



# **Puente Hills Habitat Preservation Authority**

Endowment Provided by the Puente Hills Landfill

## **Guidelines and Agreement for Proposed In-Lieu Fee Mitigation**

Guidelines for In-Lieu Fee Mitigation (enhancement, restoration or creation) with the Puente Hills Habitat Preservation Authority (Habitat Authority) include but are not limited to the following:

- 1) The Habitat Authority must receive copies of any regulatory permits and/or environmental documents which require the mitigation in order to develop the In-Lieu Fee Mitigation Agreement and associated in-lieu fee cost estimate.
- 2) A consultation, planning and administrative fee in the amount of \$5,000 is required from the Project Proponent (PP) at the time an agreed-upon mitigation area is found, and before a formal In-Lieu Fee Mitigation Agreement is finalized. This non-refundable fee compensates for staff time dedicated to the preparation of cost estimates and contracts or agreements, including the Right of Entry/Mitigation Agreement, and reserves the mitigation area for 12 months.
  - a. If the In-Lieu Fee Mitigation Agreement has not been finalized by the end of the first year following the payment of the administrative fee, the Project Applicant will be required to pay a non-refundable fee of \$5,000 per acre in order to hold the mitigation area.
  - b. If the In-Lieu Fee Mitigation Agreement has not been finalized by the end of the second year, the Project Applicant will be required to pay an additional non-refundable fee of \$10,000 per acre in order to hold the mitigation area.
  - c. At the end of the third year, the Habitat Authority has the discretionary option to release the proposed mitigation area.
- 3) A payment additional to that mentioned above in the amount of \$5,000 is required and will be used by the Habitat Authority to fund a Phase I Environmental Site Assessment if necessary. Alternatively, the PP can conduct the Phase I and share all results with the Habitat Authority.
- 4) After these guidelines are agreed to with signatures (below), and after the initial \$5,000 administrative fee and \$5,000 payment for the Phase I are accepted, the Habitat Authority will prepare cost estimates to implement the required mitigation per regulatory permit requirements and/or environmental documents. Additionally, if the applicable regulatory agencies require a Habitat Conservation Plan or Habitat Restoration Plan prior to execution of the Mitigation Agreement then the PP will provide advance funding should the PP prefer the Habitat Authority to prepare documents. The Habitat Authority will develop site-specific cost estimates. The Habitat Authority will then prepare a draft



