheit and wind speeds less than 8 mph are optimal, but partially cloudy days or overcast conditions are permissible if a person's shadow is visible. Surveys shall not be conducted during wet, foggy, or rainy conditions. Meandering transects shall be walked slowly within the Project survey area to obtain a 100% survey cover. The Biologist will search for Crotch's bumble bee activity and the presence of ground nests. Cavities such as mammal burrows shall be inspected with binoculars for evidence of bumble bee use. If multiple exiting/entering bumble bees are observed at a cavity, further observation shall occur until nesting is confirmed (e.g. multiple	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		individuals entering the cavity). Survey results, including negative findings, shall be submitted to CDFW and the City prior to implementing any ground-disturbing activities. If no Crotch's bumble bee are observed, no further action will be required within the year that the focused survey is conducted. Because Crotch's bumble bee moves ground nests annually, the pre-construction focused survey shall be repeated if construction does not begin before the spring (i.e., March 1) following the previous focused survey. If Crotch's bumble bee is present, no work shall commence until the homeowner coordinates ~~the Project Applicant shall consult~~ with CDFW and obtains the appropriate take authorization pursuant to Fish and Game Code 2080. Prior to City approval of the homeowner project, and prior to any vegetation removal or ground-disturbing activities, the homeowner shall provide a fully executed take authorization from CDFW. During project construction, the homeowner shall comply with the measures detailed in the take authorization issued by CDFW.		
MM BIO-4	Prior to vegetation clearing or construction in areas that would impact coastal sage scrub	Coastal California Gnatcatcher: Prior to vegetation clearing or construction, homeowners with projects that would impact coastal sage scrub shall retain a qualified Biologist with the appropriate permit to conduct focused surveys for coastal California gnatcatcher within 500 feet of Project impact areas. The survey shall be performed in accordance with the most current protocols approved by the USFWS.	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		To assist homeowners in the BSA, the HOA could retain a qualified Biologist to conduct a focused coastal California gnatcatcher survey for the entire BSA. Following the survey, a map overlay could be made showing occupied habitat to be avoided in order to avoid the need for further mitigation. Conducting a focused coastal California gnatcatcher survey throughout the BSA would provide an efficiency of scale that would be more cost-effective than the preparation of individual surveys by lot. If coastal California gnatcatchers are not observed within 500 feet of the project impact area, no further measures would be needed. If coastal California gnatcatchers are observed within 500 feet of the project impact area, then impacts on coastal sage scrub should be avoided or minimized to the extent practicable. If avoidance of coastal sage scrub is not feasible, then consultation with the USFWS (Section 7 or Section 10) shall be required to determine the appropriate mitigation required prior to removal of coastal sage scrub. Potential mitigation options shall include payment of an in-lieu mitigation fee to an approved mitigation bank; long-term preservation of existing coastal sage scrub habitat occupied by coastal California gnatcatcher at an on-site or off-site location; or another strategy as approved by the USFWS. Coastal sage scrub shall be replaced at a minimum 1:1 ratio, or as otherwise determined by the USFWS. The USFWS approval (under Section 7 or 10 of the FESA) must be obtained and mitigation must be secured (i.e., in-lieu mitigation fee paid or demonstration of long-term preservation has been obtained) prior to issuance of a grading permit.		

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
MM BIO-5	Prior to construction	**Burrowing Owl:** Per the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), the homeowner shall retain a qualified Biologist to conduct a pre-construction survey for the burrowing owl no less than 14 days prior to any ground disturbance by the Project and no greater than 30 days prior to ground disturbance in each Project area (year-round). The pre-construction survey shall include the area of proposed disturbance plus a 500-foot buffer (if access is available). If an active burrow is observed outside the breeding season (i.e., September 1 to January 31) and it cannot be avoided, the burrowing owl shall be passively excluded from the burrow following methods described in CDFW guidelines. One-way doors shall be used to exclude owls from the burrows; doors shall be left in place for at least 48 hours. Once the burrow is determined to be unoccupied, the burrow shall be closed by a qualified Biologist who shall excavate the burrow using hand tools. If an active burrow is observed outside the breeding season (i.e., September 1 to January 31) and it can be avoided, the Biologist shall determine an appropriate protective buffer for the burrow. The designated protective buffer will be clearly marked in the field and mapped as an Environmentally Sensitive Area on construction plans. If an active burrow is observed during the breeding season (February 1 to August 31), the active burrow shall be protected until nesting activity has ended (i.e., all young have fledged from the burrow). The Biologist shall determine the appropriate protective buffer for the burrow (minimum 300 to 500 feet) based on the	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		sensitivity of the individuals and the type of construction activities. The designated protective buffer will be clearly marked in the field and mapped as an Environmentally Sensitive Area on construction plans. Upon completion of the pre-construction burrowing owl survey, a Letter Report shall be prepared and submitted to CDFW documenting the results of the survey within two weeks of completion of the survey effort. If an active burrow is observed, the Letter Report shall include a description of the protective buffer that has been designated.		
MM BIO-6	Prior to project activities including grading, demolition, vegetation clearing, etc.	**Nesting Birds/Raptors:** To the extent possible, vegetation clearing shall be conducted during the non-breeding season (i.e., September 16 to January 31) in order to minimize impacts on nesting birds. If vegetation clearing would be initiated during the breeding season for nesting birds/raptors (i.e., February 1–September 15), the construction activity shall be conducted in compliance with the Migratory Bird Treaty Act and/or Sections 3503, 3503.5, and 3513 of the *California Fish and Game Code*. In order to avoid direct impacts on active nests, a pre-construction survey shall be conducted by a qualified Biologist (one with experience conducting nesting bird surveys) for nesting birds and/or raptors within three days prior to vegetation clearing or initiation of project activities. The nesting bird survey area shall include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		and coastal California gnatcatcher (if there is coastal sage scrub). If the Biologist does not find any active nests within or immediately adjacent to the impact area, the vegetation clearing/construction activities shall be allowed to proceed. If the Biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted, the Biologist shall determine an appropriate protective buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be 25–100 feet for nesting birds and 200–500 feet for special status bird species or nesting raptors. The active nest shall be protected until nesting activity has ended as determined by a qualified Biologist (i.e., nestlings have fledged or the nest has failed). Encroachment into the protective buffer around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants.		
MM BIO-7	Prior to project activities including grading, demolition, vegetation clearing, etc.	**Roosting Bats:** The bats with potential to roost in the BSA (i.e., western red bat and western mastiff bat) roost in trees. If native or non-native trees are proposed for removal, then either tree removal shall be conducted between September and November (to avoid the bat maternity and the bat hibernation season), or the tree removal will occur under the supervision of a qualified Biologist and will utilize phased tree trimming. First, branches are removed from the trees; lowered to the ground as gently as possible; and left overnight on the ground to allow bats to escape. After they have been left overnight for at least one night, the branches can be chipped and/or removed from the	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		site. The day after branches are cut from the tree, the tree trunk can be cut; lowered to the ground as gently as possible; and left overnight on the ground to allow bats to escape. After the trunk has been left overnight for at least one night, the trunk can be cut into pieces, chipped, and/or removed from the site.		
MM BIO-8	Final Design	**Night Lighting:** Lighting plans shall be submitted to the City for review to ensure that night lighting is focused within the usable backyard space and does not shine into adjacent habitat areas to the extent practicable. Exterior lighting adjacent to natural open space shall be diffused, shielded, and low intensity and located so that direct rays are confined to the developed areas.	City Planning Division	
MM BIO-9	Final Design	**Bird Strikes:** If landscaping or improvements includes installation of glass walls in outdoor areas within lots that contain coastal sage scrub or native woodlands, landscaping plans shall demonstrates that window/glass used are designed to minimize bird strikes. This may include measures such as angling of windows/glass downward so that the windows reflect the ground instead of the surrounding habitat or sky or the use of bird-safe glass that exhibits the "2×4 Rule", as defined by the American Bird Conservancy. The 2 X 4 Rule describes the distance between elements making up a pattern applied to windows for the purpose of preventing bird strikes. To be effective, the pattern must uniformly cover the entire window and consist of elements of any shape (e.g., lines, dots, other geometric figures) separated by no more than 2 inches if oriented in horizontal rows, or 4 inches if oriented in vertical columns (i.e., the 2 X 4 Rule). These patterns reduce bird-window collisions when applied to the outer surface of reflective panes. Greater spacing between pattern elements increases the risk of a strike and casualties. Bird-safe glass may include a uniformly dense dot, striped, or grid pattern created	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		as ceramic frit on the external surface of the window or a uniformly dense dot, striped, or grid patterns of clear UV-reflecting and UV-absorbing film applied to the exterior of windows. Opaque glass can also be used. It should be noted that single decals (e.g., falcon silhouettes or large eye patterns) are ineffective and shall not be used unless the entire glass surface is uniformly covered with the objects or patterns (Klem 1990).		
MM BIO-10	Final Design	**Protected Trees:** Removal of mature significant trees protected by the City of San Dimas Municipal Code shall be avoided to the extent practicable. Mature significant trees may include native or non-native species in developed or undeveloped areas, if they meet the size requirement for a mature significant tree under the City's code. Prior to removal of mature significant trees, homeowners shall follow the procedures for tree removal described in San Dimas Municipal Code 18.162 (see https://file.lacounty.gov/SDSInter/acwm/216023_SanDimasMC.pdf, Chapter 18.162: Tree Preservation). This Code requires that a tree inventory be prepared by a Certified Arborist to map trees on the property. If determined necessary through the City's review process, conditions for removal of a mature significant tree may include tree replacement at a 2:1 ratio with a minimum 15-gallon box tree(s), or other replacement of equivalent value and size, within the subject property. No grading or building permits shall be issued and no mature significant trees shall be removed until approved as described in San Dimas Municipal Code 18.162. San Dimas Municipal Code 18.162 also requires protection of existing mature significant trees during project activities and prohibits topping and/or excessive pruning of a mature significant tree that	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		would result in significant damage to the tree to the point that it may limit future growth, as determined by a Certified Arborist. To assist homeowners in the BSA, the Home Owner's Association (HOA) could retain a Certified Arborist to prepare a Native Tree Inventory for the entire BSA. Following the preparation of the Native Tree Inventory, a map overlay could be made showing native trees to be avoided in order to avoid the need for tree permitting. The preparation of a single Native Tree Inventory throughout the BSA would provide an efficiency of scale that would be more cost-effective than the preparation of individual tree surveys by lot.		
MM BIO-11	Final Design	**Jurisdictional Permitting:** If a residential lot contains a potential drainage, including potential jurisdictional features shown on Figure 7, or other topographic features that may comprise a bed, bank, or channel, a formal Jurisdictional Delineation shall be prepared by a qualified Biologist. The project shall follow avoidance and protective measures described under MM BIO-1. To assist homeowners in the BSA, the HOA could retain a qualified Biologist to prepare a Jurisdictional Delineation for the entire BSA. This would identify jurisdictional features and associated regulatory authority for each lot. Following the preparation of the Jurisdictional Delineation, a map overlay could be made showing jurisdictional features to be avoided in order to avoid the need for further regulatory permitting. The preparation of a single Jurisdictional Delineation throughout the BSA would provide an efficiency of scale that would be more cost-effective than the preparation of individual Jurisdictional Delineations by lot.	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		However, the Jurisdictional Delineation may need to be periodically updated if regulatory requirements change over time. If project activities would impact features under the jurisdiction of the USACE (if applicable), CDFW, and/or RWQCB, the homeowner shall obtain all necessary permits for impacts to jurisdictional areas. Potential mitigation options shall include payment of an in-lieu mitigation fee to an approved mitigation bank; long-term preservation of existing jurisdictional habitat at an on-site or off-site location; or another strategy as approved by the USACE, CDFW, and/or RWQCB. Jurisdictional areas shall be replaced at a minimum 1:1 ratio, or as otherwise determined by the resource agencies during permitting. The appropriate jurisdictional permits must be obtained and mitigation must be secured (i.e., in-lieu mitigation fee paid or demonstration of long-term preservation has been obtained) prior to issuance of a grading or building permit.		
MM BIO-12	Prior to project activities including grading, demolition, vegetation clearing, etc.	**Water Quality.** The following Best Management Practices (BMPs) shall be used during construction activities: • Erosion control measures shall be used to minimize erosion (e.g., temporary installation of silt fences, straw wattles, fiber rolls, gravel bags, etc.). • Wattles used for erosion control shall be biodegradable and certified as weed-free. • Spoils shall be stockpiled in disturbed areas lacking native vegetation.	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		• Construction vehicles shall be washed prior to delivery to the site to prevent weed seeds from entering the construction area. Track-clean or other methods of vehicle cleaning shall be used by the construction contractor to prevent weed seeds from entering/exiting the site on vehicles. • Fueling and equipment maintenance shall occur on existing streets or other developed areas. No equipment maintenance shall occur within or adjacent to drainages or native vegetation. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. • Any spilled hazardous materials shall be immediately cleaned and hazardous materials properly disposed of. • All trash and debris shall be picked up and removed from the site at the end of each workday. • All work shall be conducted during daylight hours only. Trenches and excavations shall be covered at the end of each work day or a wood plank shall be placed from the bottom of the trench to the ground level to allow wildlife to escape from the trench/excavation.		
MM BIO-13	Final Design	Landscaping designs shall be submitted to the City for review to ensure that no invasive, exotic plant species are used in proposed landscaping (i.e., those listed on the California Invasive Plant Council's Invasive Plant Inventory with a Risk Rating of "High" [Cal-IPC 2023]). The review may be conducted by City staff or a qualified	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
		Biologist. If a qualified Biologist conducts the review, suitable substitutes should be suggested for any plants not allowed.		
CULTURAL RESOURCES				
MM CUL-1	Prior to and during ground disturbance	Prior to the commencement of grading or excavation, workers conducting construction activities and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any unusual specimens of bone, stone, ceramics or other archaeological artifacts or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of the discovery until a qualified archaeologist or Native American cultural monitor is notified of the discovery by the Superintendent of the project site and can assess their significance. The WEAP shall be implemented to educate all construction personnel of the area's environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of project construction. Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman shall ensure that new personnel receive training before they start working. The archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
MM CUL-2	Prior to and during ground disturbance	If historical or unique archaeological resources are discovered during construction, the contractor shall halt construction activities in the immediate area and notify the City. An on call qualified archaeologist shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). A Monitoring and Treatment Plan shall be prepared by the qualified archaeologist. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the site while evaluation and treatment of historical or unique archaeological resources takes place.	City Planning Division	
MM CUL-3	Prior to and during ground disturbance	If human remains are encountered during excavations associated with this project, all work shall stop within a 30-foot radius of the discovery and the County Coroner shall be notified (§ 5097.98 of the Public Resources Code). The Coroner shall determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they shall contact the NAHC. The NAHC shall be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) shall be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD shall make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).	City Planning Division	

Mitigation Measure	Timing	Measure	Responsible for Monitoring	Completion
GEOLOGY AND SOILS				
MM GEO-1	Prior to and during ground disturbance	Before the beginning of grading pursuant to the proposed project, the grading proponent shall retain a qualified paleontologist to be on-call during the duration of grading. If paleontological resources are uncovered during grading, the contractor shall halt grading in the immediate area and notify the City. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). Subsequently, the monitor shall remain onsite for the duration of grading to ensure the protection of any other resources that are found.	City Planning Division	
HYDROLOGY AND WATER QUALITY				
MM HYD-1	Final Design	This mitigation measure would require applicants for grading permits pursuant to the proposed MCTA to prepare a hydraulic study. The hydraulic study would evaluate the ability of existing downstream infrastructure to safely collect and convey any additional runoff created by future projects into the existing storm drainage system in accordance with San Dimas and LA County standards. The hydraulic study must be approved by the City Engineer and would be required prior to review and approval of grading plans by the Building Official and City Engineer.	City Planning Division	