

CHAPTER 11 Mitigation Monitoring and Reporting Program

11.1 INTRODUCTION

The Final Environmental Impact Report for the East Los Angeles 3rd Street Plan and Form-Based Code Specific Plan Project (State Clearinghouse No. 2013071033, Project No. R2008-02449-(1), Advance Planning Permit No. 200800012) identified mitigation measures to reduce the adverse effects of the proposed Plan in the areas of air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, public services, recreation, and transportation/traffic.

The California Environmental Quality Act (CEQA) requires that agencies adopting environmental impact reports ascertain that feasible mitigation measures are implemented, subsequent to project approval. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during applicable project timing, e.g. design, construction, or operation (Public Resource Code Section 21081.6).

The Mitigation Monitoring and Reporting Program (MMRP) will be used by Los Angeles County staff responsible for ensuring compliance with mitigation measures associated with the proposed Plan. Monitoring will consist of review of appropriate documentation, such as plans or reports prepared by the party responsible for implementation or by field observation of the mitigation measure during implementation.

Table 11-1 (Mitigation Monitoring and Reporting Program) identifies the mitigation measures by resource area. The table also provides the specific mitigation monitoring requirements, including implementation documentation, monitoring activity, timing and responsible monitoring party. Verification of compliance with each measure is to be indicated by signature of the mitigation monitor, together with date of verification.

Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
AIR QUALITY				
MM4.2-1 New multifamily projects or those residential portions of new mixed-use projects shall unbundle the cost of parking from the cost of living areas, either by charging a rent or lease fee, or by selling the parking space separately.	Maintain log demonstrating compliance	During operations	Applicant, Owner/Operator	LACDRP
MM4.2-2 During project construction, all internal combustion engines/construction equipment operating on the project site shall meet United States Environmental Protection Agency-Certified Tier 3 emissions standards or higher, according to the following: <ul style="list-style-type: none"> ■ All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations. ■ All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations. ■ A copy of each unit's certified tier specification, Best Available Control Technologies documentation, and California Air Resources Board or South Coast Air Quality Management District operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 	A. Submit operating permit(s), as required	Prior to commencement of construction	Applicant, Construction Manager	SCAQMD, LACDRP
	B. Maintain log demonstrating compliance	During construction	Applicant, Construction Manager	LACDRP
MM4.2-3 Disallow wood-burning fireplaces in new residential units.	Submit site plan review application	Prior to site plan approval	Applicant	LACDRP, LACFD
MM4.2-4 If, during subsequent project-level environmental review, the County determines that a project could result in toxic air contaminants (TAC) that have the potential to exceed California Air Resources Board Air Quality and Land Use Handbook (June 2005, or most current adaptation) standards, the County may require that applicants for such projects conduct a specific health risk assessment and achieve an acceptable interior risk level (less than 10 in a million, or the standards at the time of development) for sensitive receptors. All appropriate measures determined by the health risk assessment to reduce risk to sensitive receptors shall be incorporated into the individual project building design.	Submit specific health risk assessment report for review and approval	Prior to project approval	Applicant	LACDRP, SCAQMD, LACDPH Health Officer for support/referral

<i>Mitigation Measure</i>	<i>Action Required</i>	<i>Mitigation Timing</i>	<i>Responsible Party</i>	<i>Monitoring Agency or Party</i>
MM4.2-5 If, during project-level review, the County determines that a project has the potential to emit nuisance odors beyond the property lines, an odor management plan may be required. If an odor management plan is determined to be required, the County shall require the project applicant to submit the plan prior to approval to ensure compliance with the applicable Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the Best Available Control Technologies for Toxicics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.	Submit odor management report for review and approval	Prior to project approval	Applicant	LACDRP, SCAQMD, LACDPH Health Officer for support/referral

BIOLOGICAL RESOURCES

MM4.3-1 Project construction-related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of the County of Los Angeles Department of Regional Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of active nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 500 feet of disturbance areas no earlier than three days prior to the commencement of disturbance. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than three days will have elapsed between the survey and ground disturbance activities. The Applicant or the Project's Construction Manager shall provide the biologist with plans detailing the extent of proposed ground disturbance prior to the survey effort. If active nests are found, clearing and construction shall be postponed or halted within a buffer area established by the biological monitor that is suitable to the particular location of the nest (typically	A. Submit pre construction surveys	Within 14 days of completion of the pre-construction surveys	Applicant/Qualified Biologist	LACDRP, CDFW
	B. Construction monitoring by qualified biologist	During construction (February 1 through August 31)	Applicant/Qualified Biologist	LACDRP
	C. Obtain permit(s), as necessary	During construction	Applicant/Qualified Biologist	CDFW, USFWS
	D. Submit construction monitoring documentation	During construction (February 1 through August 31)	Applicant/Qualified Biologist	LACDRP, CDFW

Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>300 feet for most birds and 500 feet for raptors) and acceptable to the Director of the County of Los Angeles Department of Regional Planning, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of any further attempt at nesting. Buffer distances may be modified by the Director if a different buffer zone is shown to be suitable to the particular location. Limits of construction to avoid an active nest shall be established in the field with highly visible construction fencing, and construction personnel shall be instructed on the sensitivity of nest areas. Occupied nests within the buffer established by the biological monitor and adjacent to the construction site shall also be avoided to ensure nesting success. A qualified biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any active nests detected, and documentation of any avoidance measures taken, shall be submitted to the County of Los Angeles Department of Regional Planning and California Department of Fish and Wildlife within 14 days of completion of the pre-construction surveys to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p> <p>If any state or federally listed bird species (e.g., coastal California gnatcatcher, southwestern willow flycatcher) are detected during the course of pre-construction nesting bird surveys, all construction-related activity shall be postponed, and the Applicant shall consult with appropriate agencies (California Department of Fish and Wildlife, U.S. Fish and Wildlife Service) and obtain any necessary take permits prior to the commencement of any construction-related activity. If any state or federally listed species are detected within the limits of construction during construction that were not detected during the pre-construction nesting bird surveys, construction-related activity shall cease, and the Applicant shall consult with appropriate agencies and obtain any necessary take permit before resuming any work. In addition to any take permit conditions that may be required by California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service, mitigation of occupied coastal California gnatcatcher habitat shall be provided at a minimum of 3:1 mitigation-to-impact ratio. Proof of habitat mitigation in keeping with the 3:1 requirement shall be provided to the County of Los Angeles before any construction-related activity can commence or resume.</p>	E. Site inspection as needed	During construction (February 1 through August 31)	Applicant/Qualified Biologist	LACDRP
<p>MM4.3-2 Special-Status Roosting Bats. To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <ul style="list-style-type: none"> ■ To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season. ■ If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. ■ Each tree or structure identified as potentially supporting an active maternity roost and each 	A. Submit pre construction surveys	Within 14 days of completion of the pre-construction surveys	Applicant/Qualified Biologist	LACDRP, CDFW
	B. Construction monitoring by qualified biologist	During construction (March 1 through September 30)	Applicant/Qualified Biologist	LACDRP
	C. Obtain permit(s), as necessary	During construction	Applicant/Qualified Biologist	CDFW, USFWS

Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <ul style="list-style-type: none"> ■ If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building. ■ Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating. <p>The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.</p> <p><i>Bat Relocation.</i> If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p>	D. Submit construction monitoring documentation	During construction (March 1 through September 30)	Applicant/Qualified Biologist	LACDRP, CDFW
	E. Site inspection as needed	During construction (March 1 through September 30)	Applicant/Qualified Biologist	LACDRP

<i>Mitigation Measure</i>	<i>Action Required</i>	<i>Mitigation Timing</i>	<i>Responsible Party</i>	<i>Monitoring Agency or Party</i>
MM4.3-3 If, during subsequent project-level review, the County determines that a project could have a potentially significant impact on wetland features or local drainage, the project applicant shall consult with the U.S. Army Corps of Engineers (USACE) to establish which, if any, wetland features or local drainage in a particular location qualify as jurisdictional under the Clean Water Act (CWA). If necessary, the project applicant shall retain qualified personnel approved by the County to perform a wetland delineation following USACE guidelines to establish actual acreage of potential impact. If feasible, the project shall be designed to avoid all impacts to wetlands and jurisdictional waters of the US. If wetlands and jurisdictional waters of the US cannot be avoided, a 'no net loss' of wetlands policy shall be employed and the appropriate permits (i.e., CWA Sections 404 and 401 and Lake or Streambed Alteration Agreement) shall be obtained prior to issuance of grading permits.	Submit wetland and/or drainage report for review and approval	Prior to issuance of grading permit	Applicant	LACDRP, USACE
MM4.3-4 Projects within the Specific Plan (SPA) area shall be designed with the intention of preserving large (6-inch diameter or greater at breast height) oak trees. If project implementation requires removal of large oak trees, then the applicant shall coordinate with the County to replace an equivalent number of removed oaks in a suitable area undergoing restoration within the County that is also relevant to the SPA so that there is no net loss of oak trees from project implementation and local residents may enjoy the restored resource. At the discretion of the County, this may require replanting trees at a higher ratio (to be determined by the County) than what was removed and developing a mitigation monitoring plan to ensure growth in the restored area. The timeframe for completion of this measure shall be determined and approved in collaboration with County staff.	Submit site plan review and/or oak tree permit application	Prior to project approval	Applicant	LACDRP, LACFD for referral/support

CULTURAL RESOURCES

MM4.4-1 If, during any subsequent project-level review and prior to development, activities that would demolish or otherwise physically alter buildings, structures, or features of an officially listed historic or cultural resource; or historic buildings, structures, or features officially determined eligible for designation as a historic or cultural resource, a cultural resource professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History shall be retained by the project applicant, at the discretion of the County, to determine if the project would cause a substantial adverse change in the significance of a historical resource. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any historical resources within the improvements area and includes recommendations and methods for eliminating or reducing impacts on historical resources. Methods may include, but are not limited to, written and photographic recordation of the resource in accordance with the level of Historic American Building Survey (HABS) documentation that is appropriate to the significance (local, state, national) of the resource.	Submit historic cultural resources report for review and approval	Prior to project approval	Applicant	LACDRP, California Office of Historic Preservation for support/referral
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<i>Mitigation Measure</i>	<i>Action Required</i>	<i>Mitigation Timing</i>	<i>Responsible Party</i>	<i>Monitoring Agency or Party</i>
<p>MM4.4-2 In the event archaeological resources are encountered during project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities within the boundary of the archaeological site.</p>	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Archaeologist	LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Archaeologist	LACDRP
	C. Submit California Department of Parks and Recreation Site Forms, and Phase III data recovery and associated documentation, as applicable	During construction	Applicant/Qualified Archaeologist	LACDRP, California Office of Historic Preservation for support/referral
	D. Submit final report, as applicable	Prior to issuance of certificate of occupancy	Applicant/Qualified Archaeologist	LACDRP, California Office of Historic Preservation for support/referral, CHRIS-SCCIC
	E. Archaeological and Native American monitoring, as applicable	During construction	Applicant/ Construction Manager/Qualified Archaeologist	LACDRP, NAHC

<i>Mitigation Measure</i>	<i>Action Required</i>	<i>Mitigation Timing</i>	<i>Responsible Party</i>	<i>Monitoring Agency or Party</i>
<p>MM4.4-3 Prior to any earth-disturbing activities (e.g. excavation, trenching, grading) that could encounter previously undisturbed soil, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The investigation shall include, as determined appropriate by the paleontologist and Los Angeles County, a paleontology records check and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and methods for eliminating or avoiding impacts on paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the County for approval. As determined necessary by the County, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate nondisturbance to the County through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities.</p>	<p>Submit planning approval application and paleontological resources report for review and approval</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant/Qualified Paleontologist</p>	<p>LACDRP</p>
GREENHOUSE GAS EMISSIONS				
<p>MM4.6-1 If, during project-level review, the County determines that a project has the potential to exceed SCAQMD 2035 thresholds for GHG emissions, the applicant shall submit a GHG emissions analysis report of the proposed project to the County. The analysis shall ensure that the per service population emissions for the individual project, with the incorporation of amortized construction emissions, meets the SCAQMD thresholds for 2035.</p>	<p>Submit GHG emissions analysis report for review and approval, as applicable</p>	<p>Prior to project approval</p>	<p>Applicant</p>	<p>LACDRP, SCAQMD for support/referral</p>

Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
HAZARDS/HAZARDOUS MATERIALS				
<p>MM4.7-1 Prior to the issuance of grading permits on any project site, the applicant(s) shall:</p> <ul style="list-style-type: none"> ■ Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment, which shall be submitted to the County for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site. ■ If contamination is determined to be on site, the County, in accordance with appropriate regulatory agencies, such as Los Angeles County Fire Department or Los Angeles County Public Health Department, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the applicant(s) to complete such investigation and/or remediation prior to construction of the project. ■ If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits. ■ Closure reports or other reports acceptable to the appropriate regulatory agencies, such as Los Angeles County Fire Department or Los Angeles County Public Health Department, that document the successful completion of required remediation activities, if any, for contaminated soils shall be submitted and approved by the appropriate regulatory agencies prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the County. 	Submit grading permit application	Prior to issuance of grading permit	Applicant/ Construction Manager	LACDRP, LACFD
<p>MM4.7-2 If previously unidentified soil contamination is observed by sight or odor or indicated by testing by a qualified professional using a portable volatile organic compound analyzer during excavation and grading activities, excavation and grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented, as contained in the South Coast Air Quality Management District's Rule 1166, to make the area suitable for grading activities to resume. In the event contamination is found, the Applicant shall notify the Los Angeles County Fire Department, the South Coast Air Quality Management District, and/or the California Department of Toxic Substances Control, as applicable. The contaminated soil shall be evaluated and excavated/disposed of, treated in-situ (in-place), or otherwise managed and disposed of in accordance with all applicable federal, State, and local laws and regulations.</p>	A. Submit documentation summarizing the results of any soil testing and verify whether applicable regulatory contaminant thresholds are met	During grading and excavation	Applicant/ Construction Manager/Qualified Professional	LACDRP, LACFD, SCAQMD/DTSC as applicable
	B. Evaluation, management, and disposal, as applicable	Before grading and excavation can resume in the contaminated areas	Applicant/ Construction Manager/Qualified Professional	LACFD, SCAQMD/DTSC as applicable

Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
NOISE				
<p>MM4.10-1 HVAC Mechanical Equipment Shielding. Prior to the approval of a new nonresidential development project, the applicant shall consult with LACDPH and may be required to submit an acoustical analysis demonstrating that the noise level from operation of mechanical equipment will not exceed the exterior noise level limits for a designated receiving land use category as specified in Noise Control Ordinance Section 12.08.390. Noise control measures may include, but are not limited to, the selection of quiet equipment, equipment setbacks, silencers, and/or acoustical louvers.</p>	Submit acoustical analysis for review and approval	Prior to project approval	Applicant	LACDRP, LACDPH Health Officer for support/referral
<p>MM4.10-2 Site-Specific Acoustic Analysis—Nonresidential Development. Prior to the approval of a new nonresidential project, the applicant shall consult with LACDPH and may be required to submit an acoustical analysis to the County to determine the existing noise level. If the noise level exceeds 70 dBA CNEL (unless a higher noise compatibility threshold (up to 75 dBA CNEL) has been determined appropriate by Los Angeles County), the analysis shall detail the measures that will be implemented to ensure exterior noise levels are compatible with the operation of the proposed use. LACDPH may require, on a case-by-case basis, and an acoustical study may still be required even if the area falls below 70 dBA CNEL. Measures that may be implemented to ensure appropriate noise levels include, but are not limited to, setbacks to separate the proposed habitable structure from the adjacent roadway, or construction of noise barriers on site.</p>	Submit acoustical analysis for review and approval	Prior to project approval	Applicant	LACDRP, LACDPH Health Officer for support/referral
<p>MM4.10-3 Site-Specific Acoustic Analysis—Multifamily Residences. Prior to the approval of a new multifamily project, the applicant shall submit to the County an acoustical analysis to ensure that interior noise levels due to exterior noise sources are below 45 dBA CNEL:</p> <ul style="list-style-type: none"> ■ Multifamily residential units where the first and/or upper floor exterior noise levels exceed 60 dBA CNEL ■ Multifamily outdoor usable areas (patios or balconies) where exterior noise levels exceed 65 dBA CNEL ■ Multifamily residential units that are located within the same building as commercial development ■ Multifamily residential units located near a structure requiring an exterior HVAC system <p>Prior to approval of building plans, noise attenuation for habitable rooms shall be approved by the County to ensure that interior noise levels meet the interior standard of 45 dBA CNEL. Consequently, based on the results of the interior acoustical analysis, the design for buildings in these areas may need to include a ventilation or air conditioning system to provide a habitable interior environment with the windows closed. Residential air conditioning systems shall comply with Noise Control Ordinance Section 12.08.530. Additionally, for new multifamily residences on properties where train horns and railroad crossing warning signals are audible, the acoustical analysis shall ensure that interior noise levels during crossing events do not exceed the Interior Noise Standards in Noise Control Ordinance Section 12.08.400.</p>	Submit acoustical report for review and approval	Prior to project approval	Applicant	LACDRP, LACDPH Health Officer for support/referral

<i>Mitigation Measure</i>	<i>Action Required</i>	<i>Mitigation Timing</i>	<i>Responsible Party</i>	<i>Monitoring Agency or Party</i>
<p>MM4.10-4 Construction Vibration. For all construction activities within the Specific Plan area, individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be limited Monday through Friday from 8:00 a.m. to 5:00 p.m. No such activity shall occur on weekends or legal holidays. The County shall retain approval authority for pile-driving activities for all projects under the Specific Plan, whether discretionary or subject only to site plan review, the construction contractor shall implement the following measures during construction:</p> <ul style="list-style-type: none"> a. The construction contractor shall provide written notification to all residential units and nonresidential tenants at least three weeks prior to the start of construction activities within 115 feet of the receptor informing them of the estimated start date and duration of daytime vibration-generating construction activities. b. Stationary sources, such as temporary generators, shall be located as far from off-site receptors as possible. c. Trucks shall be prohibited from idling along streets serving the construction site. d. The project contractor shall submit a construction vibration control plan to the County for approval prior to commencement of construction activities. e. The applicant shall consider the use of less-vibration-intensive equipment or construction techniques (e.g., drilled piles to eliminate use of vibration-intensive pile driver). 	<p>Maintain log demonstrating compliance.</p>	<p>During construction</p>	<p>Applicant</p>	<p>LACDRP, LACDPH Health Officer for support/referral</p>
<p>MM4.10-5 No pile-driving activities shall occur adjacent to any listed historic or cultural resource; or historic buildings, structures, or features officially determined eligible for designation as a historic or cultural resource without prior approval by the County. The County shall retain approval authority for pile-driving activities for all projects under the Specific Plan, whether discretionary or subject only to site plan review. If it is determined that pile-driving would likely cause damage to such buildings, alternative methods for building foundations shall be implemented that do not include pile driving.</p>	<p>Submit plans and specifications for review and approval</p>	<p>Prior to construction</p>	<p>Applicant</p>	<p>LACDRP, LACDPH Health Officer for support/referral</p>
<p>MM4.10-6 Prior to commencement of construction of a project that requires an approved haul route, the applicant shall submit proposed haul routes to and from the project site, subject to approval by the County. The haul routes shall avoid residential areas when commercial corridors are accessible.</p>	<p>Submit application for haul route for review and approval</p>	<p>Prior to construction</p>	<p>Applicant</p>	<p>LACDRP</p>

<i>Mitigation Measure</i>	<i>Action Required</i>	<i>Mitigation Timing</i>	<i>Responsible Party</i>	<i>Monitoring Agency or Party</i>
MM4.10-7 <i>Gold Line Groundborne Vibration.</i> For each new development project within 115 feet of the Gold Line pursuant to the Specific Plan, the applicant shall implement the FTA and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains. Specifically, Category 1 uses (vibration-sensitive equipment) within 115 feet from the Gold Line, Category 2 uses (residences and buildings where people normally sleep) within 70 feet, and Category 3 uses (institutional land uses) within 55 feet shall require a site-specific groundborne vibration analysis conducted by a qualified groundborne vibration specialist in accordance with FTA and FRA guidelines. The groundborne vibration analysis, including identification of feasible vibration control measure, shall be submitted to and approved by the County prior to commencement of construction activities. All feasible vibration control measures deemed appropriate by the County shall be incorporated into site design.	Submit ground-borne vibration analysis report for review and approval	Prior to project approval	Applicant	LACDRP, LACDPH Health Officer for support/referral
MM4.10-8 <i>Construction Noise Plan.</i> Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.	Maintain log demonstrating compliance	During construction	Applicant	LACDRP, LACDPH Health Officer for support/referral
PUBLIC SERVICES				
MM4.12-1 Applicants of developments shall comply with County Code Chapter 22.72; a Library Facilities Mitigation Fee, as required by Chapter 22.72, shall be paid by the applicant to the County of Los Angeles Public Library. The fee must be paid prior to the issuance of a building permit, and proof of payment shall be provided to the Department of Regional Planning.	Submit payment of applicable Library Mitigation Fee	Prior to final map recordation	Applicant	LACDRP, County Librarian for support/referral
RECREATION				
MM4.13-1 Applicants of residential subdivisions shall comply with the County's Quimby Ordinance through a combination of new park development and/or in-lieu fee payment to offset the demand for park services generated by the project. The fee must be paid prior to the recordation of the final map and proof of payment shall be provided to the Department of Regional Planning.	Submit payment of applicable Quimby Fee	Prior to final map recordation	Applicant	LACDRP, LACDPH for support/referral

Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
TRANSPORTATION/TRAFFIC				
<p>MM4.14-1 The County shall require traffic engineering firms, which are retained to prepare traffic impact studies for future development projects, to consult with Caltrans when a development proposal meets the requirements of statewide, regional, or areawide significance per CEQA Guidelines Section 15206(b). Proposed developments meeting the criteria of statewide, regional, or areawide include:</p> <ul style="list-style-type: none"> ■ Proposed residential developments of more than 500 dwelling units ■ Proposed shopping centers or business establishments employing more than 1,000 persons or encompassing more than 500,000 gross square feet of floor space ■ Proposed commercial office buildings employing more than 1,000 persons or encompassing more than 250,000 gross square feet of floor space ■ Proposed hotel/motel developments of more than 500 rooms <p>When the CEQA criteria or regional significance are not met, the County shall require transportation engineers and/or Lead Agency representatives consult with Caltrans when proposed developments include the following characteristics:</p> <ul style="list-style-type: none"> ■ Proposed developments that have the potential to cause a significant impact to state highway facilities (rights-of-way, intersections, interchanges, etc.) and when required mitigation improvements are proposed in the Initial Study ■ Proposed developments that assign 50 or more trips (passenger-car-equivalent trips) during peak hours to a state highway/freeway ■ Proposed developments that assign 10 or more trips (passenger-car-equivalent trips) during peak hours to a state highway/freeway off-ramp ■ Proposed developments that are located adjacent to a state highway facility and that require a Caltrans encroachment permit (exceptions: additions to single-family homes, 10 residential units or less) ■ When the County cannot determine whether or not Caltrans will expect a traffic impact analysis pursuant to CEQA 	Submit traffic impact study for review and approval	Prior to project approval	Applicant	LACDRP, Caltrans, LACDPW for referral/support

Multifamily shall mean three or more dwelling units, including three or more dwelling units as part of a mixed-use project.

ACRONYMS

Caltrans	California Department of Transportation	LACDPH	Los Angeles County Department of Public Health	LARWQCB	Los Angeles Regional Water Quality Control Board
CDFW	California Department of Fish and Wildlife				
CHRIS-SCCIC	California Historical Resources Information System—South Central Coastal Information Center	LACDPW	Los Angeles County Department of Public Works	MM	Mitigation Measure
FTA	Federal Transportation Administration	LACDRP	Los Angeles County Department of Regional Planning	NAHC	Native American Heritage Commission
FRA	Federal Railroad Administration			SCAQMD	South Coast Air Quality Management District
GHG	Greenhouse Gas Emissions	LACFD	Los Angeles County Fire Department	USACE	United States Army Corps of Engineers
				USFWS	United States Fish and Wildlife Service

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