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Antelope Valley Area Plan

County of Los Angeles

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2014061043. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code. Section 21081.6 states:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

1.2 EIR SUMMARY

1.2.1 Project Location

The area subject to the Proposed Antelope Valley Area Plan Update (Project Area) is located in the northern part of Los Angeles County, covering approximately 1,800 square miles. The Project Area includes over two dozen unincorporated communities, and borders Ventura County to the west, Kern County to the north, San Bernardino County to the east, and the Cities of Santa Clarita, Los Angeles, Pasadena, Sierra Madre, Duarte, Azusa, and Glendora to the south. The Project Area excludes the incorporated cities of Lancaster and Palmdale, which are surrounded by the Project Area. Interstate 5 (I-5) and California State Route 14 (SR-14) connects the Project Area to the Santa Clarita Valley to the southwest. The southern portion of the Project Area, which contains the San Gabriel Mountains, is directly north of the San Gabriel Valley. The regional

location of Los Angeles County and the Project Area is shown in Figure 3-1 of the EIR, *Regional Vicinity Map*.

The Project Area includes only the unincorporated areas of the Antelope Valley region. These unincorporated areas contain large amounts of sparsely populated land and include the Angeles National Forest, part of the Los Padres National Forest, and part of the Mojave Desert. As shown in Figure 3-2 of the EIR, *Unincorporated Areas of Los Angeles County*,the Project Area surrounds, and therefore excludes, the cities of Lancaster and Palmdale.

1.2.2 Project Description

The Proposed Project is a comprehensive update of the 1986 Antelope Valley Area Plan (Adopted Area Plan). The project includes updated goals and policies, identification of implementing programs and associated zoning consistency and ordinances as well as a new Land Use Policy Map for the Project Area.

The Proposed Project identifies 1) Rural Preserve Areas, where residential densities would be reduced in order to protect important ecological and agricultural resources as well as minimize development in very high hazard areas; 2) Rural Town Areas, where maximum residential densities and minimum lot sizes would be established to preserve rural character; 3) Rural Town Centers, where urban commercial uses would be discouraged but rural commercial uses would be incentivized; and 4) Economic Opportunity Areas (EOAs), where plans for major infrastructure development are underway that may create the need for more detailed planning activities for these areas in the future. The Proposed Area Plan anticipates that future planning may be needed in these areas to determine any appropriate land use and zoning changes needed when these infrastructure projects are completed.

As a component of the Los Angeles County General Plan, the Area Plan would refine the countywide goals and policies in the Adopted General Plan by addressing specific issues relevant to the Project Area, such as community maintenance and appearance, preservation of rural character, open space, and agricultural lands, and provides more specific guidance on elements already found in the Adopted General Plan. All issues not covered in the Area Plan are addressed by the Adopted General Plan.

As stated above, the Proposed Area Plan would replace all elements, including the Land Use Policy Map, of the Adopted Area Plan. In addition, the adoption of the Area Plan will also amend the Adopted General Plan to reflect updated policy maps regarding the Highway Plan, Trails Map, agricultural resources, and hazards and resources for areas within the Project Area. The Proposed Project will also amend the Adopted General Plan boundaries of the Significant Ecological Areas (SEAs) within the Project Area. These updated SEA boundaries are one of the main underpinnings of the proposed Land Use Policy Map of the Proposed Area Plan and is thus integrally incorporated into the Land Use Policy Map as indicated in Maps 2.1 through 2.3 of the Proposed Area Plan. Please refer to Chapter 3 of the EIR, *Project Description,* for a more complete description of the Proposed Project.

1.3 ENVIRONMENTAL IMPACTS

1.3.1 Impacts Considered Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the following environmental resources were found to be less than significant:

- Aesthetics
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Recreation

1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The following were identified as having potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures:

- Public Services

1.3.3 Unavoidable Significant Adverse Impacts

The following impacts were identified as Significant and Unavoidable in the EIR:

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Mineral Resources
- Noise
- Transportation and Traffic
- Utilities and Service Systems

1. Introduction

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2. Mitigation Monitoring Requirements

2.1 COUNTY OF LOS ANGELES

The County is the designated lead agency for the Mitigation Monitoring and Reporting Program (MMRP). The County is responsible for implementation of the MMRP, with the County Department of Regional Planning (DRP) as lead in coordination. The MMRP will be used by 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 3-1 (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.

3. Mitigation Monitoring Requirements

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Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
5.2 AIR QUALITY					
AQ-1	If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the applicable air quality management district (AQMD) adopted thresholds of significance, applicants for new development projects shall be required to comply with mitigation measures as identified in the CEQA document prepared for the individual development project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to: • Construction contractors of development projects shall use construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. Use of Tier 3 construction equipment shall be included as a note on grading plans submitted to the County. • Grading plans shall include a note that construction contractors shall ensure construction equipment is properly serviced and maintained to the manufacturer's standards. • Grading plans shall include a note that, if feasible, construction contractors shall consider use of off-road equipment that is tire-based rather than track-based, which creates more ground disturbance. • Grading plans shall include a note that construction contractors shall limit nonessential idling of construction equipment to no more than five consecutive minutes. • Grading plans shall include a note that construction contractors shall water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. • Grading plans shall include a note that construction contractors	Future Project Applicants	Prior to issuance of grading permits	County Department of Regional Planning (County Department of Public Works for support/referral); AQMD	Submit construction emission management plan and confirm that it contains these elements if potentially significant impacts are identified.

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
	shall cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Grading plans shall include a note that construction contractors shall pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Grading plans shall include a note that construction contractors shall sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. • Grading plans shall include a note that construction contractors shall sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. • Grading plans shall include a note that construction contractors shall hydroseed or apply non-toxic soil stabilizers to inactive construction areas (i.e., areas not being actively disturbed for 10 or more days). • Grading plans shall include a note that construction contractors shall enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • Grading plans shall include a note that construction contractors shall minimize ground disturbance (e.g., vegetation removal and mowing), to the extent feasible.				
AQ-2	New industrial or warehousing land uses that: 1) have the potential to generate 40 or more diesel trucks per day and 2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. When required, the HRA shall be prepared in accordance with policies and procedures of the state Office of	Project Applicants for new industrial or warehousing land uses as specified in Mitigation Measure AQ-2	Prior to future discretionary project approval	County Department of Regional Planning (County Department of Public Health for support/referral); AQMD	Sumbit specific health risk assessment report.

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E 06), particulate matter concentrations would exceed 2.5 µg/m3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T BACTs) that are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.				

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
AQ-3	Applicants for sensitive land uses in proximity to the following facilities and within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval: • Industrial facilities within 1000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • Major transportation projects (50,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 500 feet • Gasoline dispensing facilities within 300 feet When required, the HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E 06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to: • Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the County Department of Regional Planning that there are operational limitations. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.	Applicants for sensitive land uses as specified in Mitigation Measure AQ-3	Prior to future discretionary project approval	County Department of Regional Planning (County Department of Public Health for support/referral); AQMD	Submit health risk assessment report.

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
	Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the County.				
AQ-4	If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to County's regulations. Facilities that have the potential to generate nuisance odors include but are not limited to: • Wastewater treatment plants • Composting, greenwaste, or recycling facilities • Fiberglass manufacturing facilities • Painting/coating operations • Large-capacity coffee roasters • Food-processing facilities If an odor management plan is determined to be required through CEQA review, 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 Toxics (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.	Future Project Applicants	During project-level environmental review and prior to future discretionary project approval. May require continuous revisions and monitoring of report during operations.	County Department of Public Health; AQMD	Submit odor management report for review and approval.

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
5.4 BIOLOGICAL RESOURCES					
BIO-1	Biological resources shall be analyzed on a project-specific level by a qualified biological consultant. A general survey shall be conducted to characterize the project site, and focused surveys should be conducted as necessary to determine the presence/absence of special-status species (e.g., focused sensitive plant or wildlife surveys). For proposed discretionary projects within SEAs, biological resources assessment report shall be prepared to characterize the biological resources on-site, analyze project-specific impacts to biological resources, and propose appropriate mitigation measures to offset those impacts. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of biological resources on-site (e.g., observed and detected species as well as an analysis of those species with potential to occur onsite).	Future Project Applicants	During project-level environmental review and prior to future discretionary project approval	County Department of Regional Planning	Submit pre-constuction survey Construction monitoring by qualified biologist Obtain permit(s) as necessary Submit construction monitoring documentation
BIO-2	If there is potential for direct impacts to special-status species with implementation of construction activities, the project-specific biological assessment (as mentioned in Mitigation Measure BIO–1) shall include mitigation measures requiring pre-construction surveys for special-status species and/or construction monitoring to ensure avoidance, relocation, or safe escape of special-status species from the construction activities, as appropriate. If special-status species are found to be nesting, brooding, denning, etc., on-site during the pre-construction survey or monitoring, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate offsite habitat areas. Relocations into areas of appropriate restored habitat would have the best chance of replacing/incrementing populations that are lost due to habitat converted to development. Relocation to restored habitat areas should be the preferred goal of this measure. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume.	Future Project Applicants	During project-level environmental review and prior to issuance of grading permits	County Department of Regional Planning	Submit pre-construction survey Construction monitoring by qualified biologist Obtain permit(s) as necessary Submit construction monitoring documentation

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
BIO-3	Currently, development proposed within SEAs requires a conditional use permit, which provides additional protection to wildlife movement corridors and othersensitive biological resources. Proposed projects are requested to be designed so that wildlife movement corridors are left in an undisturbed and natural state. In practice, this protection typically involves adopting appropriate buffers around sensitive resources and setting aside undisturbed areas. However, no feasible mitigation measures are available that would reduce impacts to wildlife movement entirely.	Future Project Applicants	During project-level environmental review and prior to future discretionary project approval	County Department of Regional Planning	Submittal and review of site plan Submit deed of preservation if required
5.5 CULTURAL RESOURCES					
CULT-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.	Future Project Applicants	During project-level environmental review and prior to future discretionary project approval of any development containing historic resources	County Department of Regional Planning; State Office of Historical Preservation for support/referral	Submit historic resources technical report for review and approval.
CULT-2	Prior to the issuance of any grading permit associated with a discretionary project, applicants shall provide written evidence to the County of Los Angeles that a County-approved archaeologist has been retained to observe grading activities greater than three feet in depth and to salvage and curate archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance and monitoring, shall establish, in cooperation with the	Future Project Applicants	Prior to the issuance of any grading permit	County Department of Regional Planning	Provide written evidence that archaeologist has been retained.

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
	applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate, and shall obtain a commitment from an American Association of Museums accredited repository for the storage of any recovered significant archaeological remains. If the archaeological resources are found to be significant, the archaeologist shall determine appropriate actions, in cooperation with the project applicant and the County, for exploration and/or salvage. Any recovered significant archaeological resources shall be permanently transferred to an appropriate repository, subject to the fees and conditions of acceptance as established by the repository in their repository agreement. Prior to the release of the grading bond, the applicant shall submit a report prepared by the archaeologist that identifies the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis, if required by mitigation measures. These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the County.				
CULT-3	Prior to the issuance of any grading permit associated with a discretionary project, applicants shall provide written evidence to the County of Los Angeles that a County-approved paleontologist has been retained to observe grading activities greater than three feet in depth and to salvage and curate paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference;, shall establish procedures for paleontologist resource surveillance and monitoring; shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate; and shall obtain a commitment from an American Association of Museums accredited repository for the storage of any reocovered significant paleontological remains.	Future Project Applicants	Prior to the issuance of any grading permit	County Department of Regional Planning	Provide written evidence that paleontologist has been retained.

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the project applicant and the County, for exploration and/or salvage. Any recovered significant paleontological resources shall be permanently transferred to an appropriate repository, subject to the fees and conditions of acceptance as established by the repository in their repository agreement. Prior to the release of the grading bond, the applicant shall obtain approval of the paleontologist's report, from the County. The report shall include the period of inspection, an analysis of any fossils found and the present repository of the fossils. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis, if required by mitigation measures. These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the County.				

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
5.7GREENHOUSE GAS EMISSIONS					
GHG-1	The County of Los Angeles shall include the following implementation actions in the Antelope Valley Area Plan Implementation Plan (Chapter 8) to ensure progress toward meeting the long-term GHG reduction goals of Executive Order S 03 05: The County shall further research to determine the feasibility, and as appropriate propose amendments to the County Code, for the following: • Require new residential and non- residential buildings within the Antelope Valley Area Plan boundaries to achieve the Tier 1 energy standards within California Green Building Standards Code (Title 24, Part 11). The voluntary Tier 1 CALGreen requires a 15 percent increase in energy efficiency compared to the Building and Energy Efficiency Standards (Title 24, Part 6). Architectural building plans shall be submitted to the County that identify features that achieve the Tier 1 energy standards (corresponding CCAP Measure BE-1). • Require that new residential and non-residential buildings be constructed to accommodate roof-top solar installation. Architectural building plans shall be submitted to the County that shall identify this requirement (corresponding CCAP Measure BE-3). • Prior to issuance of building permits for new construction of non-residential development of 100,000 building square feet or more within the Antelope Valley Area Plan, the applicant shall identify bicycle end-trip facilities, including bike parking and lockers. The location of the bicycle storage shall be specified on site plans and verified by Department of Regional Planning prior to building permit issuance (corresponding CCAP Measure LUT-1). • Require installation of Level 2 (240 volt) electric vehicle (EV) charging facilities at County-owned public venues (e.g., hospitals, beaches, stand-alone parking facilities, cultural institutions, and other facilities) within the Antelope Valley Area	County Department of Regional Planning	Prior to approval of the Proposed Project	County Department of Regional Planning	Include in Chapter 8 of the Antelope Valley Area Plan as implementation actions.

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
	Plan and ensure that at least one-third of these charging stations will be available for visitor use (corresponding CCAP Measure LUT-8).				
GHG-2	The County of Los Angeles shall include the following additional implementation actions in the Antelope Valley Area Plan Implementation Plan (Chapter 8) to ensure progress toward meeting the long-term GHG reduction goals of Executive Order S 03 05: The County shall further research to determine the feasibility, and as appropriate propose amendments to the County Code, for the following: • Prior to issuance of building permits for new construction of residential development, the property owner/developer shall indicate on plans that garage and/or car port parking are electrically wired to accommodate a Level 2 (240 volt) EV charging. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by Department of Public Works prior to issuance of a Certificate of Occupancy. • Prior to issuance of building permits for new construction of non-residential development of 100,000 building square feet or more within the Antelope Valley Area Plan, the applicant shall indicate on plans that at minimum, 10 Level 2 EV vehicle charging stations will be provided for public use. The location of the EV station(s) shall be specified on building plans, and proper installation shall be verified by the Department of Public Works prior to issuance of a Certificate of Occupancy. • The County of Los Angeles shall require applicants of new residential developments to consider installation of gray water systems for resident use. • The County of Los Angeles shall require applicants of non-residential developments of 100,000 building square feet or more, to coordinate with the Antelope Valley Transit Authority for the installation of additional bus shelters and transit stops as feasible.	County Department of Regional Planning	Prior to approval of the Proposed Project	County Department of Regional Planning	Include in Chapter 8 of the Antelope Valley Area Plan as implementation actions.

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
5.14 PUBLIC SERVICES					
PS-1	Prior to issuance of building permits, future project applicants/developers shall pay the LACoFD Developer Fee in effect at that time.	Future Project Applicants	Prior to issuance of building permits	County Fire Department	Submit evidence that fees have been paid.
PS-2	Each subdivision map shall comply with the applicable County Fire Code requirements for fire apparatus access roads, fire flows, and fire hydrants. Final fire flows shall be determined by LACoFD in accordance with Appendix B of the County Fire Code. The required fire apparatus road and water requirements shall be in place prior to construction.	Future Project Applicants	Prior to issuance of grading permits	County Fire Department	Submit subdivision maps for review and approval.
PS-3	Prior to approval of a tentative map, a Fuel Modification Plan shall be prepared for each subdivision map in which urban uses would permanently adjoin a natural area, as required by Section 1117.2.1 of the County Fire Code, and approved by LACoFD prior to building permit issuance.	Future Project Applicants	Prior to approval of a tentative map	County Fire Department	Submit Fuel Modification Plans for review and approval.
5.16 TRANSPORTATION AND CIRCULATION					
T-1	The County shall continue to monitor potential impacts on roadway segments and intersections on a project by project basis as buildout occurs by requiring traffic studies for all projects that could significantly impact traffic and circulation patterns. Future projects shall be evaluated and traffic improvements shall be identified to maintain minimum levels of service in accordance with the County's Traffic Impact Analysis Guidelines, where feasible mitigation is available.	County of Los Angeles	Prior to approval of tentative maps	County Department of Public Works	Monitor impacts on a project-by-project basis.
T-2	The County shall implement over time objectives and policies contained within the Antelope Valley Area Plan and the adopted General Plan Transportation Element. Implementation of those policies will help mitigate any potential impacts of Project growth and/or highway amendments on the transportation system.	County of Los Angeles	Ongoing	County Department of Regional Planning	Implement objectives and policies contained within the Antelope Valley Area Plan and the adopted General Plan Transportation Element.
T-3	The County shall participate with Metro, the CMP agency in Los Angeles County, on a potential Congestion Mitigation Fee program that would replace the current CMP Debit/Credit approach. Under a countywide fee program, each jurisdiction, including the County, will	County of Los Angeles	Ongoing	County Department of Public Works	Implementation of Fee Program

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
	select and build capital transportation projects, adopt a fee ordinance, collect fees and control revenues. A fee program will require a nexus analysis, and apply only to net new construction on commercial and industrial space and additional residential units and needs to be approved by Metro and the local jurisdictions. A countywide fee, if adopted, will allow the County to mitigate the impacts of development via the payment of the transportation impact fee in lieu of asking each development project for individual mitigation measures, or asking for fair share payments of mitigation. The fee program would itself constitute a "fair share" program that would apply to all development (of a certain size) within the unincorporated areas.				
T-4	The County of Los Angeles shall continue to secure the funding needed to implement the future planned improvements within the Project Area. A variety of funding sources shall be explored, such as Metro's CMP Fee Program as described under T-3, Metro Call for Project funds, and federal and state grant opportunities. If the CMP fee program is not adopted by Metro and the County of Los Angeles, other funding sources for regional transportation needs in the Project Area, including Caltrans facilities, shall be pursued such as a potential North County Development Impact Fee Program, development agreements for large projects, and/or mitigation agreements between future applicants and Caltrans for projects that impact Caltrans facilities.	County of Los Angeles	Ongoing	County Department of Public Works	Pursue funding for future transportation improvements.
T-5	The County shall work with Caltrans as they prepare plans to add additional lanes or complete other improvements to various freeways within and adjacent to unincorporated areas. This includes adding or extending mixed flow general purpose lanes, adding or extending existing HOV lanes, adding Express Lanes (high occupancy toll lanes), incorporating truck climbing lanes, improving interchanges and other freeway related improvements.	County of Los Angeles	Ongoing	County Department of Public Works	Ongoing coordination with Caltrans.
T-6	The County shall require traffic engineering firms 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 §15206(b). When preparing traffic impact studies, the most up to date Guide for the Preparation of Traffic Impact Studies from Caltrans shall	Future Project Applicants	During CEQA review of future projects	County Department of Regional Planning; Caltrans; County Department of Public Works	Submittal of traffic impact studies for review by Caltrans

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
be followed. Proposed developments meeting the criteria of statewide, regional or areawide include: • 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 square feet of floor space. • Proposed commercial office buildings employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space • Proposed hotel/motel developments of more than 500 rooms When the CEQA criteria of regional significance are not met, Caltrans recommends that Project Applicants consult with Caltrans when a proposed development includes the following characteristics: • All proposed developments that have the potential to cause a significant impact to state facilities (right of way, intersections, interchanges, etc.) and when required mitigation improvements are proposed in the initial study. Mitigation concurrence should be obtained from Caltrans as early as possible. • Any development that assigns 50 or more trips (passenger car equivalent trips) during peak hours to a state highway/freeway. • Any development that assigns 10 or more trips (passenger car equivalent trips) during peak hours to an off-ramp. On/off-ramps that are very close to each other in which the project trips may cause congestion on the left-turn lane storage to the on-ramp. • Any development located adjacent to or within 100 feet of a state highway facility and may require a Caltrans Encroachment Permit. (Exceptions: additions to single family homes or 10 residential units or less). • When the County cannot determine whether or not Caltrans will expect a traffic impact analysis pursuant to CEQA.				

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
5.17 UTILITIES AND SERVICE SYSTEMS					
Development Site Plans, Building Plans, and Landscaping Plans					
USS-1	Support amendments to the County Building Code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings.	County of Los Angeles	Ongoing	County Department of Regional Planning; County Department of Public Works for support/referral	Amend County Building Code.
USS-2	Apply water conservation policies to all pending development projects, including approved tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design.	County of Los Angeles and future project applicants/developers	During project-level environmental review and prior to future discretionary project approval	County Department of Regional Planning; County Department of Public Works for support/referral	Demonstrate compliance on site plans/building plans.
USS-3	Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site, where deemed appropriate by the reviewing authority.	County of Los Angeles and future project applicants/developers	Prior to issuance of building permits	County Department of Regional Planning; County Department of Public Works for support/referral	Demonstrate compliance on site plans/building plans.
USS-4	Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions.	County of Los Angeles and future project applicants/developers of specified categories of projects	Prior to issuance of building permits	County Department of Regional Planning; County Department of Public Works for support/referral	Review of building plans.
USS-5	Promote the use of permeable paving materials to allow infiltration of surface water into the water table.	County of Los Angeles and future project applicants/developers	Prior to issuance of building permits	County Department of Regional Planning; County Department of Public Works for support/referral	Review of building plans.
USS-6	Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means, as appropriate.	County of Los Angeles and future project applicants/developers	Prior to issuance of building permits	County Department of Regional Planning; County Department of Public Works for support/referral	Review of building plans.
USS-7	On previously developed sites proposed for major alteration, provide stormwater management improvements to restore natural infiltration, as required by the reviewing authority.	County of Los Angeles and future project applicants/developers	Prior to approval of tentative tract maps	County Department of Regional Planning; County Department of Public Works for support/referral	Review and approval of drainage plans.
USS-8	Encourage and promote the use of new materials and technology for improved stormwater management, such as pervious paving, green	County of Los Angeles and future project	Prior to issuance of building permits	County Department of Regional Planning; County	Review and approval of drainage plans.

2. Mitigation Monitoring Requirements

Table 3-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsible Party	Mitigation Timing	Monitoring Agency or Party	Action Required
	roofs, rain gardens, and vegetated swales.	applicants/developers		Department of Public Works	
USS-9	Evaluate development proposals for consistency with the County Green Building Standards Code.	County of Los Angeles and future project applicants/developers	During project-level environmental review and prior to future discretionary project approval	County Department of Public Works for support/referral	Review and approval of development proposals.
USS-10	Evaluate development proposals for consistency with Low Impact Development Code on development sites, including but not limited to minimizing impervious surface area and promoting infiltration, in order to reduce the flow and velocity of stormwater runoff throughout the watershed.	County of Los Angeles and future project applicants/developers	During project-level environmental review and prior to future discretionary project approval	County Department of Public Works	Review and approval of development proposals.
Water Supply Planning and Water Conservation					
USS-11	Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval, consistent with County Department of Public Health requirements.	Future Project Applicants	During project-level environmental review and prior to future discretionary project approval	County Department of Regional Planning; County Department of Public Health	Submit proof of compliance.
USS-12	Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met.	County of Los Angeles and applicable water district	Ongoing	County Department of Public Works and Department of Regional Planning	Monitor growth.
USS-13	If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents.	County of Los Angeles and applicable water district	Ongoing	County Department of Public Works and Department of Regional Planning	Take appropriate steps to limit, reduce, or otherwise modify growth.
USS-14	Upon the availability of non-potable water, discourage and consider restrictions on the use of potable water for washing outdoor surfaces.	Future Project Applicants	During project-level environmental review and prior to future discretionary project approval	County Department of Regional Planning	Include in CC&Rs and provide copy to County.
USS-15	In cooperation with the Sanitation Districts and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate.	County of Los Angeles and Sanitation Districts of Los Angeles County	Ongoing	County Department of Regional Planning; County Department of Public Works	Identify ways to expand opportunities for use of recycled water.

3. Report Preparation

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3. Report Preparation

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