Mitigation Monitoring and Reporting Program: SGV Greenway Network Implementation Plan PEIR

Prepared for: Los Angeles County Department of Public Works

Innovative solutions for a complex world

Catalyst
ENVIRONMENTAL SOLUTIONS

Mitigation Monitoring and Reporting Program

This document constitutes the Mitigation Monitoring and Reporting Program (MMRP) for the San Gabriel Valley (SGV) Greenway Network Implementation Plan Program Environmental Impact Report (PEIR). An MMRP must be adopted by the lead agency "when a public agency has made the findings required under paragraph (1) of subdivision (a) of Section 15091 (of the CEQA Guidelines) relative to an EIR or adopted a mitigated negative declaration in conjunction with approving a project. In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." (CEQA Guidelines Section 15097). As lead agency, the County of Los Angeles, acting through Los Angeles County Department of Public Works (Public Works), has prepared this MMRP for the Program as analyzed in the PEIR (State Clearinghouse No. 2022090340).

The MMRP will be adopted to avoid or mitigate significant effects on the environment resulting from projects carried out by the County under the Plan. It is designed to ensure compliance during implementation of the project. As required by Public Resources Code Section 21081.6, subdivision(a)(2), the custodian and location of the documents constituting the record of proceedings for the Project are Public Works and the Los Angeles County Clerk. The County anticipates that for those projects carried out under the Plan, by entities other than Public Works, the respective lead agency (whether municipality or special district) will adopt this MMRP to avoid or mitigate significant effects on the environment and ensure compliance during project implementation. Pursuant to PRC Sections 21155.2(a) and (b)(2) and Section 21159.28(a), future projects that seek to tier from the PEIR must incorporate the mitigation measures identified herein. The lead agency is responsible for successfully implementing all the mitigation measures in the MMRP, and for ensuring that these requirements are met by the project proponent. Alternatively, if the identified mitigation measure is found to be infeasible based on substantial evidence, the lead agency under CEQA for the future project must incorporate equivalent measures that would avoid or mitigate potential impacts to a less than significant level.

The MMRP provides the following information:

- Mitigation Measures: A description of the feasible mitigation measures for each significant impact identified in the PEIR;
- Timeframe for Compliance: Identifies when a mitigation measure must be implemented/completed;
- Responsible Monitoring Agency: Identifies which entity will oversee implementation and compliance of the mitigation measure;
- Steps to Compliance and Verification: How the mitigation measure shall be implemented and/or verified.

Table 1. Mitigation Monitoring and Reporting Plan

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
Aesthetics			
MM AES-1: Install Construction Fencing for Visual Screening and Security for Construction Lasting Longer than 30 Days. For construction projects lasting greater than 30 days, the project proponent shall require contractors to 1) install neutral color (e.g., green, brown, black, white, tan, navy) perimeter fencing of a minimum height of six feet around construction areas to screen and provide security to pedestrians and other people with a view of the site to reduce views of construction staging areas, grading, and site disturbance.	During plan development prior to construction and materials submitted	A. If construction is anticipated to last more than 30 days, contractors shall be required to install construction fencing.	Lead agency
MM AES-2: Develop and Submit Lighting Plan. The project proponent shall develop a lighting plan consistent with the lighting code and policies of the municipality in which the project is located.	During plan development prior to construction and materials submitted; Ongoing	A. Incorporate lighting measures onto construction site plans.	Lead agency
Air Quality			
MM AQ-1: Emissions Reduction Measures. For projects that would exceed the SCAQMD regional or local thresholds or with an anticipated construction duration of greater than six months that are located within 500 feet of a residence or other sensitive receptor, the following emission reduction measures shall be implemented: • Require the use of electricity from power poles rather than temporary diesel or gasoline powered generators, as feasible. • Minimize vehicle idling time in accordance with the Airborne Toxic Control Measure to Limit Diesel-Fueled	During plan development prior to construction and materials submitted; Prior to construction; During construction	A. Construction plan set shall specify if duration of Project construction and distance from project site to nearest sensitive receptor. B. If applicable, construction plan set shall specify each of the required measures. C. Lead agency to verify through site visit/inspection that all measures are implemented during construction.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
Commercial Motor Vehicle Idling (Title 13, Division 3, Chapter 10, Section 2485). • Minimize equipment idling time in accordance with the In-Use Off-Road Diesel-Fueled Fleets (Title 13, CCR, Section 2449). • Require the use of 2013 model year engines for all diesel-powered vehicles that conform to the United States Environmental Protection Agency's (EPA) *"Emission Standards and Supplemental Requirements for 2007/2010 Model Year Diesel Heavy-Duty Engines and Vehicles"* per 40 CFR 86.007-11 (e.g., material delivery trucks and soil import/export. Additionally, consider other measures such as incentives, phase-in schedules for clean trucks, etc. during the construction period. • Vehicles with a GVWR greater than 14,000 pounds shall comply with the Truck and Bus Regulations (Title 13, California Code of Regulations, Section 2025), the Clean Truck Check Program/Heavy-Duty Vehicle Inspection and Maintenance Program (Title 13, California Code of Regulations, Sections 2195 through 2199.1), and all amendments. All vehicle owners shall register and report on the Truck Regulation Upload, Compliance, and Reporting System (TRUCRS) and report in the Clean Truck Check-Vehicle Inspection System (CTC-VIS) Database to certify regulation compliance. • At a minimum, all internal combustion engines/construction equipment operating shall meet Tier 4 Final CARB/USEPA emission standards per 40 CFR 1039. • All off-road diesel-powered equipment 25 horsepower (hp) or greater shall comply with the In-Use Off-Road Diesel Fueled Fleets Regulations (Title 13, California Code			

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
of Regulations, Section 2449) and amendments. Equipment owners shall report on the Diesel Off-Road Online Reporting System (DOORS) to certify regulation compliance. • Where it is determined that construction emissions would exceed the applicable SCAQMD regional thresholds and/or LSTs even with the requirement that all construction equipment meet Tier 4 Final CARB/USEPA emissions standards, the project shall reduce its daily construction intensity (e.g., reducing the amount of equipment used daily, reducing the amount of soil graded/excavated daily) to a level where the project's construction emissions would no longer exceed SCAQMD's regional thresholds and/or LSTs.			
MM AQ-2: Health Risk Assessment and Health Risk Reduction Measures. For projects with construction activities in proximity to an individual sensitive receptor lasting more than two months that: 1) exceed the SCAQMD LSTs and 2) are within 1,000 feet of existing sensitive receptors, as defined by SCAQMD (e.g., residences, daycares), the project proponent shall prepare a site-specific construction and operational Health Risk Assessment. The Health Risk Assessment must identify whether the health risk exposures for adjacent receptors will be less than the SCAQMD project-level thresholds. If the Health Risk Assessment demonstrates that the health risk exposures for adjacent receptors will be less than SCAQMD project-level thresholds, then additional mitigation shall be unnecessary. However, if the Health Risk Assessment demonstrates that health risks will exceed SCAQMD project-level thresholds, additional on- and off-site mitigation, including and not limited to implementation of MM AQ-1: Emission Reduction Measures will be analyzed by the project proponent to help reduce risks to the greatest extent practicable.	During plan development prior to construction and materials submitted; Ongoing	A. Conduct Air Quality Impact Analysis with completed construction health risk assessment. B. If over MM AQ-1 thresholds, air quality analyst shall prepare a mitigation plan subject to lead agency review.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM AQ-3: Implement Equestrian Manure Management. For Plan elements that include an equestrian facility, the project proponent shall comply with the following measures: • The facility, including animal stalls and warmup and training areas, will be cleaned at least once per day, including the removal of manure and soiled bedding. • Manure and soiled bedding will either be incorporated into composting by the end of the day or temporarily stockpiled prior to incorporation into the composting system. • Stockpiled material in containment vessels will be covered with a lid or tarp. Containment vessels will be located at the farthest feasible distance from nearby residents and/or sensitive receptors.	During plan development prior to construction and materials submitted; Ongoing	A. Project proponent shall submit operations and maintenance plan to lead agency with required equestrian manure management measures incorporated. B. Lead agency to verify compliance through regular site visit/inspections (appropriate frequency to be determined by lead agency).	Lead agency
Biological Resources			
MM BIO-1: Desktop Review and Biological Surveys. Conduct biological surveys of any areas where potential special status biological resources (special status species and species of special of concern), or sensitive natural communities may occur. The biological survey evaluation shall include an assessment of potential downstream impacts resulting from flow diversions, if such stormwater BMPs are considered as part of the Project design. During the design of the project, and prior to construction, the project proponent shall employ a qualified biologist to review the proposed project. To the extent feasible, the location(s) of a proposed project shall be on previously disturbed or developed sites and shall avoid undisturbed, high-quality, natural habitat that supports special status biological resources, areas that are used for regional or local wildlife movement, and jurisdictional wetlands and associated waters. If a desktop review indicates that special status biological resources or natural communities may occur in the	During plan development prior to construction and materials submitted	A. Conduct desktop review of specific project site. B. If desktop review indicates no potential special status biological resources or natural communities are likely to be present, prepare technical memorandum for file and mitigation is considered complete. C. If desktop review indicates potential for special status biological resources or natural communities, project proponent shall consult with appropriate regulatory agency (CDFW).	Lead agency, and as applicable, CDFW

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
project area, the project proponent shall either assume presence and mitigate accordingly, or a qualified biologist shall conduct species-specific biological surveys or botanical field surveys to confirm the presence and extent of special status biological resources and/or sensitive natural communities prior to the start of construction. Surveys shall be conducted according to protocols currently accepted by CDFW and/or USFWS. If no accepted survey protocol exists, the project proponent shall consult CDFW for guidance. To determine presence/absence or accurately identify rare plants, a qualified botanist shall conduct multiple rare plant surveys throughout the growing season for any given year. Surveys shall occur during the time of year when rare plants are more likely to be visually detectable. Rare plant surveys proceeding after a low water year should be supplemented with one or two additional rare plant surveys over a number of years depending on the rare plant species, annual weather patterns, and whether the project area was recently disturbed (e.g., fire). If special status biological resources or their sign (e.g., scat, burrows) are observed, the project proponent shall report the observation to CDFW through an entry in the California Natural Diversity Database (CNDDB) and ~~the project proponent shall~~ develop a plan to avoid impacts that is specific to each species. If impacts cannot be avoided, the project proponent shall consult with CDFW to obtain appropriate authorization for take of species protected under CESA (pursuant to Fish & Game Code, Seciton 2080 et seq.) The project proponent shall have a copy of a fully executed take authorization prior to any activity that may result in take or CESA-protected species. If the desktop review indicates that no special status biological resources or natural communities may occur in the project area, then biological surveys are not required.			
MM BIO-2: Pre-construction Nesting Bird Surveys. Conduct pre-construction nesting bird surveys and implement appropriate buffers. To avoid disturbance of nesting and special status birds,	During plan development prior	A. Project proponent shall contract with qualified biologist to conduct pre-construction nesting	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
including species protected by the MBTA and California Fish and Game Code, activities related to the implementation of any project, including, but not limited to, ground disturbance, and vegetation trimming/removal, shall occur outside of the non-raptor bird breeding season (March 1 through August 31). If these activities must begin during the breeding season, then the project proponent shall conduct a pre-construction nesting bird survey no more than three days prior to initiation of ground disturbance activities. The nesting bird pre-construction survey shall be conducted on foot inside the project area, including a 300-foot buffer, and conducted in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in the Plan Area. If construction is scheduled to occur during the breeding season for raptors (January 15 to September 15), then no more than seven days before the start of the activities, a qualified biologist will conduct a pre-construction survey for nesting raptors in areas where suitable habitat is present within the project area and up to a 500-foot buffer, as determined by a qualified biologist. If active nests are found, an avoidance buffer (dependent upon the species, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with construction fencing, flagging, construction lathe, or other means. All project personnel working at a project site shall be notified of the buffer zone and all construction activities and project personnel will avoid entering the buffer zone until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest, or confirmed that the nest is no longer active. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.	to construction and materials submitted	bird surveys. B. If necessary, implement avoidance buffers. C. Qualified biologist to submit technical memorandum summarizing survey results and, if applicable, any buffers implemented	

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM BIO-3: Conduct Burrowing Owl Pre-construction Surveys. Prior to any construction or ground disturbance which could disturb burrowing owl burrows or nesting, a qualified biologist shall conduct protocol-level surveys for burrowing within suitable habitat and extending 500 feet from the boundary of the work area, where access is available. Surveys shall be conducted in accordance with protocols currently accepted by CDFW. ~~with guidelines in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012).~~ If burrowing owl or their sign are observed, the project proponent shall report the observation to CDFW through an entry in CNDDB and develop a site-specific plan to avoid impacts on burrowing owl. If impacts cannot be avoided, the project proponent shall consult with CDFW to obtain appropriate authorization for take of species protected under CESA (pursuant to Fish & Game Code, Section 2080 et seq.). The project proponent shall have a fully executed take authorization prior to any activity that may result in take of CESA-protected species.	During plan development prior to construction and materials submitted	A. If desktop review indicates potential presence of burrowing owls, project proponent shall contract with qualified biologist to conduct burrowing owl protocol-level surveys. B. If necessary, implement avoidance buffers. C. Qualified biologist to submit technical memorandum summarizing survey results, and if applicable, any buffers implemented.	Lead agency
MM BIO-4: Conduct Pre-construction Special Status Bat Surveys. Pre-construction bat surveys will be conducted by a qualified bat biologist within ~~30~~ 7 days of starting construction in a work area with suitable habitat for roosting bats during the bat maternity season (March 1 to September 30). The pre-construction survey will include a visual and/or acoustic survey conducted by the qualified bat biologist within the work area and surrounding areas that have suitable habitat for roosting bats including bridges, abandoned structures or trees with large cavity or dense foliage. If bat roost sites are identified and could be disturbed by project activities, then appropriate bat avoidance, mitigation or relocation measures will be implemented. Prior to any ground-disturbing activity or activities that could disturb bat roost sites, a qualified bat biologist will survey for active bat colonies, such as hibernacula or maternity roosts. If active hibernacula or maternity roosts are	During plan development prior to construction and materials submitted	A. If desktop review indicates potential presence of bats and bat roosts, project proponent shall contract with qualified biologist to conduct bat pre-construction surveys. B. If necessary, implement avoidance buffers. C. Qualified biologist to submit technical memorandum summarizing survey results, and if applicable, any buffers implemented.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
identified in the work area or in the buffer area (as defined by the qualified bat biologist, based on site conditions, planned work, and anticipated indirect impacts on bats), a qualified bat biologist will develop and implement appropriate protection measures for that maternity roost or hibernacula. Trees and/or structures determined to be maternity roosts should be left in place until the end of the maternity season. No night-time work will be permitted.			
MM BIO-5: Conduct Biological Monitoring. In area that may support special status biological resources or adjacent to special status plants, wildlife, and/or aquatic resources; Sensitive Natural Communities; or protected trees, a qualified biological monitor shall be required to monitor construction or maintenance activities while work is immediately adjacent to these area, or as deemed necessary by the qualified biologist to ensure that protection measures are in place to avoid incidental disturbance of habitat and special status species outside the Plan footprint. Biological monitoring shall include, but not be limited to, monitoring installation of protective barriers, monitoring of active bird nests, ensuring food waste and trash are enclosed in sealed containers and removed from the site, construction equipment remains within the project footprint and designated staging areas, and ensuring that staging and areas used to refuel are located in upland areas away from riparian habitat and aquatic sites. The qualified biological monitor shall have the authority to stop work to protect biological resources onsite, including special status species, riparian and aquatic resources, and protected trees. If any special status plant or wildlife species are found in a work area, the biological monitor shall have stop work authority to halt construction as necessary to prevent the death or injury to the species until the species leaves of its own accord or the proper consultation with USFWS and/or CDFW can be completed.	During construction	A. If desktop review indicates the potential presence of special status biological resources or protected trees, the project proponent shall retain a qualified biological monitor for construction or maintenance activities to ensure compliance with all established biological buffer areas. B. If necessary, biological monitor shall have stop work authority to halt construction.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM BIO-6: Implement a Worker Environmental Awareness Program. Prior to the start of construction (including staging and mobilization), all project personnel shall attend a Workers Environmental Awareness Program training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the Plan Area. The specifics of this program shall include identification of the special status biological resources and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the project area.	During plan development prior to construction and materials submitted; Ongoing	A. Project proponent shall prepare a Worker Environmental Awareness Program that includes required details on conduct around biological resources and submit the Program to the lead agency for the project file. B. Project proponent shall ensure WEAP training is attended by all on-site personnel prior to entering the construction site and maintain records of training completion. Records to be available to lead agency upon request.	Lead agency
MM BIO-7: Implement Weed Abatement Measures. The project proponent shall implement weed abatement measures during construction and operations to minimize the spread and introduction of non-native plant material and/or tree diseases. Weed control shall be performed through a physical, cultural, biological, inorganic, or organic method. Chemicals that may be used include pre-emergent herbicides, post-emergent herbicides, and organic herbicides (all post-emergent, non-selective) as per the Countywide Integrated Pest Management (IPM) Program and one or more of the following measures as applicable: • Equipment and vehicles shall be cleaned of mud or other debris that may contain invasive plants and/or seeds to reduce the potential of spreading invasive weeds before mobilizing to the site and before leaving the site. Cleaning of equipment shall occur in a designated area away from sensitive natural communities and watercourses.	During plan development prior to construction and materials submitted; Ongoing	A. Project proponent shall prepare a weed abatement plan per the Countywide Integrated Pest Management (IPM) Program for construction and operations and submit to the lead agency with submittal of construction site plans.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Trucks carrying loads of vegetation removed from the work area shall be covered and disposed of in accordance with applicable laws and regulations. • Only certified weed-free straw, mulch, and/or fiber rolls shall be used for erosion control. Fill material shall be obtained from weed-free sources. • Any trees identified for removal shall be inspected for contagious tree diseases. To avoid the spread of infectious tree diseases, diseased trees and plant material shall not be transported from the Project site without first being treated using best available management practices relevant for each tree disease observed. • Following completion of construction, disturbed areas shall be returned to original grade (unless the design incorporated permanent grade changes), soils shall be decompacted, and areas shall be revegetated with native hydroseed and/or container plantings consistent with the SGV Greenway Network Plant Communities and Planting List as detailed in design plans or a project-specific restoration plan. All revegetated areas shall avoid the use of species listed in Cal-IPC's California Invasive Plant Inventory.			

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM BIO-8: Construction Best Management Practices to Protect Wildlife. The project proponent shall ensure appropriate BMPs are implemented during construction which consist of the following, as applicable to the project: • Plastic monofilament netting (e.g., erosion control wattles or matting) or similar material shall be prohibited as part of erosion-control activities. Alternative allowable materials may include, but are not limited to, geotextiles, fiber rolls, geomembranes, hydroseeding compounds, loose-weave mesh, such as jute, hemp, and coconut fiber, and rice straw wattles (e.g., biodegradable, photodegradable, burlap). • Any excavated areas (holes, pits, or trenches) with steep sides more than 12 inches deep with sidewalls steeper than 45 degrees shall be covered with plywood or similar materials at the end of the day or have escape ramps put in place to keep wildlife from becoming trapped and/or allowing them to escape, with at least one ramp per 100 feet of trenching, and escape ramp slopes of no greater than 3:1. All construction pipe, culverts, or other structures with a diameter of 3 inches or greater that are stored overnight shall be screened or covered each night to prevent wildlife entrapment. • Incorporate appropriate buffer zones to avoid and minimize the effects of noise on special status wildlife and nesting birds in areas where special status biological resources has been identified. If a qualified biologists determines that buffer zones are not sufficient to avoid disturbance, other measures may be incorporated, such as delaying construction until nesting is completed (for nesting birds) or until special status species are no longer	During plan development prior to construction and materials submitted; During construction	A. Project proponent shall retain qualified biologist to implement construction best management practices to protect wildlife. B. Qualified biologist shall document all BMPs via weekly monitoring reports for the duration of construction activity. Monitoring reports to be made available to lead agency upon request.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
present or until a take permit for special status species is obtained. • The disturbance footprint for construction activity shall be minimized to the extent feasible. Trimming is defined as removal of vegetation to the extent necessary to allow a specific level of access (e.g., vehicles) for specific types of equipment (e.g., trucks, trailers, excavators). There shall be no vegetation removal beyond what is necessary to allow the level of access required for construction activities to occur.			
MM BIO-9: Operations Recreation Plan. The Operations Recreation Plan shall include requirements for the following measures, as applicable, to be implemented for by the project proponent in areas where recreational opportunities will be created: • Signage requiring pets to be on leash • Pet dropping/waste bag dispensers and disposal stations • Foot-wiping stations with signage explaining the purpose of the station (to prevent the spread of invasive weeds that degrade natural habitats that species depend on) • Wildlife-proof waste bins • Educational interpretive kiosks/signage (e.g., how to respect wildlife and habitats, stay on trail signs, identifying sensitive areas, pick up trash and fishing line, pick up after pets; opportunities to view wildlife) • Incorporation of signage to avoid ESAs around sensitive wildlife/habitat features • Prevention of fertilizer runoff	During plan development prior to construction and materials submitted; Ongoing	A. Project proponent shall prepare operations recreation plan and submit to lead agency with construction site plans.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Management of unauthorized uses through coordination with local resources • Proper handling of any non-native plant species removed during operations and maintenance activities to prevent sprouting or regrowth; development of methods to ensure that non-native plant seeds are not spread during plant removal and that plants will be removed prior to flowering, if feasible. • *Trail design – where avoidance is not feasible, and where necessary, a project could incorporate into design the modification of trails, spatial arrangement of trails, trail dimensions, access points, and recreational structures to avoid and minimize impacts on sensitive wildlife and/or habitat features.* • *Setbacks and restrictions – where avoidance is not feasible, and where necessary, a project could incorporate into design setbacks that consider alert and flight initiation distances for sensitive wildlife with respect to the type and intensity of proposed recreational uses, and could include restrictions on the size of gathering areas at pavilions, etc.*			
MM BIO-10: Prepare and Implement Pest Management Plan. The project proponent shall require that a pest management plan that adheres to the County's Integrated Pest Management (IPM) Program be prepared and implemented to prevent inadvertent poisoning of non-target wildlife during operations. The use of rodenticides as a pest-control measure shall be prohibited. Additionally, the use of neonicotinoid pesticides shall be prohibited as part of operations, which are known to be harmful to bumble bees.	During plan development prior to construction and materials submitted; Ongoing	A. Project proponent shall prepare pest management plan that adheres to the County's IPM Program and submit to lead agency with construction site plans. Pest management plan to include MSDS for all proposed pesticides and herbicides. B. Lead agency to ensure that adherence to pest management is a requirement of any contracts	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
		with pest management contractors during operation.	
MM BIO-11: Use Bird Safe Glass. The project proponent shall require that any glass used in the design of facilities is safe for birds. Bird safe glass is designed so that it is a visible obstacle to birds to avoid bird strikes with buildings, while still being transparent to people.	During plan development prior to construction and materials submitted; During construction	A. Project proponent shall ensure construction site plans submitted to lead agency specify the use of bird safe glass.	Lead agency
MM BIO-12: Desktop Review and Conduct a Jurisdictional Delineation. A desktop review of the National Wetland Inventory and/or field review shall be conducted to determine if a formal delineation is required. To the extent feasible, the location(s) of all greenway paths, any subcomponents, and associated beneficial project elements shall be on previously disturbed or developed sites and shall avoid jurisdictional wetlands and associated waters. However, if any jurisdictional wetlands or associated waters are identified, a jurisdictional delineation shall be completed. If wetlands or aquatic resources are identified within the project footprint, but will not be affected by construction, then those resources shall be clearly marked for avoidance using flagging, fencing, or other appropriate avoidance method prior to construction. If any wetlands and/or jurisdictional aquatic resources are identified, then implement the following mitigation measures.	During plan development prior to construction and materials submitted; Prior to construction	A. Conduct desktop review of National Wetland Inventory. B. If necessary, project proponent shall retain qualified biologist to conduct jurisdictional delineation. C. Results of jurisdictional delineation to be defined on construction site plans to demonstrate avoidance. D. Lead agency to conduct inspection to verify flagging/fencing and avoidance measures.	Lead agency
MM BIO-13: Permanent Wetlands Signage. Any wetlands identified within or adjacent to the construction footprint, but not affected by construction activities, shall be clearly marked with permanent signage and fencing to restrict trespassing by the public and operations and maintenance staff.	During construction; Ongoing	A. Install permanent wetlands signage within or adjacent by construction activities, but not affected, shall be clearly marked with signage. B. Lead agency to conduct inspection or require submittal of technical memorandum with	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
		photographs to verify installation of signage and fencing.	
Cultural Resources			
MM CR-1: Historical Resources Assessment. Historical resources shall be evaluated for their eligibility for listing in the CRHR or local register prior to project development. The records search will help identify any recorded sites/resources that may be impacted by a project. A historian or architectural historian, per the Secretary of Interior's Professional Qualification Standards for Architectural History, shall perform a records search and site investigation to identify potentially eligible historical sites/resources within a quarter-mile of a project site. The principal records search shall be conducted using the California Historical Resources Information System (CHRIS). The South Central Coastal Information Center at California State University Fullerton administers the historical records for Los Angeles County and is the preferred location to conduct the historical records search. To supplement the CHRIS records search, at a minimum, the following sources shall be searched: • NRHP National Park Service online website • Office of Historic Preservation • California Historical Landmarks • California Points of Historical Interest • Local historical societies	During plan development prior to construction and materials submitted	A. Project proponent shall retain qualified cultural resources professional to conduct historical resources assessment and site investigation of individual projects site. B. A technical memorandum or report shall be submitted with construction site plans to the lead agency to either verify that no resources are present or if additional mitigation measures are necessary.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Local registers and general plans Sanborn maps (available at the Los Angeles Public Library) • Historic U.S. Geological Survey (USGS) quadrangles • Historic aerial maps • If no designated eligible or historic resources are identified during this assessment, no further mitigation shall be required.			
MM CR-2: Avoid Historical Resources. If eligible or designated historical resources, as defined by CEQA, are identified, demolition or substantial alteration of such resources shall be avoided. This may require redesign of the proposed action/project to provide adequate buffer as to not significantly alter the historical resource.	During plan development prior to construction and materials submitted	A. If historic resources are identified during MM CR-1, project proponent shall submit construction site plans to lead agency that clearly indicate avoidance of impacts to resource.	Lead agency
MM CR-3: Prepare and Implement a Historic Resources Mitigation Plan. If avoidance is determined to be infeasible, the project proponent shall prepare a treatment plan to include, but not be limited to, photo-documentation and public interpretation of the resource. The plan shall be submitted to the local jurisdiction in which the project is proposed as part of the Plan Review process	During plan development prior to construction and materials submitted	A. If avoidance of impacts to historic resource identified in MM CR-1 is not feasible, project proponent shall retain qualified cultural resources professional to prepare a historic resources mitigation plan.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
for review and approval prior to implementation. Required plan elements include the following: • Survey or photographic documentation of the historical resource before construction begins as a baseline condition for assessing damage. • Preparation of protocols for the documentation of inadvertent damage, should it occur, as well as notification to the appropriate owner and/or jurisdiction. • Strategy for repair of historical resource in accordance with the Secretary of the Interior Standards.		B. Plan shall be submitted to the local jurisdiction in which the project is proposed as part of the Plan Review.	
MM CR-4: Cultural Resources Assessment. Construction activities that result in ground disturbance have the potential to impact buried archaeological resources. A qualified archaeologist shall conduct an archaeological inventory and assessment per the Secretary of the Interior's Professional Qualifications Standards for Archaeology, for any project that would result in ground disturbance. The assessment shall include a records search of CHRIS, at the South Central Coastal Information Center at California State University Fullerton which administers the historical records for Los Angeles County. If a location has been previously surveyed and no cultural resources have been recorded on it, no further cultural resources studies shall be required. If a location has not been previously surveyed based on the records search information, an intensive (100 percent) pedestrian ground surface survey (Phase I survey/Class III inventory) by qualified archaeologists shall be required. All archaeological/cultural resources identified during the site survey will be recorded, pursuant to applicable local/municipal guidance. Any newly encountered archaeological resources shall be evaluated by a qualified archaeologist for their eligibility for listing in the CRHR or NHRP and for significance as a historical resource or unique archaeological resource per State CEQA Guidelines Section 15064.5.	During plan development prior to construction and materials submitted	A. Project proponent shall retain a qualified cultural resources professional to conduct archaeological inventory and assessment, including NAHC and CHRIS searches. B. If never surveyed, an intensive pedestrian ground surface survey shall be required. B. If findings are significant, recommendations shall be made in consultation with implementing agency.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
Recommendations shall be made for treatment of these resources if found to be significant, in consultation with the implementing agency. If, following the records search, literature review, and field survey, it is determined that there are no archaeological present in the project area, then no further action would be required.			
MM CR-5: Avoid Cultural Resources, Prepare Treatment Plan. If a significant resource is present, the preferred treatment is to avoid the site/resource to preserve it in place, pursuant to State CEQA Guidelines Section 15126.4(b)(3). This may require redesign of the proposed project. In accordance with State CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, a qualified archaeologist shall develop additional treatment measures, which may include data recovery or other appropriate measures, in consultation with the project proponent. For sites with archaeological resources that cannot be avoided, the project proponent shall prepare an Archaeological Evaluation and Treatment Plan, in coordination with the qualified archaeologist, that describes methods and procedures for conducting subsurface excavations to determine the vertical and horizontal extents of an archaeological site. The draft plan shall be provided for review to any tribes that expressed interest in prehistoric or tribal resources. Implementation of such a plan may include mechanical and/or manual excavations to provide data on the cultural constituents at the site and the depositional context of such materials (if found to exist). This data can be used to determine the integrity of the site and make a formal evaluation based on the eligibility criteria set forth in CEQA and Section 106 of the NHPA for inclusion in the CRHR and NRHP. The Archaeological Evaluation and Treatment	During plan development prior to construction and materials submitted	A. If resources are identified under MM CR-4, construction site plans shall be revised to avoid cultural resources, if feasible B. If avoidance is feasible, project proponent shall retain qualified cultural resources professional to develop an archaeological evaluation and treatment plan to be submitted with construction site plans to the lead agency. If necessary, develop additional treatment measures.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
measures should define the parameters of archaeological testing at the site and the extent of excavation and analysis of any materials recovered. The Archaeological Evaluation and Treatment measures must also include guidelines for treatment and curation of any materials recovered during the testing process. Subsequent to implementation of the Archaeological Evaluation and Treatment measures, a technical report describing the methods and results of archaeological testing and formal evaluations of the archaeological sites and recommendations for further treatment will be complete.			
MM CR-6: Monitoring. A Secretary of the Interior-qualified archaeologist or archaeological monitor working under the direction of a Secretary of the Interior-qualified archaeologist shall be retained by the implementing agency. The archaeologist or archaeological monitor, either meeting or working under the direction of an archaeologist who meets the Secretary of the Interior Professional Qualification Standards in archaeology, shall monitor ground disturbing activities in areas with potential for archaeological resources**.**	During construction	A. Project proponent shall retain a qualified archeologist monitor for ground-disturbing activity. B. Daily monitoring reports to be provided to lead agency upon request.	Lead agency
MM CR-7: Unanticipated Discovery of a Cultural Resource. If a cultural resource is discovered inadvertently during construction, all work in the immediate vicinity of the find (within a 60-foot buffer) shall stop until a SOI-qualified archaeologist can evaluate the significance of the find. Work on other portions of the project outside the buffered area may continue during this assessment period. If the find is determined to be significant, the project proponent shall prepare a treatment plan in accordance with MM CR-5 described above**.**	During construction	A. All work shall cease within 60 feet of the find. B. Project proponent shall retain qualified archaeologist to prepare and submit an unanticipated discovery plan to the lead agency. An unanticipated discovery plan shall be prepared and submitted. C. A qualified archaeologist shall evaluate any unanticipated site for significance and recommend appropriate treatment measures. D. The qualified archaeologist shall outline the	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
		recommendations for data recovery and curation in a report for submittal and review for the file. E. The qualified archaeologist shall determine if or when ground disturbing activities within 50 feet of the find can or cannot resume.	
MM CR-8: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects. If human remains and/or grave goods are discovered or recognized during project construction, the implementing agency shall immediately halt all work in the immediate vicinity (within a 100-foot buffer of the find), contact the Los Angeles County Coroner to evaluate the remains, and follow the procedures and protocols set forth in State CEQA Guidelines Section 15064.5(e). If the County Coroner determines that the remains are Native American, the implementing agency shall contact the NAHC, in accordance with Health and Safety Code Section 7050.5(c) and PRC Section 5097.98 (as amended by AB 2641). The NAHC shall designate a Most Likely Descendant for the remains per PRC Section 5097.98. Per PRC Section 5097.98, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains and any associated grave goods are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendant regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The Most Likely Descendant shall make recommendations to the District within 48 hours for the treatment or disposition, with property dignity, of the human remains and/or grave goods, which shall be implemented in accordance with PRC Section 5097.98 and Section 15064.5(e) of the	During construction	A. All specific provisions of the mitigation and State law shall be implemented. B. A technical memorandum documenting the finding and measures taken shall be prepared and submitted to the lead agency.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
State CEQA Guidelines. If the Most Likely Descendant fails to make recommendations within 48 hours, the County may reinter the remains in an area of the property not subject to further disturbance. If the remains are determined to be neither of forensic value to the Coroner, nor of Native American origin, provisions of the CHSC (Section7100 et seq.) directing identification of the next-of-kin will apply. The NAHC is authorized to resolve any disputes regarding the disposition of such remains, pursuant to Section 15064.5(e) of the State CEQA Guidelines. Work may resume at the implementing agency's discretion but will commence only after consultation and treatment have been concluded. Work may continue on other parts of the project while consultation and treatment are conducted.			
Geology and Soils			
MM GEO-1: Pre-Construction Paleontological Resources Investigation. During design of individual proposed projects with excavation in the Hacienda Heights or the Diamond Bar areas of Puente Hills, and prior to construction, the project proponent shall contract with a qualified paleontologist or registered geologist to conduct paleontological resource investigation consistent with Society of Vertebrate Paleontology Guidelines. If sensitive deposits are identified and could be affected by the proposed project in the Plan Area, MM GEO-3 shall be implemented.	During plan development prior to construction and materials submitted	A. If necessary, project proponent shall retain a qualified paleontologist or registered geologist. B. Conduct paleontological resource investigation. C. Results of investigation shall be documented in a technical memorandum submitted to the lead agency.	Lead agency
MM GEO-2: Avoid or Monitor Paleontological Resources. If sensitive deposits are identified in excavations in the Hacienda Heights or the Diamond Bar areas of Puente Hills and could be affected by the proposed project, the implementing agency will redesign the subsequent project to avoid sensitive paleontological resources and deposits that could potentially contain these resources. If avoidance and/or project redesign is not feasible, then	During plan development prior to construction and materials submitted	A. If sensitive deposits are identified, retain a Qualified Paleontologist prior to excavation work. B. Qualified paleontologist shall follow all measures as described in the mitigation measure.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
paleontological monitoring will be implemented. If sensitive deposits are identified and avoidance and/or project redesign is not feasible, prior to ground-disturbing activities, the project proponent shall retain a qualified paleontologist to be available "on-call" during excavation and ground-disturbing activities that occur in undisturbed deposits below ground surface, the extent of which will be determined based on review of the geotechnical report/paleontological resource investigation, and to inspect exposures for contained fossils. In the event that paleontological resources are discovered, work will be halted, the lead implementing agency will be notified immediately, and the implementing agency will consult with the qualified paleontologist to assess the significance of the find according to Section 15064.5 of the CEQA Guidelines. If any find is determined to be significant, the implementing agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. The implementing agency will make the final determination. All significant paleontological materials recovered will be reviewed, evaluated, and documented according to current professional standards by the consulting paleontologist and discussed with the implementing agency. The implementing agency will make the final determination. Based on observations, monitoring may be reduced or discontinued if the qualified paleontologist determines that the possibility of encountering fossiliferous deposits is low.			
MM GEO-3: Avoid/Minimize Impacts on Paleontological Resources During Operations. If significant paleontological resources and sensitive deposits with the potential to contain significant paleontological resources are identified within a proposed project area with excavation in the Hacienda Heights or the Diamond Bar areas of Puente Hills in the Plan Area during design/planning of individual projects (MM GEO-1: Pre-Construction Paleontological Resources Investigation and MM GEO-2: Avoid or Monitor Paleontological), and sensitive deposits	During plan development prior to construction and materials submitted; Ongoing	A. If necessary, project proponent shall prepare an operations and minimization plan to avoid/minimize impacts during operations. Plan shall be submitted to lead agency.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
remain exposed at or near the ground surface, the project proponent in coordination with the qualified paleontologist shall prepare an avoidance and minimization plan to avoid and/or minimize potential impacts during operations. This plan may include, but not be limited to: • Preparing an operations and maintenance plan to minimize degradation and exposure of sensitive deposits • Designing and developing interpretive exhibits to provide education and understanding of the importance of avoiding and protecting sensitive deposits and paleontological resources • Create Environmentally Sensitive Areas around the paleontological resources. Generally, the Environmentally Sensitive Area would be secured using some combination of exclusionary fencing or monitoring as an alternative to excavation/removal.			
Greenhouse Gases			

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM GHG-1: Implement Section-Specific Operations GHG Emissions Reduction Strategies. Project proponents shall implement the following GHG emissions reduction strategies: – Energy • Use renewable energy sources (e.g., solar) as feasible. • Optimize building orientation for solar exposure, diffused daylight, and passive ventilation as feasible. – Area • Electric Landscaping Equipment. Maintenance and operations activities that use landscaping equipment (e.g., lawn mowers, trimmers) shall employ electric landscaping equipment. – Water Use • Implement County of Los Angeles Low Impact Development Standards Manual or local LID ordinances. – Waste • Waste Reductions. New construction shall implement one or more of the following measures related to minimization and recycling of waste generation. • Provide recycling receptacles that are clearly identified and labeled. • Use locally sourced, recycled, and recyclable materials with low-embodied energy. • Use green cleaning products and integrated building management. • Regularly monitor building systems and optimize usage.	During plan development prior to construction and materials submitted; Ongoing	A. Construction site plans submitted to lead agency shall specify all GHG emissions reduction strategies to be implemented.	Lead agency
Hazards and Hazardous Materials			

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM HAZ-1: Pre-construction hazardous site records search. Prior to ground disturbance at each proposed project site, a database search pursuant to California Government Code Section 65962.5 shall be conducted to identify if the project site is located on or near a hazardous materials site and to determine the applicability of any regulatory requirements or hazardous material risks associated with the construction site or the adjacent sites. If the site is not located on or adjacent to a hazardous materials site or is determined not to present a risk to the public or environment, no further action would be necessary. If the site is located on or near a hazardous site and is determined to present a potential risk, then additional engineering controls may be necessary, including MM HAZ-2: Phase I/II Environmental Site Assessment and MM HAZ-3: Soil and Groundwater Management Plan as appropriate.	During plan development prior to construction and materials submitted	A. Project proponent shall conduct database search prior to ground disturbance and document results in a technical memorandum submitted to the lead agency. B. If site is located on or near a hazardous site and is determined to present a potential risk, implement additional engineering controls. Engineering controls shall be specified on construction site plan.	Lead agency
MM HAZ-2: Phase I/II Environmental Site Assessment. Prior to ground disturbance, a Phase I Environmental Site Assessment shall be conducted in conformance with industry-accepted practices, American Society of Testing Materials (ASTM) Designation E1527-05, and the USEPA All Appropriate Inquiry Rule (40 CFR Section 312). Based on the Phase I Environmental Site Assessment findings, recommendations for further assessment (i.e., Phase II Environmental Site Assessment) or mitigation measures shall be recommended, as appropriate,	During plan development prior to construction and materials submitted	A. If necessary, based on results of MM HAZ-1, project proponent shall retain a qualified environmental professional to conduct Phase I Environmental Site Assessment (and as necessary a Phase II Environmental Site Assessment) prior to ground disturbance. B. Report shall be submitted to lead agency for inclusion in project files.	Lead agency
MM HAZ-3: Soil and Groundwater Management Plan. Should the assessments required under MM HAZ-2 above reveal chemicals of concern above applicable clean-up goals, or should unanticipated contamination be found during site excavation, a Soil and Groundwater Management Plan shall be prepared. The Soil and Groundwater Management Plan shall be implemented prior to,	During plan development prior to construction and materials submitted; During construction	A. If necessary, based on the results of MM HAZ-2, the project proponent shall prepare and submit a Soil and Groundwater Management Plan to the lead agency for review and approval.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
during, and after excavation and grading activities on the Project Site to ensure that any contaminated soils are properly identified (type and extent), excavated, and disposed of off-site. The sampling program shall include the following: • Health and safety plan that specifies pre-field activities (e.g., marking of boring locations, obtaining utility clearance) and field activities (e.g., sampling procedures, health and safety measures, soil stockpile management, etc.) • Necessary permits for well installation and/or boring advancement • A soil sampling and analysis plan, including chemical testing methods, and quality assurance/quality control procedures. Laboratory analyses to be conducted by a State-certified laboratory • Hazardous material handling and disposal processes, including appropriate certified hazardous material hauling (transport) and disposal/recycling facilities		B. Project proponent shall implement the approved plan during construction activities. All records of soil sampling and analysis to be made available to lead agency upon request. C. Removal of contaminated soils or UST in accordance with approved Soil and Groundwater Management Plan.	
Mineral Resources			
MM MR-1. Ensure Access to Mineral Resources. The project proponent shall ensure that final project design does not restrict access to known mineral resource sites.	During plan development prior to construction and materials submitted	A. If applicable, project proponent shall identify any known mineral resource sites on construction site plan and delineate within design how access will be maintained during construction and operation of project.	Lead agency
Noise and Vibration			

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM NOI-1: Prepare Construction Noise/Vibration Work and Mitigation Monitoring Plan. For projects within 200 feet of a sensitive receptor, or where the estimated construction noise levels identified in Table 3.13-10 propagated to the nearest receptor (i.e., assuming an attenuation rate of 6 dB per double of distance) would exceed the noise ordinance of the respective jurisdiction, the project proponent shall prepare a focused noise and vibration study which identifies nearby noise and vibration sensitive receptors that could be affected, predicts anticipated construction-related noise and vibration levels, and identifies measures that shall be implemented by the construction contractor in order to comply with the standards of the applicable jurisdiction. Such noise and vibration reduction measures that could be implemented include, but are not limited to, the following: – Noise Reduction Measures • Reduce intensity of construction activity, including limiting the number of equipment operating simultaneously; • Locating construction equipment far enough from noise-sensitive land uses such that noise attenuates to below the applicable noise standard. In particular, all stationary noise-generating construction equipment, such as pumps and generators, shall be located as far as possible from nearby noise-sensitive receptors. Noise-generating equipment shall be shielded from nearby noise sensitive receptors by noise-attenuating buffers, such as structures or haul truck trailers. Water tanks and equipment storage, staging, and warm-up areas shall be located as far from noise sensitive receptors as possible; and/or • Designing and installing temporary sound barriers, which would provide attenuation below the applicable noise standard. – Vibration Reduction Measures • Using less vibration-intensive construction equipment;	During plan development prior to construction and materials submitted; During construction	A. Project proponent shall retain acoustical consultant to verify noise levels are below the applicable thresholds and develop and implement a Noise Reduction Plan as necessary. Technical report and noise reduction plan shall be submitted to lead agency prior to the issuance of any permit.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Timing construction so that structures would not be occupied when high levels of vibration are expected; and/or • Informing residents of the timing of construction and that vibration may be noticeable during these times.			
MM NOI-2: Prepare Focused Noise Study and Noise Reduction Measures. During final design, the project proponent shall prepare a focused noise study to determine the existing ambient baseline noise level by which to compare the operational noise level of the project. The focused noise study shall analyze the existing baseline noise level against operational noise, and, if it is determined that operational noise levels from the project exceed the sound level limit, the project proponent shall provide measures or engineering best management practices to reduce exterior noise below the limit. If the results of study indicate no exceedance than no further measures necessary. Measures or best management practices could include, but are not limited to, the following: • Locating the project away from noise-sensitive receptors to reduce operational noise to below the existing baseline; • Designing the project to shield noise-sensitive receptors from noise-producing elements; and/or • Inclusion of noise-attenuating features such as soundwalls, berms, acoustical shielding, etc., which would block the line of sight and provide noise reduction to surrounding noise-sensitive land uses.	During plan development prior to construction and materials submitted; Ongoing	A. Noise study to be submitted to lead agency for review and approval. B. Construction site plans shall clearly indicate all noise attenuating features. C. Lead agency to conduct site inspection and/or require submittal of technical report with photographs to verify that all noise reduction features are installed.	Lead agency
Recreation			
MM REC-1: Coordinate with Parks Departments/Agencies. Project proponents shall notify park agencies in advance of the nature, extent, and duration of construction activities that may affect parks, trails and other recreational facilities in order to minimize disruptions of recreational uses during construction activity and	During plan development prior to construction and materials submitted; Prior to construction	A. If applicable, project proponent shall provide notice to park agencies on construction activity that may affect recreational facilities at least 30 days prior to	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
ensure adequate planning with regard to any needs for temporary increased levels of maintenance activity.		construction activity. B. Lead agency shall be copied on all notices and maintain copies in project file.	
Transportation and Traffic			
MM TR-1: Construction Transportation Management Plan. The project proponent shall prepare and implement a Construction Transportation Management Plan that will include provisions for the following: • Implementation of standard safety practices, including installation of appropriate barriers between work zones and transportation facilities, placement of appropriate signage, and use of traffic control devices. • Use of flaggers and/or signage to guide vehicles through or around construction zones using proper techniques for constructing activities including staging area entrance and exit. • Alternate traffic routes and the use of construction personnel carpools or shuttles to avoid roads that are operating at a Level of Service D or lower. • Traffic detours for any road or land closures with appropriate signage marking the detours. • Timing of lane and road closures. • Plans for construction worker parking and transportation to work sites. • Methods for keeping roadways clean. • Storage of all equipment and materials in designated work areas in a manner that minimizes traffic obstructions and maximizes sign visibility.	During plan development prior to construction and materials submitted; During construction	A. Project proponent shall prepare Construction Transportation Management Plan and submit with the construction site plans to the lead agency.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Routing of trucks to avoid minor roads, where possible, to reduce congestion and potential asphalt damage. • Repair asphalt and other road damage (e.g., curb and gutter damage, rutting in unpaved roads) caused by construction vehicles. • Detours for cyclists and pedestrians when bike lanes or sidewalks must be closed. • Maintain emergency ingress and egress to access roads at all times.			
MM TR-2: Restrict Lane Closures and Maintain Access. The project proponent shall restrict all necessary lane closures or obstructions associated with construction activities to off-peak periods to reduce traffic delays. Project work within or abutting a Caltrans right of way shall not occur unless authorized by an encroachment permit. Lane closures shall not occur between 6:00 and 9:30 a.m. and between 3:30 and 6:30 p.m., unless otherwise authorized by the responsible public agency with jurisdiction over the affected street or highway through the issuance of an encroachment permit. The project proponent or its construction contractors shall coordinate with schools prior to construction within 1,000 feet of school property to ensure entryways to schools are not blocked during peak drop-off and pick-up hours. Underground work areas within intersections or traffic lanes shall be adequately covered with steel plating prior to 3:30 p.m. to allow uninterrupted traffic flow during peak traffic periods. All residents within 300 feet of a proposed temporary lane or road closure shall be notified within at least 7 days prior to a temporary lane or road closure. The project proponent or its construction contractors shall maintain travel through intersections at all times during construction. The project proponent or its construction contractors shall provide the ability to quickly lay a temporary steel plate trench bridge upon request in order to ensure driveway access to schools, businesses, and	During construction	A. Measures to restrict lane closures shall be included in the Construction Transportation Management Plan in MM TR-1. B. Proof of distribution of notices to residents to be provide to lead agency for project file.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
residences and shall provide continuous access to properties when not actively performing construction activities. In the event of a nearby fire or other emergency, steel plating shall be placed over underground work areas and construction equipment shall be removed from the partially or fully closed roadways, as needed, to permit uninterrupted traffic flow.			
MM TR-3: Closure Notification and Detours. Where construction results in temporary closures of sidewalks and other pedestrian facilities, the project proponent shall provide temporary pedestrian access, through detours or safe areas along the construction zone. Where construction activity results in bike route or bike path closures, appropriate detours shall be defined. Signs shall be placed along the closed bike path a minimum of 7 days prior to bike path closure notifying bicyclists of the proposed construction activities and duration of bike path closure. Notifications posted along the bike path shall include the location of detours and alternate routes to avoid conflicts with the construction area.	During plan development prior to construction and materials submitted; During construction	A. If necessary, project proponent shall provide temporary pedestrian access through detours or safe areas along the construction zone. B. Project proponent shall provide technical memorandum with photographs of signage to lead agency for project files.	Lead agency
MM TR-4: Notify Emergency Personnel of Road Closures. The project proponent shall notify local emergency personnel (i.e., fire departments, police departments, ambulance, and paramedic services) at least 7 days prior to lane or road closures. The notice shall include location(s), date(s), time(s), and duration of closure(s), and a contact number for project personnel.	During plan development prior to construction and materials submitted; Prior to construction During construction	A. Notify all local emergency personnel at least 7 days prior to lane or road closures. B. Copies of all notifications to be provided to lead agency for project files.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM-TR-5: Determine VMT Based on Type of Subsequent Project. For any proposed projects that include parks and greenspaces, the project proponent shall conduct the following two-step screening process: • Step 1: Conduct a trip generation analysis to determine whether a project would generate a net increase of 110 or more daily trips, or determine whether the location is located within one-half mile of a major transit stop or high-quality transit corridor based on its County Transportation Impact Analysis Guidelines Sections 3.1.2.1 and 3.1.2.3. If the project is screened out once project design and location details are known, then no further actions are required. If the subsequent project is not screened out after Step 1, the implementing agency will move on to Step 2. • Step 2: Perform a VMT analysis for the subsequent project using the County's VMT impact criteria that have been developed based on guidance from OPR and CARB. Per the criteria, project VMT impact thresholds vary depending on the project type, as follows: ○ For residential development land use projects, the project's residential VMT per capita would not be 16.8 percent below the existing residential VMT per capita for the Baseline Area in which the project is located. ○ For office land use projects, the project would generate employment VMT per employee exceeding 16.8 percent below the existing employment VMT per employee for the Baseline Area in which the project is located. ○ For regional serving retail land use projects, entertainment projects, and/or event center	During plan development prior to construction and materials submitted	A. Project proponent shall provide trip generation analysis and VMT calculations to lead agency with construction site plans.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
land uses, the project would result in a net increase in existing Total VMT. Trips associated with these land uses are typically discretionary trips, which may be either substitute trips to other, closer destinations, or new trips entirely. A project-specific customized approach will be required to estimate VMT for such projects. The methodology should be developed in consultation with and approved by Public Works staff at the outset of the study. ○ For unique land uses in which a land use project does not fit into any of the above categories, a project-specific customized approach may be required to estimate daily trips and VMT, but may be based on the existing employment trip element using an approach similar to that for office projects, above. The methodology and thresholds to be used in such cases should be developed in consultation with and approved by LA County Public Works staff at the outset of the study. • If the subsequent project cannot be screened out but the VMT is determined to not exceed the threshold based on the applicable guideline and project type, then no further action is needed. If the subsequent project cannot be screened out and the VMT is determined to exceed the threshold based on the applicable guideline and project type, then MM TR-6 shall be implemented.			
MM-TR-6: Implement Transportation Demand Management Strategies and/or Enhancements to Reduce VMT. The project proponent shall implement a subsequent project-specific program utilizing transportation demand management (TDM) strategies and	During plan development prior to construction and materials submitted	A. If analyses conducted under MM TR-5 exceed thresholds, project proponent shall incorporated transportation	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
neighborhood or site enhancements to reduce VMT, and any other appropriate strategies to address identified impacts and reduce VMT associated with the project. The program to reduce VMT shall be based on the suite of eligible TDM strategies included in the County Guidelines or other measures with substantial evidence, or, if the subsequent project is located in an incorporated city, the program shall be based on that city's list of qualifying VMT mitigation strategies. Specific measures can include but are not limited to: • Increasing transit accessibility • Relocating a project in order to be adjacent to transit • Pricing any provided parking at river access sites to discourage vehicle trips to the project site • Implementation of neighborhood or site enhancements such as pedestrian network improvements (for example, high-visibility crosswalks, continuous sidewalks, and Americans with Disabilities Act ([ADA)]-compliant directional curb cuts at intersections), and traffic calming measures such as speed humps or chicanes.		demand strategies as part of project design. B. Technical memorandum documenting strategies shall be submitted to the lead agency for review and approval. C. Proof of implementation to be submitted to lead agency for project files. If necessary, implement VMT reduction strategies.	
Tribal Cultural Resources			
MM TCR-1: Tribal Cultural Resources Assessment. Construction activities that result in ground disturbance have the potential to impact buried tribal cultural resources. A qualified archaeologist shall conduct an archaeological inventory and assessment per the Secretary of the Interior's Professional Qualifications Standards for Archaeology, for any project that would result in ground disturbance. The assessment shall include a records search of the Sacred Land File Search at Native American Heritage Commission (NAHC) and CHRIS, at the South Central Coastal Information Center at California State University Fullerton which administers the historical records for Los Angeles County.	During plan development prior to construction and materials submitted	A. Project proponent shall retain a qualified cultural resource professional to conduct archaeological inventory and assessment, including NAHC and CHRIS searches. B. If never surveyed, an intensive pedestrian ground surface survey shall be required. B. If findings are significant, recommendations shall be made	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
If a location has been previously surveyed and no tribal cultural resources have been recorded on it, no further tribal cultural resources studies shall be required. If a location has not been previously surveyed based on the records search information, an intensive (100 percent) pedestrian ground surface survey (Phase I survey/Class III inventory) by qualified archaeologists shall be required. All tribal cultural resources identified during the site survey will be recorded, pursuant to CDPR and applicable local/municipal guidance. Any newly encountered tribal cultural resources shall be evaluated by a qualified archaeologist for their eligibility for listing in the CRHR or NHRP and for significance as a historical resource or unique archaeological resource per State CEQA Guidelines Section 15064.5. Recommendations shall be made for treatment of these resources if found to be significant, in consultation with the implementing agency and the appropriate Native American tribes. If, following the records search, literature review, sacred land file search, and field survey, it is determined that there are no tribal cultural resources present in the project area, then no further action would be required.		in consultation with implementing agency and appropriate Native American Tribes.	
MM TCR-2: Avoid Cultural and Tribal Cultural Resources, Prepare Treatment Plan. If a significant resource is present, the preferred treatment is to avoid the site/resource to preserve it in place, pursuant to State CEQA Guidelines Section 15126.4(b)(3). This may require redesign of the proposed project. In accordance with State CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, a qualified archaeologist shall develop additional treatment measures, which may include data recovery or other appropriate measures, in consultation with the project proponent, and any local Native American representatives expressing interest in prehistoric or tribal resources. For sites with archaeological resources that cannot be	During plan development prior to construction and materials submitted	A. If resources are identified under MM TCR-1, construction site plans shall be revised to avoid Tribal resources, if feasible B. If avoidance is feasible, project proponent shall retain qualified cultural resources professional to develop an archaeological evaluation and treatment plan to be submitted with construction site plans to the lead agency and appropriate Native American	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
avoided, the project proponent shall prepare an Archaeological Evaluation and Treatment Plan, in coordination with the qualified archaeologist, that describes methods and procedures for conducting subsurface excavations to determine the vertical and horizontal extents of an archaeological site. The draft plan shall be provided for review to any tribes that expressed interest in prehistoric or tribal resources. Implementation of such a plan may include mechanical and/or manual excavations to provide data on the cultural constituents at the site and the depositional context of such materials (if found to exist). This data can be used to determine the integrity of the site and make a formal evaluation based on the eligibility criteria set forth in CEQA and Section 106 of the NHPA for inclusion in the CRHR and NRHP. The Archaeological Evaluation and Treatment measures should define the parameters of archaeological testing at the site and the extent of excavation and analysis of any materials recovered. The Archaeological Evaluation and Treatment measures must also include guidelines for treatment and curation of any materials recovered during the testing process. Subsequent to implementation of the Archaeological Evaluation and Treatment measures, a technical report describing the methods and results of archaeological testing and formal evaluations of the archaeological sites and recommendations for further treatment will be completed		Tribes. If necessary, develop additional treatment measures.	
MM TCR-3: Unanticipated Discovery. If a tribal cultural resource is discovered inadvertently during construction, all work in the immediate vicinity of the find (within a 60-foot buffer) shall stop until a SOI-qualified archaeologist can evaluate the significance of the find. Work on other portions of the project outside the buffered area may continue during this assessment period. Additionally, local Native American tribes who have expressed interest and concern regarding the proposed project shall be contacted, regarding any pre-contact and/or historic-era finds and be provided information after the	During construction	A. All work shall cease within 60 feet of the find. B. Project proponent shall retain qualified archaeologist to prepare and submit an unanticipated discovery plan to the lead agency. An unanticipated discovery plan shall be prepared and submitted. C. A qualified archaeologist shall evaluate any unanticipated site	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. If the find is determined to be significant, the project proponent shall prepare a treatment plan in accordance with MM TCR-2 described above.		for significance and recommend appropriate treatment measures. D. The qualified archaeologist shall outline the recommendations for data recovery and curation in a report for submittal and review for the file. By the lead agency and appropriate Native American Tribes E. The qualified archaeologist shall determine if or when ground disturbing activities within 50 feet of the find can or cannot resume.	
Mitigation Measure TCR-4: Conduct Native American Monitoring. Native American monitoring will be conducted by the tribe that identified the TCR through AB 52 consultation and have requested monitoring and Tribes that have been identified through TCR-1. Native American monitors will work with a project's qualified archaeologist during ground disturbing activities in native sediments and will observe all ground-disturbing activities within a distance agreed upon by the tribal monitor and the archaeologist from the TCR. Should unanticipated discoveries be made during Native American monitoring, then the unanticipated discoveries protocol described in MM TCR-3 will be enacted. This includes halting ground-disturbing activities for a reasonable period of time, consulting with the lead agency and Native American representatives (if the find is Native American in origin), developing a mitigation plan, and potentially developing and implementing a data recovery plan. In the event of an unanticipated discovery of human remains, the monitor will follow Section 7050.5 of the Health and Safety Code.	During construction	A. Project proponent shall retain a qualified archeologist monitor and Native American monitors for ground-disturbing activity. B. Daily monitoring reports to be provided to lead agency upon request.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
Utilities			
MM UTL-1: Prepare and Implement Utilities Plan. Utilities searches are required for all projects occurring on District ROW. For those projects proposed for adjacent parcels, project proponents conduct utilities search to identify the location of existing utilities in the project area and determine if construction activity would impact existing utility lines. If results show no impact, project shall proceed. If potential impact is identified or if new/expanded infrastructure is required for project implementation, the proponent shall prepare a utilities plan during design that: • Identifies the location of existing utilities and connections and new/expanded infrastructure that will be required to connect to existing services • Quantifies demand and generation factors for construction of the new/expanded infrastructure on a project-specific basis and determine whether supply/capacity can meet demand • Identifies project modifications that will minimize any significant environmental impact on utilities • As part of the utilities plan, the project proponent will prepare a utilities report that compares the expected operational demand and generation for the various utility resources against existing supply and infrastructure to determine whether sufficient capacity exists to accommodate the project; if any insufficiency is identified, the project proponent will modify the project to avoid the impact in consultation with the affected utility provider(s) and in compliance with site-specific conservation features above those required by the applicable codes and ordinances.	During plan development prior to construction and materials submitted	A. Project proponent shall conduct underground utilities search. B. If necessary, project proponent shall prepare a utilities plan and submit to lead agency with construction site plans. C. If applicable, project proponent shall coordinate with other utility operators in the same public rights-of-way impacted by Project construction. Proof of coordination (tech memo's, emails, etc.) shall be provided to lead agency for project files.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
MM UTIL-2: Evaluate Downstream Beneficial Uses. Prior to selection of a stormwater BMP, project proponents shall evaluate the potential for impacts to downstream beneficial uses, including surface water rights, and shall not select BMPs that result in preventing access to previously appropriated surface water downstream.	During plan development prior to construction and materials submitted	A. Project proponent shall conduct a desktop review of designed beneficial uses and surface water rights downstream of proposed project location. B. Based on results of analysis, Project proponent shall select an appropriate stormwater BMP that does not prevent access to appropriated surface water, if applicable. Proof of analysis (e.g., tech memo, emails) shall be included in the lead agency project files	Lead agency
Wildfire			
MM WF-1 Construction Coordination with Emergency and Fire Services. Project proponents shall notify and coordinate with Los Angeles County and/or local jurisdictions' emergency department(s) on project information (e.g., project design, construction activities, and scheduling), including fire station(s) and/or police station(s) servicing the project area. This mitigation measure is designed to ensure that the emergency service providers serving an individual project area are engaged and that project proponents utilize these local experts to identify and document alternative fire and emergency medical response routes where needed. If determined to be necessary by the relevant police and/or fire service providers, one or more of the following applicable traffic control measures capable of reducing the temporary adverse effects on police and emergency vehicle travel during project construction shall be implemented:	During plan development prior to construction and materials submitted	A. Project proponents shall notify Los Angeles County and/or local jurisdictions emergency departments on project information in writing. B. If necessary, project proponent shall implement applicable traffic control measures.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Use of flag persons to direct traffic. • Posting of "No Parking" signs along the affected area. • Installation of temporary signals or signs to direct traffic or other equivalent traffic control measures.			
MM WF-2: Prepare a Construction Fire Protection Plan. For any project proposed under that Plan that would be sited in or adjacent to areas designated as VHFHSZs, prior to construction, the project proponent shall prepare a construction-specific fire protection plan in compliance with CCR Title 8, Article 36, Fire Protection and Prevention. The construction fire protection plan shall include at minimum the following measures to address potential ignition sources during construction: • Parking for workers' vehicles and equipment shall be sited away from dry brush or other ignition sources. • Vehicle idling shall be prohibited. • Personnel must be trained in the practices of the fire safety plan relevant to their duties. Construction and maintenance personnel will be trained and equipped to extinguish small fires to prevent spread. • Smoking in wildland areas shall be prohibited. Smoking shall be limited to paved areas or areas cleared of all vegetation. • Designated vehicles shall carry fire-prevention equipment (e.g., water, shovel, extinguisher) on the construction site at all times during high fire conditions.	During plan development prior to construction and materials submitted; During construction	A. Project proponent shall prepare construction-specific fire protection plan in compliance with CCR Title 8, Article 36, Fire Protection and Prevention and submit to lead agency with construction site plans. B. Project proponent shall implement applicable measures and document implementation with technical memorandum and photographs to be submitted to lead agency for project file.	Lead agency

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Fireproof mats or shields shall be used during welding or other construction activities that could produce sparks during high fire risk conditions. • The plan shall include a section demonstrating compliance with applicable plans and policies established by State agencies. In addition, for those projects sited in an area that was recently burned by wildfire, the construction fire protection plan shall include one or more of the following applicable measures: • Treat all wildfire burned areas within the construction area to control stormwater runoff prior to winter rains. • Restore wildfire areas within the construction area by planting native vegetation cover or encouraging the re-growth of native species using best practices as soon as possible to aid in control of stormwater runoff. • Remove dead, woody vegetation along watercourses following a catastrophic fire, as directed by local fire officials. • Post-fire, implement slope stabilization measure by planting native vegetation cover as soon as possible to aid in landslide control, as directed by local fire officials. • Ensure excess storm flow is properly diverted away from important property improvements or unstable slopes. • Check drainage systems and clear out culverts, roof gutters, street gutters, infiltration and detention basins, concrete waterways, etc., to allow water to drain, as directed by local fire officials. • Remove potentially toxic materials, ideally before rain washes toxic runoff into storm drains and waterways, as directed by local fire officials.			

Mitigation Measures	Timeframe for Implementation	Steps for Compliance and Verification	Responsible Monitoring Agency
• Minimize foot traffic, equipment, and disturbance on burned landscapes.			
MM WF-3: Operations Fire Prevention Measures. For projects proposed in or adjacent to areas designated as VHFSZs, the project proponent shall ensure that projects are in compliance with current regulatory codes and that impacts from wildland fire hazards are avoided or reduced to the extent feasible by reducing flammable vegetations around the property's structure and installing sprinklers that activate in the case of fire. In addition, the project shall incorporate ignition resistant construction, and project proponent shall evaluate and confirm accessibility and reliability of firefighting water supply to the project site.	During plan development prior to construction and materials submitted; Ongoing	A. Project proponent shall ensure operations fire prevention measures are incorporated into the site plans and submit to lead agency B. Implement applicable measures. C. Lead agency shall verify implementation of measures via site inspection or review of written documentation and photographs provided by project proponent.	Lead agency