

**Restore Sepulveda Adobe Project  
Malibu Creek State Park  
Mitigation Monitoring and Reporting Plan  
December 2004**

Restore Sepulveda Adobe Project

Mitigation Measure	Timing of Action	Responsible for Implementing Mitigations	Responsible for Mitigation Oversight	Verification and Implementation	
				Date Completed	Status / Comments
<b>Mitigation Measure Aesthetics-1 Signage</b>					
New signage will be evaluated for consistency with State Parks guidelines, aesthetic appeal, traffic safety, obstruction of views, and compatibility with the surrounding natural environment and will be coordinated with governmental agencies adjacent to park boundaries as necessary.	Working Drawing Phase	DPR	Project Manager, Construction Supervisor and/or Park Staff		
<b>Mitigation Measure Aesthetics-2 Nighttime Lighting</b>					
All light sources will be shielded and will utilize full cutoff luminaries, low reflectance surfaces, low-angle spotlights, and other appropriate measures to reduce light pollution where feasible.	Working Drawing Phase and Construction Phase	DPR and Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<b>Mitigation Measure Air-1</b>					
• Active grading sites and unpaved roads will be watered as needed during dry, windy conditions.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
• Exposed piles of gravel, sand, or dirt will be enclosed, covered, or watered as needed.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
• Disturbed areas will be replanted as quickly as feasible following grading or excavation activities.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
• All trucks hauling soil, sand, or other loose materials on public roads would be covered or required to maintain at least two feet of freeboard.	Construction Phase	Contractor	Project Manager, Cultural Resource Specialist and/or Park Staff		
• Traffic speeds will be limited to 15 mph on unpaved roads.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
• Sandbags or other erosion control measures will be installed, as necessary, to prevent silt runoff to public roadways.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
• Nearby and adjacent streets will be swept at the end of the day if visible soil material is carried over from construction site.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
• All grading and excavating operations will be suspended when wind speeds exceed 25 mph.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
• All equipment engines will be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all State and federal requirements.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<b>Mitigation Measure Bio-1 Sensitive Aquatic Species and Habitat Protection</b>					
All drainage from the parking lot, access road, and interpretive elements and facilities will be controlled such that runoff from these facilities does not flow directly into surface waters to prevent sediment or other pollutants (especially vehicle-related) from entering the ephemeral drainage and Las Virgenes Creek. This would be accomplished by:					
To the extent feasible, locating the access road, parking lot, and interpretive elements and facilities an adequate distance from the edge of the riparian canopy (minimum of 30 feet);	Working Drawing Phase and Construction Phase	DPR	Project Manager		
Constructing a vegetated infiltration basin in the parking lot to capture and infiltrate runoff;	Working Drawing Phase and Construction Phase	DPR	Project Manager		
Planting buffer zones with native vegetation, where appropriate; and	Working Drawing Phase and Construction Phase	DPR	Project Manager and/or Resource Ecologist		
Using permeable materials for parking lot and access road construction.	Working Drawing Phase and Construction Phase	DPR and Contractor	Project Manager		
<b>Mitigation Measure Bio-2 Sensitive Riparian Associated Bird Species</b>					

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<ul style="list-style-type: none"> <li>Pre-construction surveys will be conducted for sensitive bird species, including protocol surveys for the least Bell's vireo and Southwestern willow flycatcher. If found to be present, operation of mechanical and heavy equipment during construction will be limited to the non-breeding season (September 15- March 15) or monitored by a qualified biologist to avoid impacts, including noise impacts, to nesting birds.</li> </ul>	Prior to Construction	DPR qualified resource ecologist	Project Manager and Resource Ecologist		
<ul style="list-style-type: none"> <li>The new facilities shall be located and designed to minimize public use impacts to sensitive birds.</li> </ul>	Working Drawing Phase and Construction Phase	DPR	Project Manager and Resource Ecologist		
<ul style="list-style-type: none"> <li>The bridge over the ephemeral creek will be placed such that it does not require the removal of riparian vegetation.</li> </ul>	Working Drawing Phase and Construction Phase	DPR	Project Manager and Resource Ecologist		
<ul style="list-style-type: none"> <li>Any lights will be of low intensity and directed away from the riparian habitat.</li> </ul>	Working Drawing Phase and Construction Phase	DPR and Contractor	Project Manager and Resource Ecologist		
<ul style="list-style-type: none"> <li>If listed species are detected, public use and maintenance restriction may be imposed as determined in consultation with appropriate wildlife agencies. This may include noise and light restrictions during the breeding season.</li> </ul>	After Construction	DPR District Staff	DPR District Superintendent or Designee		
<ul style="list-style-type: none"> <li>Signage will be placed along the riparian corridor informing visitors that off-trail travel is not allowed.</li> </ul>	Working Drawing Phase and Construction Phase	DPR	Project Manager		
<b>Mitigation Measure Bio-3 Special Status Animal Species</b>					
<ul style="list-style-type: none"> <li>All construction activities, including staging and access routes, will be confined to existing disturbed areas to the extent feasible to minimize disturbance of native habitat. A biological monitor will be on-site during initial grading to identify and move any reptiles outside of the limits of grading. If sensitive reptiles are encountered, drift fencing will be erected around the limits of grading to prevent re-entry into the construction site and monitoring will continue through the period of construction involving use of heavy equipment.</li> </ul>	Construction Phase	DPR Qualified Resource Ecologist and DPR Construction Supervisor and Contractor	DPR Construction Manager and Resource Ecologist		
<ul style="list-style-type: none"> <li>If a species listed by State or Federal regulatory agencies as Threatened or Endangered is encountered at any time during construction, the CDFG and USFWS will be contacted within 24 hours, and construction work would be suspended or redirected to non-sensitive habitat areas until consultation is completed and additionally required conservation measures are in place as directed by regulatory agencies.</li> </ul>	Construction Phase	DPR Qualified Resource Ecologist and DPR Construction Supervisor and Contractor	DPR Construction Manager and Resource Ecologist		
<ul style="list-style-type: none"> <li>The area proposed for the footprint of the bridge or any interpretive element will be sited to avoid impacts to any woodrat nests.</li> </ul>	Working Drawing Phase and Construction Phase	DPR Engineer	DPR Construction Manager and Resource Ecologist		
<b>Mitigation Measure Bio-4 Special Status Plant Species</b>					
<ul style="list-style-type: none"> <li>Pre-construction surveys for all sensitive plant species potentially occurring at the site will be conducted during appropriate times of year for detection with particular attention to the footprint of the access road, parking lot, bridge, historic trail extension and other interpretive facilities. If sensitive plant species are found to be on site, State Parks will re-route and/or re-design proposed development as necessary to avoid impact to the species. In the unlikely event that sensitive plant species are found and cannot be avoided through re-route or re-design of the project, State Parks will mitigate losses of individuals through translocation or habitat enhancement for these species at a ratio of 3:1 within Malibu Creek SP, or as otherwise required by regulatory agencies.</li> </ul>	Working Drawing Phase and Construction Phase	DPR	Project Manager and Resource Ecologist		
<b>Mitigation Measure Bio-5 Riparian and Wetland Habitat Protection</b>					
<ul style="list-style-type: none"> <li>All vehicle, foot, bike, and equestrian use will be restricted to the core interpretive zone, or to the roads and trails.</li> </ul>	After Construction	DPR District Staff	DPR District Superintendent or Designee		
<ul style="list-style-type: none"> <li>Active, repeated, and/or heavy public use of facilities that must, for historical representational purposes, be placed directly adjacent to or within riparian habitat areas will be restricted to the specific facility and visitor use will not be permitted within the adjacent riparian and restoration areas.</li> </ul>	After Construction	DPR District Staff	DPR District Superintendent or Designee		
<ul style="list-style-type: none"> <li>Any native riparian trees and shrubs that must be removed will be replaced in kind at a ratio of 3:1, or as otherwise required by regulatory agencies.</li> </ul>	Working Drawing Phase and Construction Phase	DPR	Project Manager and Resource Ecologist		

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<ul style="list-style-type: none"> <li>Runoff from the project site will be controlled in a manner that does not allow sedimentation or scour of the riparian vegetation (see also <b>Mitigation Measure Bio-1 Aquatic Habitat Protection</b> above).</li> </ul>	Working Drawing Phase and Construction Phase	DPR and DPR Contractor	Project Manager and Resource Ecologist		
<ul style="list-style-type: none"> <li>The bridge abutments will be placed at least 10' from the top edge of the stream channel to allow for some pre-historic hydrologic processes within the ephemeral stream, including scour and fill, braiding, and the creation of semi-ephemeral channel benches and terraces.</li> </ul>	Working Drawing Phase and Construction Phase	DPR Engineer	Project Manager and Resource Ecologist		
<b>Mitigation Measure Bio-6 Wildlife Protection</b>					
<ul style="list-style-type: none"> <li>Public activities at this facility will be primarily restricted to day use and shall generally not extend past dusk or occur before dawn;</li> </ul>	After Construction	DPR District Staff	DPR District Superintendent or Designee		
<ul style="list-style-type: none"> <li>Vehicle use on the site will be limited to 5 miles per hour (mph); and</li> </ul>	Construction Phase and After Construction Phase	DPR District Staff	Project Manager and DPR District Superintendent or Designee		
<ul style="list-style-type: none"> <li>The parking area will be landscaped with native vegetation that will contribute to cover and habitat for wildlife moving through the area.</li> </ul>	Working Drawing Phase and Construction Phase	DPR and Contractor	Project Manager and Resource Ecologist		
<b>Mitigation Measure Cult-1</b>					
<ul style="list-style-type: none"> <li>All development, restoration, and interpretation plans (e.g., parking lot, walkways, plantings, etc.) will be reviewed by State Parks cultural resource specialists for compatibility with the existing historic setting and to ensure that the selection of material for replacement and interpretive use will have no adverse effects on original historic fabric. All treatment proposals will be based on previous research and building monitoring so that historic fabric removal, replacement, addition, and finish selections, etc. are consistent with architectural findings and research. All effort will be made to avoid further damage to original historic fabric.</li> </ul>	Working Drawing Phase, Construction Phase, After Construction	DPR Cultural Resource Specialist and DPR designer	DPR Cultural Resource Specialist and Project Manager		
<b>Mitigation Measure Cult-2</b>					
<ul style="list-style-type: none"> <li>The project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer 1995). In order to do so, each property should be: "used as it was or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships." Overall, the footprint and building envelope shall be retained during the rehabilitation. Further, the historic character of the property shall be retained and preserved. Historic materials, features, and spaces shall be retained. Distinctive features, finishes, and construction techniques that characterize the property shall be retained and preserved or replaced in kind. All new adaptations will be done in a reversible manner in order to protect original fabric and historic integrity of the resource.</li> </ul>	Working Drawing Phase, Construction Phase	DPR Cultural Resource Specialist and DPR designer	DPR Cultural Resource Specialist and Project Manager		
<b>Mitigation Measure Cult-3</b>					
<ul style="list-style-type: none"> <li>During construction/restoration, a cultural resource monitor that is trained in the Secretary of the Interior's Standards shall be in place to salvage historic fabric that is impacted, and record historic features or materials as they are uncovered.</li> </ul>	Construction Phase	DPR Cultural Resource Specialist	DPR Cultural Resource Specialist and Project Manager		
<b>Mitigation Measure Cult-4</b>					
<ul style="list-style-type: none"> <li>All earthmoving activities (i.e., trenching, grading, augering, landscaping, etc.) will be monitored at the discretion of a State Parks-qualified archaeologist. The monitor must be included in pre-construction meetings with the prime contractor and any subcontractors involved with earthmoving construction work. In the event of making inadvertent finds, the monitor will notify the State's Representative to temporarily halt construction at the location of the discovery and direct the contractor to continue work at a designated distance from the find. The monitor will evaluate the situation and provide management recommendations leading to the avoidance of further impacts, or mitigate adverse effects through additional data recovery. A monitoring report will be prepared at the conclusion of the monitoring program.</li> </ul>	Prior to Construction Phase and Construction Phase	Contractor and DPR Cultural Resource Specialist	DPR Cultural Resource Specialist and Project Manager		
<b>Mitigation Measure Cult-5</b>					

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<ul style="list-style-type: none"> <li>In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the State's Representative. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor would be responsible for notifying the appropriate Native American authorities.</li> </ul>	Construction Phase	Contractor and DPR	DPR Cultural Resource Specialist and Project Manager		
<p>If the coroner or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination.</p> <p>If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.</p>		Contractor and DPR	DPR Cultural Resource Specialist and Project Manager		
		Contractor and DPR	DPR Cultural Resource Specialist and Project Manager		
<b>Mitigation Measure Geo-1 Seismic Standards</b>					
All proposed new structures will comply with all applicable earthquake design requirements of the California Building Code.	Working Drawing Phase and Construction Phase	DPR Engineer	Project Manager		
<b>Mitigation Measure Geo-2 Landslides and Liquefaction</b>					
All proposed structures will comply with all applicable landslide and liquefaction design requirements of DMG Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.	Working Drawing Phase and Construction Phase	DPR Engineer	Project Manager		
<b>Mitigation Measure Geo-3 Erosion Control</b>					
<ul style="list-style-type: none"> <li>Best Management Practices (BMPs) will be used in all areas of ground disturbance to control erosion and surface water runoff during trenching and grading activities. Temporary erosion control measures (BMPs) must be used during all soil disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.). These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls and protection of storm drain inlets to prevent erosion and sedimentation into receiving waters.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>Permanent erosion controls would be implemented, including proper compaction and revegetation of disturbed soil areas as soon as feasible following construction, detention swales, infiltration basins, and energy dissipaters, as appropriate. The State's contractor would be responsible for providing the planned BMPs for State Parks' review and approval, prior to the start of work.</li> </ul>	Prior to Construction, Construction Phase, and After Construction	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>If ground-disturbing operations must occur during the rainy season (October 31 to May 1), or if storms are anticipated during construction, exposed soil will be covered and/or stabilized using temporary erosion control measures such as tarps, hydroseeding, mulching, and/or binding.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>A Storm Water Pollution Prevention Plan (SWPPP) (i.e., erosion control plan) will be prepared, as required by the State Water Resources Control Board for projects involving greater than one acre of land disturbance. The project will comply with all applicable water quality standards as specified in the Los Angeles Regional Water Quality Control Board Basin Plan.</li> </ul>	Prior to Construction	Contractor and/or DPR	Project Manager, Construction Supervisor and/or Park Staff		
<b>Mitigation Measure Hazmat-1 Spill Prevention</b>					

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<ul style="list-style-type: none"> <li>A Spill Prevention and Response Plan (SPR Plan) will be developed and approved by the State Parks project manager prior to the start of any work. This plan would provide guidelines for safe work practices to prevent any hazards to the public, workers, or the environment from the release of hazardous materials (fuels, oils, or other vehicle fluids). It would also include a map delineating construction staging or storage areas where refueling, lubrication, and maintenance of equipment may occur. A spill kit would be maintained onsite throughout the duration of the project. In the event of a spill or release of any chemical in any physical form on or immediately adjacent to the project site during construction, the contractor would immediately notify appropriate State Parks staff (e.g., project manager, supervisor, or State Representative).</li> </ul>	Prior to Construction and Construction Phase	Contractor and DPR	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>All equipment would be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from Park premises.</li> </ul>	Prior to Construction and Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>Equipment would be cleaned and repaired (other than emergency repairs) outside the Park boundaries. All contaminated water, soil, sludge, spill residue, or other hazardous compounds would be disposed of outside Park boundaries, at a lawfully permitted or authorized designation.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<b>Mitigation Measure Hazmat-2</b>					
<ul style="list-style-type: none"> <li>All abatement work shall be done in compliance with the asbestos and lead-based paint inspection report prepared for California State Parks by ENCORP Environmental Management Services, dated February 14, 2000 and with all applicable local and federal regulations.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>Procedures for the proper removal and disposal of any hazardous materials will be established as part of a Health and Safety Plan developed by State Parks' contractor and approved by State Parks. This may include the use of respirators, dust masks, protective clothing, air monitoring, or other procedures to reduce or eliminate exposure to workers, the public, or the environment. The Health and Safety Plan will contain procedures for storage, transport, and disposal of any hazardous waste generated as part of the restoration/construction process (both materials removed from the buildings and any chemicals used in the process).</li> </ul>	Prior to Construction	Contractor and DPR	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>All hazardous materials will be removed by trained and authorized personnel and disposed of at a licensed facility (generally a Class III landfill), in compliance with local, state, and federal regulations and guidelines.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<b>Mitigation Measure Hazmat-3 Construction Fire Management</b>					
A Health and Safety Plan would be developed and reviewed by all project staff prior to the start of any work. Job site characteristics to reduce the potential for fire will be included such as, but not limited to, those discussed below:	Prior to Construction	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>Spark arresters or turbo charging (which eliminates sparks in exhaust) and fire extinguishers will be required for all heavy equipment.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>Construction crews will be required to park vehicles away from flammable material, such as dry grass and brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<b>Mitigation Measure Hazmat-4 Operational Fire Management</b>					
Areas surrounding any structures would be kept clear of flammable materials.	Construction Phase	Contractor	Project Manager, Construction Supervisor and/or Park Staff		
<ul style="list-style-type: none"> <li>The project will meet all applicable California Building Code Standards regarding fire safety and management and requirements of the State Fire Marshall.</li> </ul>	Working Drawing Phase and Construction Phase	DPR Engineer	Project Manager		
<b>Mitigation Measure Noise-1</b>					
<ul style="list-style-type: none"> <li>Construction activities would generally be limited to daylight hours, between 8 a.m. and 5 p.m., Monday through Friday, unless permission is granted by the Construction Supervisor and the Park District for other hours, as necessary.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor, and/or Park Staff		
<ul style="list-style-type: none"> <li>Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor, and/or Park Staff		
<b>Mitigation Measure Utilities-1 Water Conservation</b>					

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<ul style="list-style-type: none"> <li>All interior water fixtures will be equipped with water conserving fixtures, including low flow faucets and toilets, as required by Las Virgenes Municipal Water District standards.</li> </ul>	Working Drawing Phase and Construction Phase	Contractor	Project Manager		
<ul style="list-style-type: none"> <li>All irrigated landscaping shall be heavily mulched where appropriate.</li> </ul>	Construction Phase	Contractor	Project Manager, Construction Supervisor, and/or Park Staff		