
12.0 MITIGATION MONITORING PROGRAM

The Executive Summary section of this EIR identifies the Mitigation Measures that will be implemented to offset the impacts resulting from the proposed project. Section 21081.6 of CEQA requires the public agency to adopt a monitoring program of mitigations to ensure compliance with the mitigations identified in the CEQA document. This section of CEQA also identifies guidelines for implementation of a monitoring program. The monitoring program is required to be completed prior to certification of a Final EIR.

The following Mitigation Monitoring Program (MMP) identifies all the mitigations identified in the EIR along with the party responsible for monitoring the mitigations and the timeframe for implementation. This MMP satisfies the requirements of Section 21081.6 of CEQA.

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Aesthetics						
MM AES-1: Prior to issuance of grading permits for the project, the applicant shall present conceptual plans for the Planning Commission's approval that reduce the proposed clubhouse's building height, including accent towers, to 35 feet or less. This mitigation measure is required only if the project's requested amendments to the C-R zone are not approved.	Prior to the issuance of grading permits	City of Rolling Hills Estates Planning Staff	Planning Staff shall review the revised plans and ensure that the Planning Commission has approved the height of the clubhouse prior to the issuance of grading permits.			
MM AES-2: Prior to issuance of building permits for the project, the applicant shall submit a final landscape plan for the Park and Activities Commission's approval, conforming to all City landscape plan review requirements. The landscape plan shall specify in particular plant material and irrigation for all modular (Verdura® or similar) and conventional retaining walls. Plant species selected for these applications shall have the capability to achieve a minimum of 80% coverage of concrete surfaces within five (5) years of installation.	Prior to issuance of building permits	City of Rolling Hills Estates Planning Staff	Planning Staff shall ensure that the Park and Activities Commission has approved the landscape prior to the issuance of building permits.			
MM AES-3: Tree specimens selected for the project entry at its intersection with Palos Verdes Drive East shall be a minimum 36" box size. Tree specimens to be located between the Hole 4 and 9 fairways shall be selected and sized for their ability to screen the retaining walls on the west side of the Hole 9 fairway from the Palos Verdes Drive East viewshed.	Development of final landscape plans and during landscape construction	City of Rolling Hills Estates Planning Staff	Planning Staff shall review landscape plans and visit the site during landscape construction to ensure compliance with this requirement.			

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MM AES-4: All retaining walls that exceed 6 feet in height shall be Verdura® retaining walls (or an equivalent wall of modular, interlocking concrete cells) rather than conventional walls, unless such construction is proven infeasible on a case-by-case basis to the satisfaction of the Planning Department. When such construction is not feasible, the retaining wall shall be screened to the satisfaction of the Planning Department, with screening to include at a minimum creeping vines or other plant materials that cover/obscure at least 50% of the wall surface within 3 years of wall installation.	Final engineering, development of final landscape plans, and during landscape construction	City of Rolling Hills Estates Planning Staff	Planning Staff shall review wall plans and landscape plans, and shall visit the site during construction to ensure compliance with this requirement.			
MM AES-5: Prior to issuance of grading permits, the applicant shall place protective fencing surrounding all trees proposed to remain in place, in order to preserve such trees' view screening capability. This fencing shall be placed approximately along each tree's dripline; where two or more trees' driplines merge, fencing shall follow the merged dripline.	Prior to issuance of grading permits	City of Rolling Hills Estates Planning Staff	Planning Staff shall inspect protective tree fencing prior to the issuance of a grading permit.			
MM AES-6: Prior to making a Neighborhood Compatibility Determination, the Planning Commission shall (1) determine if other styles, such as "Ranch" must be mixed into the proposed neighborhood; and (2) review the massing design of the proposed homes to ensure that two-story wall elevations are adequately articulated to avoid "stark and unbroken" walls and to ensure that the mass of the proposed homes are minimized to the best extent feasible.	Prior to making a Neighborhood Compatibility Determination	City of Rolling Hills Estates Planning Staff	Planning Staff shall ensure the Planning Commission makes the required determination and conducts the required review prior to making a Neighborhood Compatibility Determination.			

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MM AES-7: All proposed concrete drainage ditches, aprons, etc., on the manufactured slopes proposed for the project shall be tinted to closely match the native soil color in the vicinity of the drainage structure, to the satisfaction of the Planning Department.	Final engineering and during construction	City of Rolling Hills Estates Planning Staff	Planning Staff shall review final plans to ensure this requirement is included in the specifications and shall inspect paint samples to ensure compliance with this requirement.			
MM AES-8: Tree species proposed for placement around the project's tennis courts shall be evergreen, 36" box size, of a natural height not to exceed 35', and with a natural horizontal spread equal to or greater than the proposed spacing between individual trees (for example, trees planted at 20' on center should have a minimum 10' radial spread, or a 20' diameter).	Development of final landscape plans and during landscape construction	City of Rolling Hills Estates Planning Staff	Planning Staff shall review landscape plans and visit the site during landscape construction to ensure compliance with this requirement.			
MM AES-9: Prior to issuance of building permits, the applicant shall submit a sign plan to the Planning Director for approval. All building signs and project monumentation shall conform to the most recent version of the Rolling Hills Estates sign ordinance.	Prior to issuance of building permits	City of Rolling Hills Estates Planning Director	The Planning Director shall review the sign plan(s) to ensure compliance with this requirement.			
MM AES-10: All other requirements of the Rolling Hills Estates C-R and RPD Development Standards and the Neighborhood Compatibility Ordinance shall apply.	Prior to issuance of building permits	City of Rolling Hills Estates Planning staff	Planning Staff shall review project plans to ensure compliance with this requirement.			

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MM AES-11: Prior to issuance of building permits, the applicant shall submit a detailed lighting plan to the Planning Director for approval. The lighting plan shall correspond substantially to the conceptual lighting plan submitted for the project, and shall include all exterior structural lighting, parking lot lighting, landscape lighting and sign monument lighting.	Prior to issuance of building permits	City of Rolling Hills Estates Planning Director	The Planning Director shall review lighting plans to ensure compliance with this requirement.			
MM AES-12: Parking lot, street and entry lighting shall be shielded so that no direct light spills upwards to the night sky and so that no fixture's light spills onto adjacent properties in excess of Lighting Ordinance thresholds.	Development of final plans and during construction	City of Rolling Hills Estates Planning Staff	Planning Staff shall review lighting plans and visit the site during construction to ensure compliance with this requirement.			
MM AES-13: All other requirements of the Rolling Hills Estates standards for lighting shall apply.	Development of final plans and during construction	City of Rolling Hills Estates Planning Staff	Planning Staff shall review lighting plans and visit the site during construction to ensure compliance with this requirement.			
MM AES-14: The installation of new overhead utility lines is prohibited.	Prior to the issuance of a grading permit	City of Rolling Hills Estates Planning Staff	Planning Staff shall review the project's utility plans to ensure compliance with this requirement.			

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MM AES-15: New above ground utility cabinets shall not be installed unless undergrounding of certain utility cabinets is proven infeasible on a case-by-case basis to the satisfaction of the Planning Department. When undergrounding of a utility cabinet is not feasible, the above ground utility cabinet shall be located and screened to the satisfaction of the Planning Department.	Prior to the issuance of a grading permit and during construction if the installation of an above ground utility cabinet(s) is unavoidable	City of Rolling Hills Estates Planning Staff	Planning Staff shall review the project's utility plans to ensure compliance with this requirement. If the installation of an above ground utility cabinet(s) is unavoidable, Planning Staff shall review cabinet plans to ensure compliance with this requirement.			
Air Quality						
MM AQ-1: During grading and construction, fugitive dust emissions shall not exceed the performance standards in SCAQMD Rule 403.	During grading and construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM AQ-2: During demolition, apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle track-out.	During demolition	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-3: During demolition, apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.	During demolition	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-4: During grading and construction, cease activities when wind speeds exceed 25 mph or comply with contingency fugitive dust control measures in Table 3 of SCAQMD Rule 403.	During grading and construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM AQ-5: During grading and construction, active areas shall be watered three times (3x) per day. Pre-water areas being cut such that fill materials maintain sufficient moisture to meet SCAQMD Rule 403 performance standards. Water areas being scraped at least hourly.	During grading and construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-6: During grading and any other construction activities that require earth movement, require minimum soil moisture of 12% for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content shall be verified by lab sample or moisture probe.	During grading and construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall ensure that moisture content in the soil is verified by lab sample or moisture probe to ensure compliance with this requirement.			
MM AQ-7: During all phases of construction, apply trackout controls (e.g., rumble grate or gravel pad) in a manner consistent with existing AQMD and stormwater regulations.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM AQ-8: During all phases of construction, limit onsite vehicle speeds (on unpaved roads) to 15 mph.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-9: During all phases of construction, replace ground cover in disturbed areas as quickly as possible. Disturbed surfaces shall be maintained in a stabilized condition using water or other chemical dust suppressant until ground cover is replaced.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-10: During all phases of construction, equipment shall not idle for greater than five consecutive minutes except as allowed by the In-Use Offroad Air Toxic Control Measure (13CCR2449(d)(3)(A)).	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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<p>MM AQ-11: During all phases of construction, NOx impacts shall be mitigated by one or a combination of the following six (6) methods, each of which is designed to reduce mass daily construction phase NOx to 200 lbs/day or less:</p> <p>a. Limit vehicle activity to either of the following:</p> <ol style="list-style-type: none"> i. 20,146 horsepower-hours per day (hp-hr/day); or ii. 1,029 gallons of diesel fuel consumed per day (gal/day). <p>b. Install add-on controls and/or turnover older equipment by one of the following methods:</p> <ol style="list-style-type: none"> i. All equipment shall operate on aqueous diesel fuel; or ii. Using the fleet average approach implemented by CARB for the In-Use Off-road Air Toxic Control Measure, demonstrate that equipment operating on-site has either: <ol style="list-style-type: none"> 1. 100% of engine horsepower on-site is Tier 3; or 2. Add-on controls (e.g., diesel oxidation catalysts) sufficient to mitigate NOx emissions by 45% on a weighted horsepower basis (i.e., a high level of control on large engines may be preferable to low levels of control on all engines); or 3. Overall NOx emissions characteristics of 2.47 g/hp-hr or better. 	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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<p>MM AQ-12: During all phases of construction, diesel exhaust related chronic health risk impacts shall be mitigated by one of the following five (5) methods, each of which are designed to reduce diesel particulate matter (DPM) emissions by twenty five percent (25%):</p> <ul style="list-style-type: none"> a. Limit activity to either of the following: <ul style="list-style-type: none"> i. 357,176 horsepower-hours per month (hp-hr/mo.); or ii. 18,251 gallons of diesel fuel consumed per month (gal/mo.). b. Install add-on controls and/or turnover older equipment by one of the following methods: <ul style="list-style-type: none"> i. All equipment shall have a Level 1 or better CARB verified diesel emission control device installed while operating on-site; or ii. Using the fleet average approach implemented by CARB for the In-Use Off-road Air Toxic Control Measure, demonstrate that equipment operating on-site has either: <ul style="list-style-type: none"> 1. Add-on controls sufficient to mitigate DPM emissions by 25% on a weighted horsepower basis (i.e., high level of control on large engines may be preferable to low levels of control on all engines); or 2. Overall PM emissions characteristics of 0.15 g/hp-hr or better. 	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM AQ-13: During all phases of construction, equipment shall not be staged within 500 feet of the site boundary and operations within 500 feet of the boundary shall be limited to those which are necessary for grading and improvement of the site boundary area.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-14: During all phases of construction, use electricity from power poles rather than temporary diesel or gasoline power generators greater than 50 horsepower.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-15: Parking of construction vehicles and construction worker vehicles shall occur on-site and shall not be allowed on-street.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM AQ-16: During all phases of construction, provide temporary traffic controls, such as a flag person or signage, to maintain smooth traffic flow.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-17: Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable. Minimally, no deliveries during construction shall occur during peak traffic hours.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-18: The project's construction management plan shall identify construction trucks routes that avoid congested streets and sensitive receptors.	Prior to issuance of a grading permit	City of Rolling Hills Estates Traffic Engineer	The City's Traffic Engineer shall review and approval the project's construction management plan prior to the issuance of a grading permit to ensure compliance with this requirement.			

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MM AQ-19: All construction vehicles and equipment shall be properly tuned and maintained according to manufacturers' specifications.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-20: Excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-21: All trucks hauling earth, sand, soil, or other loose materials on public roads are to be covered.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM AQ-22: Onsite roads and road shoulders shall be paved, minimally, prior to construction of the clubhouse or any residential structures.	Prior to construction of the clubhouse or any residential structures	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall inspect the construction site prior to construction of the clubhouse or any residential structures to ensure compliance with this requirement.			
MM AQ-23: A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to PM ₁₀ generation.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM AQ-24: Comply with control measures, signage, and onsite dust supervisor requirements for Large Operations under Rule 403.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM AQ-25: The proposed clubhouse and residential units shall be designed and constructed to exceed Title 24 energy efficiency standards by at least 20%.	Prior to the issuance of a building permit (for review of plans) and prior to the issuance of a certificate of occupancy	City of Rolling Hills Estates Building and Safety Staff	To ensure compliance with this requirement, Building and Safety Staff shall review all building plans prior to the issuance of a building permit and inspect structures prior to the issuance of a certificate of occupancy.			
MM AQ-26: To the satisfaction of the Planning Director, prior to the issuance of a building permit for the clubhouse or the first residential unit, the project proponent shall identify additional green building techniques to be utilized for each of the proposed structures. To the satisfaction of the Planning Director, the project proponent shall also quantify the reduction in greenhouse gas (GHG) pollutant emissions that would be achieved by the identified green building techniques. Potential green building techniques that shall be considered by the project proponent include but are not limited to: <ul style="list-style-type: none"> ▪ Specification/use of ENERGY-STAR qualified building materials and appliances; ▪ Specification/use of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems; ▪ Use of passive solar design to minimize the need for artificial heating and cooling of indoor 	Prior to the issuance of a building permit for the clubhouse or the first residential unit	City of Rolling Hills Estates Planning Staff	Planning Staff shall review identified green building techniques and corresponding GHG reduction analysis to ensure compliance with this requirement.			

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spaces; <ul style="list-style-type: none"> ▪ Use of daylighting architectural practices to take advantage of sunlight; ▪ Specify/install light colored cool roofs, green roofs, and/or cool pavement materials; ▪ Use of on-site renewable energy and/or grid-source green power; and ▪ Include energy storage to optimize on-site renewable energy generation systems and to avoid peak energy use. 						
MM AQ-27: Prior to the issuance of a certificate of occupancy for the clubhouse or the fiftieth residential unit, the project proponent shall purchase carbon credits to offset the project's GHG emissions, considering a 30-year lifespan, that are in excess of 3,000 MTCO ₂ e/yr. The total amount of carbon credits needed to meet this requirement is estimated to be approximately 13,000 MTCO ₂ e. The final amount of carbon credits, however, shall be determined in consideration of the actual volume of reductions in GHG emissions achieved through Mitigation Measure AQ-25.	Prior to the issuance of a certificate of occupancy for the clubhouse or the fiftieth residential unit	City of Rolling Hills Estates Planning Staff	Planning Staff shall be provided with proof of the necessary amount of carbon credits to ensure compliance with this requirement.			
Biological Resources						
MM BIO-1: No greater than one year prior to any earth-moving or vegetation disturbing activities, a qualified biologist shall conduct presence/absence surveys for the coastal California gnatcatcher in accordance with USFWS protocol (1997). Breeding and non-breeding season survey protocol for	Prior to the issuance of any grading/building permits and within one year of commencing earth-	City of Rolling Hills Estates Planning Director	The applicant shall retain a qualified biologist to conduct presence/absence surveys for the coastal California gnatcatcher			

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presence/absence of coastal California gnatcatchers in non-NCCP areas are as follows: <ul style="list-style-type: none"> ▪ From March 15 through June 30, a minimum of six (6) surveys shall be conducted at least one week apart. ▪ From July 1 through March 14, a minimum of nine (9) surveys shall be conducted at least two weeks apart. ▪ Surveys shall be conducted between 6:00 a.m. and 12:00 p.m. Surveys shall avoid periods of excessive or abnormal heat, wind, rain, fog, or other inclement weather. ▪ Taped coastal California gnatcatcher vocalizations shall be used only until individuals have been initially located. Tapes shall not be used frequently or to elicit further behaviors from the birds. ▪ Surveys shall be conducted by slowly walking survey routes. Sites with deep canyons, ridge lines, steep terrain, and thick shrub cover shall be surveyed more slowly. ▪ Prevailing site conditions and professional judgment must be applied to determine appropriate survey rates and acreage covered per day. These factors may dictate that the maximum daily coverage specified in the protocol is not prudent under certain conditions. ▪ A report shall be provided to the USFWS and CDFG within 45 days following the field 	moving or vegetation disturbing activities		in accordance with USFWS protocol (1997). Evidence that a presence/absence survey was conducted and any follow up activity shall be submitted to the Planning Director.			

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surveys. If coastal California gnatcatchers are present, the following measures shall be implemented: <ul style="list-style-type: none"> ▪ The applicant shall conduct a formal consultation with the USFWS/CDFG and acquire all appropriate permits. ▪ A qualified biological monitor must be present during all clearing activities to make sure no birds or nests are directly harmed or destroyed. ▪ Construction limits shall be fenced or flagged prior to construction activities to avoid inadvertent disturbance of areas outside the construction zone. ▪ All trash associated with construction activities shall be properly contained and disposed. ▪ To mitigate for the permanent loss of occupied habitat because of the proposed activities, the applicant shall prepare a restoration Habitat Conservation Plan that includes performance criteria, such as percent cover by native and non-native plants, native plant diversity, and evidence of natural reproduction, which must be met. The restoration plan must be reviewed and approved by the U.S. Fish and Wildlife Service. Evidence that a presence/absence survey was conducted and any follow up activity shall be presented to the Planning Director prior to the issuance of any grading/building permits.						

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<p>MM BIO-2: No greater than one year prior to any earth-moving or vegetation disturbing activities, a qualified biologist shall conduct rare plant surveys in accordance with USFWS (2000), CDFG (2000), and CNPS (2001) protocols. To capture all special-status species potentially occurring during their respective blooming periods (see Table 3.3.1), these surveys shall be conducted between April and June in areas where special-status plant species are potentially present (e.g., coastal sage scrub remnant patches). Evidence that a rare plant survey was conducted and any follow up activity shall be presented to the Planning Director prior to the issuance of any grading/building permits.</p> <p>In addition, a qualified biologist shall be present during construction activities to ensure the protection of special-status plant species. If special-status plant species are found on the project site, California's Native Plant Protection Act requires notification of the CDFG at least 10 days in advance of any site disturbance. This shall provide for the salvaging of special-status plants that would otherwise be destroyed. If presence of the special-status plant species is assumed and mitigated, it is possible that this requirement would be waived. This would need to be determined during negotiation with the City of Rolling Hills Estates and their USFWS and/or CDFG contacts.</p>	Within one year of commencing any earth-moving or vegetation disturbing activities and monitoring during grading and construction	City of Rolling Hills Estates Planning Director	<p>The applicant shall retain a qualified biologist to conduct a rare plant survey in accordance with USFWS (2000), CDFG (2000), and CNPS (2001) protocols. The Planning Director shall review the report of said survey prior to the issuance of grading/building permits.</p> <p>The applicant shall retain a qualified biologist to be present during construction activities to ensure the protection of special-status plant species. The Planning Director shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.</p>			

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<p>MM BIO-3: A qualified biologist shall conduct general wildlife surveys prior to any earth-moving or vegetation disturbing activities to determine the presence/absence of other special-status wildlife species, such as the monarch butterfly, coast horned lizard, San Diego desert woodrat, and pocketed free-tailed bat. Evidence that a general wildlife survey was conducted and any follow up activity shall be presented to the Planning Director prior to the issuance of any grading/building permits. A qualified biologist shall be present during all construction activities to ensure the protection of all wildlife. If special-status animal species are found on the project site, construction activities shall be halted and buffers installed until the species is out of harm's way. General construction activities shall be conducted in a manner that minimizes mortality of the species and degradation of habitat. If special-status wildlife species are found onsite, consultation with USFWS and CDFG shall be initiated by the project applicant.</p>	<p>Surveys shall be conducted prior to any earth-moving or vegetation disturbing activities and monitoring shall be conducted during grading and construction</p>	<p>City of Rolling Hills Estates Planning Director</p>	<p>The applicant shall retain a qualified biologist to conduct general wildlife surveys. The Planning Director shall review the report of said survey prior to the issuance of grading/building permits.</p> <p>If special-status wildlife species are found onsite, consultation with USFWS and CDFG shall be initiated by the project applicant and documented. Findings shall be presented to the Planning Director.</p>			
<p>MM BIO-4: The project proponent shall engage a California-registered landscape architect and qualified botanist to prepare landscape plans for project-area open spaces and manufactured slopes. The open-space and slope landscape plans shall use only region-specific native plants and shall be designed to promote habitat value, particularly coastal sage scrub habitat.</p>	<p>Prior to the issuance of building permits</p>	<p>City of Rolling Hills Estates Planning Staff</p>	<p>Planning Staff shall review landscape plans to ensure compliance with this requirement.</p>			

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MM BIO-5: If the project changes in a manner that materially deviates from the project description included in the Notification of Lake or Streambed Alteration (NLSA) application deemed complete by the Department of Fish and Game (CDFG) on October 22, 2009 (including any modifications received by the CDFG in writing prior to December 21, 2009), or if the agreement term requested in the NLSA application is exceeded prior to project completion, the applicant shall re-notify the CDFG prior to commencing construction.	If applicable project changes occur, prior to the issuance of a grading permit	City of Rolling Hills Estates Planning Staff	If applicable project changes occur, the applicant shall provide the Planning Staff with confirmation of the appropriate correspondence with the CDFG.			
MM BIO-6: The proposed project shall comply with the seasonal work period and all avoidance and mitigation measures to protect fish and wildlife resources specified in the Notification of Lake or Streambed Alteration (NLSA) application deemed complete by the Department of Fish and Game (CDFG) on October 22, 2009 (including any modifications received by the CDFG in writing prior to December 21, 2009). In addition to the mitigation measures included in this EIR, such measures include replacement habitat consisting of (1) creating 0.353 acres of willow-dominated riparian habitat on the proposed golf course adjacent to similar habitat in the same natural drainage system in the adjacent Linden H. Chandler Preserve; and (2) maintaining additional aquatic and vegetated wetland habitat (1.378 acres) for local and migrating fauna in the proposed water quality treatment basin in the northwest portion of the site.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM BIO-7: Clearing, grubbing, removal of vegetation, and/or removal of structures and substrates shall be conducted outside the bird-nesting season (i.e., between September 1-February 28). Any such activities conducted during the bird nesting season (i.e., between March 1-August 31) will require a nesting survey by a qualified biologist beginning 30 days prior to the activity and weekly thereafter, with the last survey conducted no more than 3 days prior to the initiation of clearance construction work. If discovered, all active nests shall be avoided and provided with a buffer zone of 300 feet (500 feet for all raptor nests) or a buffer zone that otherwise meets the minimum requirements of the California Department of Fish and Game. Once buffer zones are established, work shall not commence/resume within the buffer until a qualified biologist confirms that all fledglings have left the nest, which would likely not occur until the end of the nesting season, and that there is no evidence of subsequent attempts at nesting. The project proponent shall record the results of the avoidance/protection efforts undertaken to document compliance with applicable State and Federal laws pertaining to the protection of native birds.	During grading and construction	City of Rolling Hills Estates Planning Staff	Planning Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement. If avoidance/protection efforts are required, Planning Staff shall review the recorded results of such efforts undertaken and the documented compliance with applicable State and Federal laws pertaining to the protection of native birds.			
Cultural Resources						
MM CULT-1: A full-time archaeological monitor(s) and Native American/Gabrieliño-Tongva representative(s) shall be present onsite during the demolition and grading phases of project construction, and during other construction activities that disturb soils, such as trenching for pipes and	Pre-construction testing: prior to the issuance of a grading permit Monitoring: during	City of Rolling Hills Estates Planning Staff and Building and Safety	The applicant shall retain an archaeologist to conduct the pre-construction testing and provide all resulting reports to			

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<p>foundations. The archaeological monitor(s) must be a Registered Professional Archaeologist (RPA) or a trained monitor working under the direct supervision of an RPA. The monitor(s) must oversee all excavations and have the ability to recognize, record, and/or recover isolated finds during the monitoring program and have the authority to halt any activities adversely impacting potentially significant cultural resources. The monitor(s) must maintain daily notes on the operations and isolated finds and maintain a detailed photographic record of the ground altering activities.</p> <p>In addition to the archaeological monitoring, the consulting archaeologist will conduct a focused, pre-grading testing program (i.e., minimally, a trenching program) that would be undertaken, preferably, after the golf course activities are suspended.</p> <p>The archaeological consultant shall review all information contained in this EIR, other available cultural resource information regarding the project site and general area, historic aerial photographs, historic maps, and the records maintained by the Golf Course pertaining to the development of the course and, specifically, changes made to the natural contours of the property. The trenching program shall be designed to obtain a minimum of a 3% sample of the subsurface in areas identified as sensitive for buried resources. Based on the results of this testing program, any identified resource(s) shall be evaluated to determine if the resource would add significant data to the current understanding of the prehistoric use of the area.</p>	demolition, grading, and other phases of construction that disturb soils		Planning Staff prior to the issuance of a grading permit. Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure the appropriate archeological monitoring occurs during construction.			

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<p>If any discovered resource(s) would add significant data to the current understanding of the prehistoric use of the area, a Phase III (data recovery) program shall be implemented. Said Phase III analysis shall, at a minimum, consist of a sampling no less than 10% of the area identified as the resource (as defined through the Phase II study).</p> <p>If any resource(s) discovered during the monitoring or testing program is determined to be of Native American origin, the Native American/Gabrieliño-Tongva representative(s) onsite will be able to assist in the completion of the monitoring program. If any evidence of human remains is uncovered, the archaeological monitor shall have the authority to shut the project down, contact the Principal Investigator, who will contact the County Coroner and Native American Heritage Commission. If the remains are declared of Native American descent, the Most Likely Descendant (MLD) will be named by the Native American Heritage Commission and consultation pertaining to the disposition of the remains will be undertaken. Activities will not commence at the site of the remains until clearance is afforded by the Coroner, Commission, Archaeological Consultant, and MLD.</p>						

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<p>MM CULT-2: The City of Rolling Hills Estates shall implement a paleontological monitoring program during the demolition and grading phases of project construction, and during other construction activities that impact previously undisturbed soils, such as trenching for pipes and foundations. The paleontological monitoring program must be conducted by an individual with experience in paleontological monitoring in Los Angeles County and familiar with the monitoring and collection protocols of the Los Angeles County Museum of Natural History. The paleontological monitoring program must include the maintenance of daily field logs, the recovery of soil samples for micro-screening for small fossil remains, the ability to remove vertebrate remains, as they are identified (e.g., with proper locational data and associations). In addition, a photographic record must be maintained over the course of the program and, if resources are found in a context too extensive for the monitoring program, the monitor must have the authority to halt any activities adversely impacting the resource, and arrange for the additional personnel needed to adequately manage the resources.</p>	<p>During demolition, grading, and other phases of construction that disturb soils</p>	<p>City of Rolling Hills Estates Building and Safety Staff</p>	<p>The applicant shall retain a paleontological monitor to be onsite during the demolition and grading phases of project construction, and during other construction activities that disturb soils.</p> <p>Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.</p>			

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Geology and Soils						
MM GEO-1: To the satisfaction of the City's Geotechnical Engineer, the internal stability of geogrid reinforced Verdura walls shall be addressed by the Verdura wall engineer during the design phase of the project. In particular, the Verdura wall engineer shall specify the details of the Clubhouse Verdura wall geogrid behind the wall in order to provide adequate global stability. The geogrid reinforcement may need to extend a minimum 20 feet behind the wall and it may also be necessary to place reinforcement layers below the toe of wall to enhance the global stability. Actual reinforcement type, spacing and length shall be based on the shear strength characteristics of the backfill materials.	During final engineering and wall construction	City of Rolling Hills Estates Geotechnical Engineer	The City's Geotechnical Engineer shall review wall plans and landscape plans, and shall visit the site during construction to ensure compliance with this requirement.			
MM GEO-2: To the satisfaction of the City's Geotechnical Engineer, detailed evaluation of the proposed retaining walls shall be performed at the design phase of this project.	During final engineering and prior to issuance of a Building Permit	City of Rolling Hills Estates Geotechnical Engineer	The City's Geotechnical Engineer shall review retaining wall plans to ensure compliance with this requirement.			

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MM GEO-3: All development shall comply with the Seismic Hazards Overlay Zone requirements, including measures to reduce potential landslide hazards.	During final engineering and construction	City of Rolling Hills Estates Geotechnical Engineer	The City's Geotechnical Engineer shall ensure that all development complies with Seismic Hazards Overlay Zone requirements and shall review final plans and visit the site during construction to ensure compliance with this requirement.			
Hazards and Hazardous Materials						
MM HAZ-1: Development of the proposed project shall follow all requirements of the State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), including but not limited to the requirements of California Public Resources Code (PRC) Sections 3208 and 3240. These requirements include filing a "Construction Site Plan Review Application" with DOGGR and receiving DOGGR approval of project building plans, prior to the City's issuance of a Building Permit. Since the project involves placing residential and/or golf course recreational and open space uses atop and/or near the existing abandoned oil wells, the wells shall be tested for leakage to the satisfaction of DOGGR, and the wells shall be vented and abandoned or re-abandoned to present day standards to the satisfaction of DOGGR.	Prior to the issuance of a Building Permit	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall ensure the applicant files a "Construction Site Plan Review Application" with DOGGR and receives DOGGR approval of the project building plans.			

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Hydrology and Water Quality						
<p>MM HYD-1: Prior to issuance of grading permit(s) for the project site, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP), a Wet Weather Erosion Control Plan for construction taking place during the rainy season, and evidence that the applicant has applied for coverage under the NPDES General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities for Public Works and Planning Director review and approval. Each plan shall document and illustrate the proposed Best Management Practices (BMPs) for construction activities that will effectively prevent storm water contaminants from entering the Municipal Separate Storm Sewer System (MS4). BMPs shall be selected from the California Stormwater Quality Association’s California Stormwater BMP Handbook—Construction Activity or other reliable equivalent BMP source, subject to Public Works and Planning Director approval. The Public Works and Planning Directors may require additional BMPs as necessary to achieve compliance with future NPDES permits that may be adopted subsequent to the approval of this project. Final SWPPP and BMPs shall be incorporated into project plans and related construction punch lists/checklists.</p>	<p>Prior to the issuance of a grading permit and throughout construction</p>	<p>City of Rolling Hills Estates Public Works Staff and Planning Director</p>	<p>Public Works Staff and Planning Director shall review and approve the SWPPP and WVECP submitted by the applicant.</p> <p>Public Works Staff and Planning Director shall ensure the BMP’s comply with the NPDES and future permits.</p>			

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MM HYD-2: Prior to the start of site grading, the applicant shall provide written confirmation to the Public Works and Planning Departments that grading and construction crews will receive on-site training on BMP implementation before beginning work and that the applicant has fully complied with the requirements of the NPDES General Permit for Storm Water Discharges associated with Construction and Land Disturbance Activities, which may include onsite monitoring by a qualified SWPPP practitioner.	Prior to the issuance of a grading permit	City of Rolling Hills Estates Public Works and Planning Staff	Public Works and Planning Staff shall ensure the applicant provides written confirmation that grading and construction crews will receive on-site training on BMP implementation before beginning work.			
MM HYD-3: Prior to issuance of grading permit(s) for the project site, the applicant shall demonstrate to the satisfaction of the Public Works and Planning Departments that the proposed detention basin/golf course water feature has sufficient freeboard to detain a minimum of 11 acre-feet of storm water runoff. Such demonstration shall include, but not be limited to, engineering drawings and calculations. The freeboard margin shall be indicated on final grading and golf course plans, including landscape plans.	Prior to the issuance of a grading permit and during construction	City of Rolling Hills Estates Public Works and Planning Staff	Public Works and Planning Staff shall review project plans to ensure that the proposed detention basin/golf course water feature has sufficient freeboard to detain a minimum of 11 acre-feet of storm water runoff.			

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MM HYD-4: Prior to issuance of grading permit(s) for the project site, the applicant shall demonstrate to the satisfaction of the Public Works and Planning Departments that the proposed construction and grading will attenuate current flows to Project 77 so as not to exceed its capacity until the proposed Water Quality and Detention systems are installed and operable. "Installed and operable" includes, but is not limited to, installation and connection of storm drains and appurtenant structures, and final golf course grading. No disruption of the detention system shall result in the release of more than 242 cfs to the Project 77 storm drain in Pennsylvania Drive.	Prior to the issuance of a grading permit and during construction	City of Rolling Hills Estates Public Works and Planning Staff	Public Works and Planning Staff shall review documentation provided by the applicant that demonstrates that construction and grading will attenuate current flows to Project 77 so as not to exceed its capacity until the proposed Water Quality and Detention systems are installed and operable.			
MM HYD-5: Prior to recordation of the final subdivision map for the project, the applicant shall identify and implement source control and treatment BMPs, to the satisfaction of the Public Works and Planning Departments. BMPs shall be selected from the California Stormwater Quality Association's <i>California Stormwater BMP Handbook—New Development</i> or other reliable equivalent BMP source, subject to Public Works and Planning Director approval.	Prior to the recordation of the final subdivision map	City of Rolling Hills Estates Public Works and Planning Staff	Public Works and Planning Staff shall ensure the applicant identifies and implements source control and treatment BMPs.			

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MM HYD-6: Prior to occupancy of either (1) the proposed clubhouse or (2) the fiftieth residence, the applicant shall prepare a project-specific BMP maintenance manual, including as-built design details, subject to Public Works and Planning Director approval. This manual shall be filed for public access with the City Clerk and shall be distributed to appropriate property management personnel, including the homeowners' association and country club management. The manual may be paper or electronic format, or both, and shall be made available on-line to the public. In regards to the proposed infiltration system, the maintenance manual shall identify the Occupational Safety and Health Administration (OSHA) permits and the hazardous location requirements that must be adhered to during maintenance of the infiltration system.	Prior to occupancy of either (1) the proposed clubhouse or (2) the fiftieth residence	City of Rolling Hills Estates Public Works and Planning Director	Public Works and the Planning Director shall ensure the applicant prepares a project-specific BMP maintenance manual, including as-built design details and files the document with the County Recorder, City Clerk and the property maintenance personnel.			

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MM HYD-7: Prior to recordation of the final subdivision map for the project and to the satisfaction of the Planning Director, Director of Public Works, and City Attorney, the applicant shall propose a system to ensure the ongoing maintenance of BMP's, which include but are not limited to the wet pond, the infiltration system, the flow-by basin, bioswales, permeable pavements, drain inserts, vortex separators, media filters, drain inserts, and all other source and treatment controls BMPs installed onsite. Self-enforcing mechanisms, such as requiring BMP maintenance as part of the development's Codes, Covenants, and Restrictions (CC&Rs), shall not be sufficient. Due to the potential maintenance difficulties posed by the depth of the infiltration pad, the maintenance plan for the infiltration system shall, at a minimum, include post-storm and semi-annual inspections (including monitoring of an inspection well); removal of accumulated trash, debris, sediment, and vegetation from the overall system; and periodic removal of sediment from the drain field.	Prior to recordation of the final subdivision map	City of Rolling Hills Estates Planning Director, Director of Public Works, and City Attorney	The Planning Director, Director of Public Works, and City Attorney shall ensure the applicant prepares a system that provides for the ongoing maintenance of BMP's to the City's satisfaction.			
MM HYD-8: All other requirements of the Rolling Hills Estates Stormwater and Urban Runoff Pollution Control Ordinance shall apply.	Upon receipt of a complete development application, prior to the issuance of a building permit and throughout construction	City of Rolling Hills Estates City Engineer and Public Works Department	Public Works Staff shall ensure that requirements of the Rolling Hills Estates Stormwater and Urban Pollution Control Ordinance are met.			

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Land Use and Planning						
MM LU-1: The project shall include an equestrian trail along Palos Verdes Drive East that is linked to an existing publicly-accessible trail(s) and that minimally extends to the City of Lomita's Cypress Street Reservoir Site. The final design of said trail shall be submitted to the City of Rolling Hills Estates Equestrian Committee for consideration and recommendation to the Rolling Hills Estates City Council, which will have the final approval authority for the trail design.	Prior to final project design approval	City of Rolling Hills Estates Planning Staff	Planning Staff shall ensure the final design of the trail shall be submitted to the City of Rolling Hills Estates Equestrian Committee for consideration and recommendation to the Rolling Hills Estates City Council, for final approval.			
MM LU-2: The project applicant shall submit the appropriate design drawings and elevations of the proposed residential "cottages" to the City for review pursuant to the City's Neighborhood Compatibility Review process (Section 17.62.040 of the RHE Municipal Code).	Prior to project design approval	City of Rolling Hills Estates Planning Staff	Planning Staff shall review design drawings and elevations to ensure consistency with the City's Neighborhood Compatibility review process.			

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Noise						
MM NOI-1: An acoustical analysis shall be required for proposed residential lot #114 to verify that the site has been properly designed to achieve a CNEL of 60 dB or less in the exterior living area(s) and 45 dB or less in the interior living areas. Where the exterior and interior noise levels do not comply with the standards, additional noise attenuation measures shall be incorporated to provide compliance. Typical attenuation measures include increased setbacks from the roadway, noise barriers, adding sound-rated windows and doors to the residential construction, and/or installing air conditioning	Prior to the issuance of a building permit for lot #114	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall review the acoustical analysis for proposed residential lot# 114 to ensure compliance with this requirement.			
MM NOI-2: A wall with a minimum height of 5 feet relative to the pad elevation shall be constructed along the east and south property lines of proposed residential lot #1. The wall shall be a continuous structure, without gaps or gates, and shall be constructed of concrete block.	Prior to the issuance of a Building Permit and during wall construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall review building plans and conduct site visits to ensure compliance with this requirement.			

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<p>MM NOI-3: Gasoline and diesel powered maintenance equipment (e.g., mowers, etc.) shall not be operated within 225 ft. of a residential property between the hours of 5:00 p.m. and 8:00 a.m. on weekdays, between 5:00 p.m. and 9:00 a.m. on Saturdays, or on Sundays or legal holidays. Additionally, leaf blowers, including towed blowers and backpack blowers, shall not be operated onsite between the hours of 5:00 p.m. and 8:00 a.m. on weekdays, between 5:00 p.m. and 9 a.m. on Saturdays, or on Sundays or legal holidays. To demonstrate compliance with these requirements, the Rolling Hills Country Club shall submit a golf course maintenance plan/schedule to the City of Rolling Hills Estates Planning Department for review and approval prior to the issuance of a grading permit for the golf course. Said maintenance plan/schedule shall minimally identify the number and type of maintenance equipment to be used onsite and the time and location of the use of such equipment.</p>	Prior to the issuance of a grading permit for the golf course and throughout the life of the project	City of Rolling Hills Estates Planning Staff.	Planning Staff shall review and approve the Rolling Hills Country Club golf course maintenance plan/schedule to ensure compliance with this requirement.			
<p>MM NOI-4: As maintenance equipment needs to be replaced or new equipment needs to be purchased, the quietest available equipment shall be obtained, provided such equipment is practical for use at the golf course.</p>	When maintenance equipment is replaced or new equipment needs to be purchased	City of Rolling Hills Estates Planning Staff	Planning Staff shall ensure that the Rolling Hills Country Club golf course provides confirmation that any new maintenance equipment meets this requirement.			

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MM NOI-5: Outdoor dining, music and activities shall not be permitted after 10:00 p.m. or before 7:00 a.m.	Throughout the life of the project	The City of Rolling Hills Estates Planning Staff and/or Building and Safety Staff	Planning and/or Building Staff shall investigate any citizen complaints regarding excessive noise problems within 72 hours of receiving the complaint.			
MM NOI-6: All exterior windows and doors at the clubhouse shall be kept closed between 10:00 p.m. and 7:00 a.m.	Throughout the life of the project	The City of Rolling Hills Estates Planning and/or Building and Safety Staff	Planning and/or Building Staff shall investigate any citizen complaints regarding excessive noise problems within 72 hours of receiving the complaint.			
MM NOI-7: Outside public address systems shall have their volumes set at the minimum level necessary for acceptable communications and shall minimally comply with the noise level standards specified in Section 8.32.050 of the City of Rolling Hills Estates Municipal Code.	Throughout the life of the project	The City of Rolling Hills Estates Planning and/or Building and Safety Staff	Planning and/or Building Staff shall investigate any citizen complaints regarding excessive noise problems within 72 hours of receiving the complaint.			

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MM NOI-8: An acoustical analysis shall be required for the proposed pump stations to verify that they have been properly designed to achieve a noise level of 45 dBA or less at the property lines of the nearest existing and proposed residences. Where pump station noise levels do not comply with the standards, additional mitigation measures shall be incorporated to provide compliance. Typical mitigation measures include selecting quieter equipment, improving the design of the pump houses, adding acoustical louvers, and/or installing sound absorptive panels inside the pump houses.	Prior to the installation of the proposed pump stations	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall review said acoustical analysis to ensure compliance with this requirement.			
MM NOI-9: Once mechanical designs for the project have been prepared, analyses shall be performed by a qualified acoustical consultant to verify that the overall noise levels generated by the mechanical equipment (e.g., air conditioners, heat pumps, refrigeration equipment, etc.) comply with the City of Rolling Hills Estates noise standards. Where mechanical noise levels do not comply with the standards, additional mitigation measures shall be incorporated to provide compliance. Typical mitigation measures include selecting quieter equipment, adding or upgrading silencers, improving the design of mechanical penthouses, raising the height of rooftop parapet walls, and/or installing screen walls around individual equipment items.	Prior to issuance of a building permit	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall review said acoustical analysis to ensure compliance with this requirement.			

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MM NOI-10: Truck deliveries shall not occur, and delivery trucks shall not be permitted on site, during the nighttime hours of 10:00 pm to 7:00 am.	Throughout the life of the project	The City of Rolling Hills Estates Planning and/or Building and Safety Staff	Planning and/or Building Staff shall investigate any citizen complaints regarding excessive noise problems associated with truck deliveries during nighttime hours, within 72 hours of receiving the complaint.			
MM NOI-11: Cobbled pavers, other raised or irregular pavement patterns, and speed bumps shall not be used.	Prior to project design approval and throughout the life of the project	The City of Rolling Hills Estates Public Works	Public Works Staff shall review project design plans to ensure compliance with this requirement.			
MM NOI-12: Trash pickups at the project site shall not occur during the nighttime hours of 8:00 pm to 8:00 am.	Throughout the life of the project	City of Rolling Hills Estates Planning and/or Building and Safety Staff	Planning and/or Building Staff shall investigate any citizen complaints regarding excessive noise problems associated with trash pickups occurring during the nighttime hours as specified within 72 hours of receiving the complaint.			

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MM NOI-13: Construction activities shall be scheduled only between 7:30 a.m. and 5 p.m. on weekdays, and between 9 a.m. and 5 p.m. on Saturdays. No construction shall be permitted on Sundays or legal holidays.	Throughout construction	City of Rolling Hills Estates Planning and/or Building and Safety Staff	Planning and/or Building Staff shall consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM NOI-14: A construction schedule shall be developed that minimizes potential cumulative construction noise impacts and accommodates particularly noise-sensitive periods for nearby land uses.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall review the construction schedule, periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM NOI-15: Where feasible, temporary solid noise barriers or berms shall be constructed between the noise source and sensitive receptors to reduce off-site propagation of construction noise.	During final engineering and construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall consult with construction representatives to determine the location of temporary solid noise barriers to ensure compliance with this requirement.			

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MM NOI-16: Internal combustion engines used for construction purposes shall be equipped with a properly operating muffler of a type recommended by the manufacturer. Impact tools shall be shielded per manufacturer's specifications.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building Staff shall consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM NOI-17: Noisy construction equipment items shall be located as far as practicable from the surrounding residential properties.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall coordinate with construction representatives to ensure that noisy construction equipment is located away from the surrounding properties.			
MM NOI-18: In order to minimize the time during which any single noise-sensitive receptor is exposed to construction noise, construction shall be completed as rapidly as possible.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building Staff shall consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM NOI-19: The quietest construction equipment owned by the contractor shall be used. The use of electric powered equipment is typically quieter than diesel, and hydraulic powered equipment is quieter than pneumatic power. If compressors powered by diesel or gasoline engines are to be used, they shall be contained or have baffles to help abate noise levels.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall consult with construction representatives to ensure the quietest construction equipment is used.			

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MM NOI-20: All construction equipment shall be properly maintained. Poor maintenance of equipment typically causes excessive noise levels.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall consult with construction representatives to ensure all construction equipment is properly maintained.			
MM NOI-21: Noisy equipment shall be operated only when necessary, and shall be switched off when not in use.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			
MM NOI-22: Storage areas shall be located away from sensitive receptors. Where this is not possible, the storage of waste materials, earth, and other supplies shall be positioned in a manner that will function as a noise barrier to the closest sensitive receivers.	Throughout construction	City of Rolling Hills Estates Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement.			

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MM NOI-23: Public notice shall be given prior to construction identifying the location and dates of construction, the name and phone number of the contractor's contact person in case of complaints, and the name and phone number of a contact person at the City of Rolling Hills Estates in case of complaints. The public notice shall encourage the residents to call the contractor's contact person and/or the City's contact person rather than the police in case of complaint. Residents shall also be kept informed of any changes to the schedule. The contractor's designated contact person shall be on site throughout project construction with a mobile phone. If a complaint is received, the contractor's contact person and/or the City's contact person shall take whatever reasonable steps are necessary to resolve the complaint. If possible, a member of the contractor's team shall also travel to the complainant's location to understand the nature of the disturbance.	Prior to construction	City of Rolling Hills Estates assigned contact person	The City's contact person shall coordinate with the contractor's contact person to resolve any complaints.			
Public Services						
MM PS-1: The City of Rolling Hills Estates shall not approve the project's Final Tract Map before the Los Angeles County Fire Department recommends approval of the project.	Prior to Final Tract Map approval	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer shall ensure the Los Angeles County Fire Department has reviewed and approved the Final Tract Map.			

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MM PS-2: Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.	During final project design approval	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	To ensure compliance with this requirement, the City Engineer shall ensure the Los Angeles County Fire Department reviews and approves the final project design plans.			
MM PS-3: Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.	During final project design approval	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	To ensure compliance with this requirement, the City Engineer shall ensure the Los Angeles County Fire Department reviews and approves the final project design plans.			
MM PS-4: Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed, and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.	During final project design approval	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	To ensure compliance with this requirement, the City Engineer shall ensure the Los Angeles County Fire Department reviews and approves the final project design plans.			
MM PS-5: Private driveways shall be indicated on the final map as "Private Driveway and Fire lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction.	During Final Tract Map and prior to construction	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	To ensure compliance with this requirement, the City Engineer shall ensure the Los Angeles County Fire Department reviews and approves the final project design plans.			

City of Rolling Hills Estates Chandler Ranch/Rolling Hills Country Club Project Mitigation Monitoring Program						
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MM PS-6: Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.	Prior to and throughout construction	City of Rolling Hills Estates City Engineer, the Los Angeles County Fire Department and Building and Safety Staff	Building and Safety Staff shall periodically consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement. The Los Angeles County Fire Department shall test fire hydrants to ensure compliance with this requirement.			
MM PS-7: Provide Fire Department or City approved street signs and building access numbers prior to occupancy.	Prior to Certificate of Occupancy for the proposed clubhouse or any residential units	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	Planning Staff and the Los Angeles County Fire Department shall approve sign plans to ensure compliance with this requirement.			
MM PS-8: The project shall comply with all the water system requirements identified by the Los Angeles County Fire Department. The City shall not issue a certificate of occupancy for the proposed clubhouse or any residential units until such compliance is verified.	Prior to Certificate of Occupancy for the proposed clubhouse or any residential units	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The Los Angeles County Fire Department shall verify compliance with the water system prior to certificate of occupancy for the proposed clubhouse or any residential units.			

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Mitigation Measures	Mitigation Monitoring			Reporting		
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MM PS-9: Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an approved all weather surface of not less than the prescribed width, unobstructed, clear to sky. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. The applicant shall provide the City and the Fire Department with an exhibit of the clubhouse and surrounding structures that clearly shows the required access and dimensions.	Prior to Certificate of Occupancy	The Los Angeles County Fire Department and the City Engineer	The Los Angeles County Fire Department and City Engineer shall review the exhibit showing the required access and dimensions to ensure compliance with this requirement.			
MM PS-10: Bridge—When a bridge is required to be used as part of a fire access road it shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds. All water crossing designs are required to be certified by a licensed civil engineer to meet or exceed the current standards. See 2007 California Fire Code (CFC) 503.2.6 for additional information. The cross section for the proposed bridge shows 18 feet width for each direction of travel. The bridge shall provide 20 feet minimum travel width in each direction of travel. The cross section shall be corrected to show 20 feet of travel width for each direction of travel and shall be submitted to the City and the Fire Department prior to approval of the Final Tract Map.	Prior to approval of the Final Tract Map and if necessary during bridge construction	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer and the Los Angeles County Fire Department shall review and approve the Final Tract Map to ensure compliance with this requirement.			

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	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
MM PS-11: Turning radii shall not be less than 32 feet for all turns associated with Fire Department access. This measurement shall be determined at the centerline of the road. The Final Tract Map shall clearly depict the required 32-foot on centerline turning radius for all turns associated with Fire Department access. This includes all the proposed cul-de-sac designs.	Prior to approval of the Final Tract Map	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer and the Los Angeles County Fire Department shall review and approve the Final Tract Map to ensure compliance with this requirement.			
MM PS-12: Prior to approval of the Final Tract Map and to the satisfaction of the City and the Fire Department, the applicant shall clarify the raised median design feature east of the proposed bridge.	Prior to approval of the Final Tract Map	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The applicant shall provide documentation clarifying the raised median design feature of the proposed bridge to the satisfaction of the City Engineer and the Los Angeles County Fire Department			

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Mitigation Measures	Mitigation Monitoring			Reporting		
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<p>MM PS-13: Streets or driveways within the development shall be provided with the following:</p> <ul style="list-style-type: none"> ▪ Provide 36 feet in width on all streets where parking is allowed on both sides. ▪ Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street. ▪ Provide 36 feet in width on cul-de-sacs from 701-1,000 feet in length. This allows parking on both sides of the street. ▪ For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating “NO PARKING FIRE LANE” in three inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. ▪ Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. 	Prior to approval of the Final Tract Map	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer and the Los Angeles County Fire Department shall review and approve the design plans to ensure compliance with this requirement.			
<p>MM PS-14: Traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review and approval, prior to approval of the Final Tract Map.</p>	Prior to approval of the Final Tract Map	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer and the Los Angeles County Fire Department shall review and approve the design plans to ensure compliance with this requirement.			

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MM PS-15: Street “C” is of a cul-de-sac design and is approximately 950 feet in length. Street “C” shall provide 36 feet in width.	Prior to approval of the Final Tract Map	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer and the Los Angeles County Fire Department shall review and approve the design plans to ensure compliance with this requirement.			
MM PS-16: Prior to approval of the Final Tract Map, the applicant shall provide a cross section for each proposed “motor court” and cul-de-sac” design with a raised median to the City and the Fire Department for review and approval.	Prior to approval of the Final Tract Map	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer and the Los Angeles County Fire Department shall review and approve the design plans to ensure compliance with this requirement.			
MM PS-17: Prior to approval of the Final Tract Map, the applicant shall submit the site plan (four copies) and architectural elevations (one set) for the proposed clubhouse and all associated structures to the Fire Department for review and approval. Said plans shall show the type of construction, occupancy classification, square footage of proposed structure per floor, and number of floors. Fire Department vehicular access shall be cross-hatched or shaded.	Prior to approval of the Final Tract Map	City of Rolling Hills Estates City Engineer and the Los Angeles County Fire Department	The City Engineer and the Los Angeles County Fire Department shall review and approve the design plans to ensure compliance with this requirement.			
MM PS-18: Prior to issuance of a building permit, the applicant shall pay the established school fee rate for new residential construction.	Prior to issuance of a Building Permit	City of Rolling Hills Estates Planning Staff	Planning Staff shall coordinate with the School District to ensure compliance with this requirement.			

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MM PS-19: Prior to issuance of a building permit, the applicant shall pay the library facilities fee rate for new residential construction established in the City of Rolling Hills Estates' Public Facilities Impact Fee Report (City of Rolling Hills Estates, 2008) and any corresponding City ordinance.	Prior to issuance of a Building Permit	City of Rolling Hills Planning Staff	Planning Staff shall ensure compliance with the Rolling Hills Estates' Public Facilities Impact Fee.			
Recreation and Open Space						
MM REC-1: To ensure the recreational value of the proposed private park space meets the City's satisfaction, and prior to the issuance of a Certificate of Occupancy, the development and improvement of Neighborhood Parks 1 and 2 and Parkette/overlook lots 1-3 shall be subject to the review and approval of the Rolling Hills Estates Park and Activities Commission.	Prior to Certificate of Occupancy	City of Rolling Hills Estates Planning Staff	Planning Staff shall ensure the Rolling Hills Estates Park and Activities Commission review and approve the development and improvement of Neighborhood Parks 1 and 2 and Parkette/overlook lots 1-3.			
Transportation and Circulation						
MM TRAF-1: The project proponent shall be responsible for a fair share of the following improvement at the intersection of PCH/Crenshaw Boulevard: install right-turn overlap phasing for the northbound right turn movement on Crenshaw Boulevard to allow vehicles turning right onto eastbound PCH to go concurrently with the westbound left turn movement on PCH. To eliminate conflicts, also install "No U-Turn" signs for the westbound left turn movement on PCH.	Prior Certificate of Occupancy	City of Rolling Hills Estates Public Works Department	The Public Works Department shall ensure the payment of this fee.			

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Mitigation Measures	Mitigation Monitoring			Reporting		
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MM TRAF-2: The project proponent shall be 100% responsible for the following improvement at the intersection of PCH/Narbonne Avenue: stripe in a second northbound left turn lane on Narbonne Avenue. The City shall not issue a Certificate of Occupancy for the 50th residential unit on the project site until this improvement has been installed.	Prior to Certificate of Occupancy for the 50th residential unit	City of Rolling Hills Estates City Engineer	The City Engineer shall review and approve the design plans for street section improvements to ensure compliance with this requirement. The City Engineer shall ensure the improvement has been installed.			
MM TRAF-3: The project proponent shall be 100% responsible for the following improvement at the intersection of PV Drive East/“A” Street: to assist drivers in making a left turn when exiting the site, a two-way-left-turn lane shall be striped on PV Drive East between “A” Street and Bridlewood Circle, providing a small refuge before merging into the northbound lane. This improvement shall be made to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy for any building onsite, including the clubhouse. Additionally, to the satisfaction of the City Engineer, the project’s final tract map shall dedicate any additional right-of-way needed for this improvement.	Prior to Certificate of Occupancy for any building onsite, including the clubhouse	City of Rolling Hills Estates City Engineer	The City Engineer shall review and approve the design plans for street section improvements to ensure compliance with this requirement. The City Engineer shall ensure the improvement has been installed.			

City of Rolling Hills Estates Chandler Ranch/Rolling Hills Country Club Project Mitigation Monitoring Program						
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<p>MM TRAF-4: The project proponent shall be 100% responsible for the following improvement at the intersection of PV Drive East/Club View Lane: to assist drivers in making an eastbound left turn from Club View Lane onto northbound PV Drive East, modify the existing painted median on the north leg of the intersection to provide an acceleration/merge lane. The purpose of the current painted median is to mirror the northbound left turn lane on PV Drive East at Club View Lane. Since the roadway narrows to the north, additional right-of-way may need to be dedicated from the project site. This improvement shall be made to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy for the 25th residential unit on the project site. Additionally, to the satisfaction of the City Engineer, the project's final tract map shall dedicate any additional right-of-way needed for this improvement.</p>	<p>Prior to Certificate of Occupancy for the 25th residential unit on the project site</p>	<p>City of Rolling Hills Estates City Engineer</p>	<p>The City Engineer shall review and approve the design plans for street improvements to ensure compliance with this requirement.</p> <p>The City Engineer shall ensure the improvement has been installed.</p>			
<p>MM TRAF-5: The project proponent shall be responsible for a fair share of the following improvement at the intersection of PV Drive North/Hawthorne Boulevard: Construct a second westbound through lane on PV Drive North to provide additional capacity for the westbound through movement.</p>	<p>Prior to Certificate of Occupancy</p>	<p>City of Rolling Hills Estates Public Works Department</p>	<p>The Public Works Department shall ensure the payment of this fee.</p>			

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MM TRAF-6: The project proponent shall be responsible for a fair share of the following improvement at the intersection of PV Drive North/Crenshaw Boulevard: Convert the northbound through lane on Crenshaw Boulevard to a shared through and right turn lane, providing additional right-turning capacity.	Prior to Certificate of Occupancy	City of Rolling Hills Estates Public Works Department	The Public Works Department shall ensure the payment of this fee.			
MM TRAF-7: The project proponent shall be responsible for a fair share of the following improvement at the intersection of PV Drive North/Rolling Hills Road: Convert the eastbound right turn lane into a shared through and right turn lane, to provide additional capacity for the eastbound through movement.	Prior to Certificate of Occupancy	City of Rolling Hills Estates Public Works Department	The Public Works Department shall ensure the payment of this fee.			
MM TRAF-8: The project proponent shall be responsible for a fair share of the following improvement at the intersection of PV Drive North/Dapplegray School Road: Widen the road to provide a second eastbound through lane on PV Drive North, to provide additional capacity for the eastbound movement. This would be a localized improvement that would not generally extend beyond the intersection, but would merge back to one through lane east of the intersection.	Prior to Certificate of Occupancy	City of Rolling Hills Estates Public Works Department	The Public Works Department shall ensure the payment of this fee.			

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MM TRAF-9: The one proposed intersection located on the “inside” of a curve, where “P” Street intersects “D” Street, shall be reviewed by the City Traffic Engineer when the final plans are prepared to ensure proper sight distance. The City shall not approve the project’s final tract map before the City Traffic Engineer reviews and approves this intersection design.	Prior to Final Tract Map approval	City of Rolling Hills Estates City Traffic Engineer	The City Traffic Engineer shall review and approve the final intersection design plans prior to approval of the Final Tract Map to ensure compliance with this requirement.			
MM TRAF-10: The intersection of “A” Street with “B” Street and “C” Street shall be adjusted to form a right-angle intersection, eliminating the skew shown on current plans. The City shall not approve the project’s final tract map before the City Traffic Engineer reviews and approves this intersection design.	Prior to Final Tract Map approval	City of Rolling Hills Estates City Traffic Engineer	The City Traffic Engineer shall review and approve the final design plans for street improvements prior to approval of the Final Tract Map to ensure compliance with this requirement.			
MM TRAF-11: The proposed roundabout shall meet minimum design standards. The City shall not approve the project’s final tract map before the City Traffic Engineer reviews and approves the proposed roundabout.	Prior to Final Tract map approval	City of Rolling Hills Estates City Traffic Engineer	The City Traffic Engineer shall review and approve the final design plans for street improvements prior to approval of the Final Tract Map to ensure compliance with this requirement.			

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Utilities and Service Systems						
<p>MM USS-1: To the satisfaction of the City of Rolling Hills Estates Public Works Department, the applicant shall prepare and implement a Construction and Demolition Materials Management Plan. The City of Rolling Hills Estates shall not issue a Demolition or Grading Permit for the project until it has reviewed and approved such a plan. The project's Construction and Demolition Materials Management Plan shall minimally:</p> <ul style="list-style-type: none"> ▪ Identify the disposal/recycling strategy for all demolished materials (buildings and hardscape) and waste materials from new construction and alterations/additions; and ▪ Identify how the California Integrated Waste Management Act 50% diversion rate requirement will be met for project demolition and construction. 	Prior to issuance of demolition and grading permit	City of Rolling Hills Estates Public Works Department	Public Works Department shall review Construction and Demolition Materials Management Plan to ensure compliance with this requirement.			

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