

EXHIBIT “C”

**JANUARY 2012 “SITE D” SPECIFIC PLAN
FINAL MITIGATION REPORTING AND MONITORING PROGRAM**

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Hydrology and Water Quality		
1	Prior to the issuance of grading permits, all drainage facilities and improvements shall be subject to final design and engineering review and approval by the City Engineer and, for those storm drain facilities under County jurisdiction, by the Los Angeles County Department of Public Works (LACDPW) (Mitigation Measure 4-1).	City Engineer	Issuance of Grading Permits
	Biological Resources		
2	In order to reduce impacts to United States Army Corps of Engineers and Regional Water Quality Control Board (ACOE/RWQCB) and California Department of Fish and Game (CDFG) jurisdictional waters, prior to the issuance of a grading permit, the Applicant shall demonstrate, to the satisfaction of the Community Development Director, receipt of any discretionary permits and approval as may be required from the ACOE, RWQCB, and CDFG and commit to the provision of compensatory jurisdictional resources meeting or exceeding the following minimal standards: (1) the on-site and/or off-site replacement of ACOE/RWQCB jurisdictional waters and wetlands at a 2:1 ratio; (2) the on-site and/or off-site replacement of CDFG jurisdictional streambed and associated riparian habitat at a 2:1 ratio; and (3) the incorporation of design features into the project’s design and development enhancing the site’s biological resources (Mitigation Measure 5-1).	Community Development Director	Issuance of Grading Permits
	Traffic and Circulation		
3	Prior to the recordation of the final tract map or issuance of occupancy permits for any residential development, as determined by the City Engineer, the Applicant shall complete, to the satisfaction of the City Engineer, those street and intersection improvements identified in the traffic impact analysis or any supplement thereto, provide a bond or other acceptable instrument committing to those improvements, and/or provide a “fair-share” contribution toward the cost of the improvements to the following intersections: (1) Brea Canyon Road at Pathfinder Road; (2) Diamond Bar Boulevard at Pathfinder Road; (3) Brea Canyon Road at Cold Spring Lane; (4) Diamond Bar Boulevard at Cold Spring Lane; (5) Pathfinder Road at Brea Canyon Cutoff; (6) SR-57 SB Ramps at Brea Canyon Cutoff; (7) SR-57 NB Ramps at Brea Canyon Cutoff; (8) Brea Canyon Road at Diamond Bar Boulevard; (9) Crooked Creek or Cherrydale Drive at Diamond Bar Boulevard; (10) Brea Canyon Road at Silver Bullet Drive; (11) Diamond Bar Boulevard at Grand Avenue; and (12) Colima Road at Brea Canyon Cutoff (Mitigation Measure 6-1).	City Engineer	Final Tract Map Recordation or Issuance of Occupancy Permits
4	The final site plan shall include and accommodate those traffic measures, improvements, and such other pertinent factors and/or facilities as may be identified by the City Engineer to ensure the safe and efficient movement of project-related traffic (Mitigation Measure 6-2).	City Engineer	Site Plan Approval
	Air Quality		
5	Site watering shall be conducted a minimum of three times daily during site preparation activities within disturbed areas lacking ground coverage (Mitigation Measure 7-1).	Building Inspector	Construction Term

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Noise		
6	In accordance with the Development Code, construction shall be restricted to between the hours of 7:00 AM and 8:00 PM on weekdays and Saturdays. No construction shall occur at any time on Sundays or on federal holidays. These days and hours shall also apply any servicing of equipment and to the delivery of construction materials to or from the site (Mitigation Measure 8-1).	Building Inspector	Construction Term
7	All construction equipment shall be properly maintained and tuned to minimize noise emissions (Mitigation Measure 8-2).		
8	All equipment shall be fitted with properly operating mufflers, air intake silencers, and engine shrouds no less effective than originally equipped (Mitigation Measure 8-3).		
9	The construction contractor shall place temporary noise barriers along the site perimeter when doing any work within 100 feet of any existing residential units. Where feasible, such barriers shall attempt to block the line of sight between the residents and construction equipment (Mitigation Measure 8-4).		
10	The construction contractor shall specify the use of electric stationary equipment (e.g., compressors) that can operate off the power grid where feasible. Where infeasible, stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible (Mitigation Measure 8-5).	City Engineer	Building Permit Issuance
11	Construction shall be subject to any and all provisions set forth by the City of Diamond Bar Planning Department (Mitigation Measure 8-6).	Planning Manager	
12	No residential units shall be located within 830 feet of the SR-57 Freeway’s nearest travel lane unless additional sound attention is provided to the satisfaction of the Community Development Director (Mitigation Measure 8-7).	Community Development Director	Final Tract Map Recordation
13	No residential units shall be located within 130 feet of the centerline of Diamond Bar Boulevard unless additional sound attention is provided to the satisfaction of the Community Development Director (Mitigation Measure 8-8).		
	Cultural Resources		
14	Prior to the issuance of a grading permit, a qualified archaeologist shall be retained by the Applicant and approved by the City to monitor all vegetation removal and ground disturbance to a depth of three feet within the following portions of the study area: (1) the boundary of SD-Cultural-1; (2) the open valley floor adjacent to SD-Cultural-1; and (3) the riparian areas that were not previously surveyed due to dense vegetation cover. The archaeologist will determine if additional monitoring below the depth of three feet is warranted based on soil and bedrock conditions and presence/absence of archaeological materials. No archaeological monitoring is required for ground disturbing activities outside of these monitor areas (Mitigation Measure 11-1)	Community Development Director and City Engineer	Issuance of Grading Permits

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Cultural Resources (Continued)			
15	<p>If cultural resources are identified during monitoring of the ground disturbing activities, the archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity of those resources in order to make an evaluation of the find and determine appropriate treatment. Treatment will include the goals of preservation where practicable and public interpretation of historic and archaeological resources. All cultural resources recovered will be documented on California Department of Parks and Recreation Site Forms to be filed with the CHRIS-SCCIC. The archaeologist shall prepare a final report about the monitoring to be filed with the Applicant, the City, and the California Historical Resources Information System South Central Coastal Information Center at the California State University, Fullerton (CHRIS-SCCIC), as required by the California Office of Historic Preservation. The report shall include documentation and interpretation of resources recovered, if any. Interpretation will include full evaluation of the eligibility of SD-Cultural-1 with respect to the California Register of Historic Places and CEQA. The report shall also include all specialists’ reports as appendices. The City shall designate repositories in the event that significant resources are recovered. If cultural resources are identified during ground disturbing activities that occur outside the designated monitoring area, ground disturbing activities shall be temporarily redirected away from the vicinity of the find until the retained archaeologist is notified by the Applicant. The archaeologist shall coordinate with the Applicant as to the immediate treatment of the find until a proper site visit and evaluation is made by the archaeologist (Mitigation Measure 11-2).</p>	Building Inspector	Construction Term
16	<p>If human remains are encountered unexpectedly during construction excavation and grading activities, Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Section 5097.98 of the Public Resources Code. If the remains are determined to be of Native American descent, the County Coroner has 24 hours to notify the California Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains (Mitigation Measure 11-3).</p>		
17	<p>Prior to the issuance of a grading permit, a qualified paleontologist meeting the qualifications established by the Society of Vertebrate Paleontologists shall be retained by the Applicant and approved by the City to develop and implement a paleontological monitoring plan. Development of the monitoring plan shall include a site visit by the paleontologist prior to initiation of project development in order to determine or delineate sensitive areas. The paleontologist may also perform collections of fossils from the surface and near-surface (Mitigation Measure 11-4).</p>	Community Development Director	Issuance of Grading Permits
18	<p>The paleontologist shall attend a pre-grade meeting in order to become familiar with the proposed depths and patterns of grading of the study area (Mitigation Measure 11-5).</p>	City Engineer	
19	<p>The paleontologist shall establish a curation agreement with an accredited facility prior to grading permit issuance (Mitigation Measure 11-6).</p>		

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	Cultural Resources (Continued)		
20	A paleontological monitor, supervised by the paleontologist, shall monitor all excavations in the Puente Formation or excavations anticipated to extend into the Puente Formation. If fossils are found during ground-disturbing activities, the paleontological monitor shall be empowered to halt the ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment (Mitigation Measure 11-7).	Building Inspector	Construction Term
21	The paleontologist shall prepare a final report on the monitoring. If fossils were identified, the report shall contain an appropriate description of the fossils, treatment, and curation. A copy of the report shall be filed with the City and the Natural History Museum of Los Angeles County and shall accompany any curated fossils (Mitigation Measure 11-8).	Community Development Director	Grading Sign-Off
	Aesthetics		
22	All pole-mounted or wall-mounted luminaires installed for the purpose of illuminating homes, public park areas, private roadways, and driveways shall conform to appropriate lighting standards and demonstrate, to the satisfaction of the City Engineer, that light trespass will not exceed 0.5 horizontal foot candle, as measured at the project boundaries abutting any existing residential use. These standards shall not be applied to any public streets or to any entry feature or other City-oriented signage to be constructed on or adjacent to the project site (Mitigation Measure 12-1).	City Engineer	Building Permit Issuance