

March 2015 | Mitigation Monitoring and Reporting Program

LOS ANGELES COUNTY GENERAL PLAN UPDATE

County of Los Angeles

Prepared for:

County of Los Angeles

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Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 PURPOSE OF MITIGATION MONITORING PROGRAM.....	1
1.2 EIR SUMMARY.....	1
1.3 ENVIRONMENTAL IMPACTS.....	11
2. MITIGATION MONITORING REQUIREMENTS.....	13
2.1 COUNTY OF LOS ANGELES.....	13
3. REPORT PREPARATION	31
3.1 LIST OF PREPARERS.....	31

Table of Contents

List of Tables

Table		Page
Table 1-1	Comparison between Proposed General Plan Update and Existing General Plan.....	2
Table 1-2	Proposed Project Buildout Projections (by Planning Area).....	6
Table 2-1	Mitigation Monitoring and Reporting Program (MMRP).....	15

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. 2011081042. 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

Encompassing approximately 4,083 square miles, Los Angeles County is geographically one of the largest counties in the country. It stretches along 75 miles of the Pacific Coast of Southern California and is bordered by Orange County to the southeast, San Bernardino County to the east, Kern County to the north, and Ventura County to the west. It also includes two offshore islands, Santa Catalina Island and San Clemente Island. The regional location of Los Angeles County is shown in Figure 3-1, *Regional Vicinity*, of the DEIR.

The area for the Proposed Project (“Project Area”) includes only the unincorporated areas of Los Angeles County (unincorporated areas), approximately 65 percent of the total land area in Los Angeles County. The unincorporated areas in the northern portion of Los Angeles County are covered by large amounts of

1. Introduction

sparsely populated land and include the Angeles National Forest, part of the Los Padres National Forest, and the Mojave Desert. The unincorporated areas in the southern portion of Los Angeles County consist of noncontiguous land areas, which are often referred to as Los Angeles County’s “unincorporated urban islands.” These unincorporated areas are shown in Figure 3-2, *Unincorporated Areas of Los Angeles County*, of the DEIR.

1.2.2 Project Description

The Proposed Project is a comprehensive update to the Existing General Plan. The Proposed General Plan Update is intended to guide growth and development within the unincorporated areas.

The Proposed Project includes revisions to elements that are required by the State of California and to optional elements. The Project includes the reorganization of the existing General Plan. Table 1-1, *Comparison between Proposed General Plan Update and Existing General Plan*, lists the nine proposed elements that will replace the adopted elements. The update to the Housing Element, which is a component of the General Plan, was adopted by the Board of Supervisors on February 4, 2014, for the 2014–2021 planning period. The Housing Element is incorporated by reference, but is not analyzed in the DEIR.

Table 1-1 Comparison between Proposed General Plan Update and Existing General Plan

Proposed Elements	Existing Elements
Land Use	Land Use
Mobility	Transportation
Air Quality	Conservation and Open Space
Conservation and Natural Resources	Conservation and Open Space
	Scenic Highway
Park and Recreation	Regional Recreation Areas Plan
Noise	Noise
Safety	Safety
Public Services and Facilities	Water and Waste Management
Economic Development	Economic Development

Policy Highlights of the Proposed General Plan

The following describe the major land use policies in the Proposed General Plan, which are supported by goals, policies, programs, and strategic changes to the land use policy maps:

Transit Oriented Districts (TODs)

TODs are areas within a half-mile radius from a major transit station, where the General Plan Update encourages safe and active transportation, infill development, high-density mixed use development along commercial corridors, and pedestrian-friendly and community-serving uses. The goal of the TODs is to encourage walking, bicycling, and transit use. TODs are located along the Metro Gold Line, Gold Line Extension, Blue Line, Green Line, and near the Silver Line. The General Plan Update will expand the existing TODs from approximately a quarter-mile radius to a half-mile radius from the transit stations. All TODs are

1. Introduction

envisioned in the future to have a TOD specific plan with standards, regulations, and capital improvement plans that are tailored to the unique characteristics and needs of each community.

Special Management Areas

Los Angeles County's Special Management Areas require additional development regulations that are necessary to prevent the loss of life and property, and to protect the natural environment and important resources. Special Management Areas include but are not limited to Agricultural Resource Areas, Airport Influence Areas, Seismic Hazard Zones, Flood Hazard Zones, Significant Ecological Areas, Hillside Management Areas, and Very High Fire Hazard Severity Zones. The Proposed Project minimizes risks to hazards and limits development in Special Management Areas through goals, policies, and programs. The Proposed Project also includes the Hazard, Environmental, and Resource Constraints Model, which is a visual representation of the Special Management Areas and serves 1) as a tool to inform land use policies for future community-based planning initiatives; 2) to inform applicants and planners of potential site constraints and regulations; and 3) to direct land use policies and the development of planning regulations and procedures to address hazard, environmental, and resource constraints.

- **Agricultural Resource Areas (ARAs)** are areas where the Proposed Project promotes the preservation of agricultural land. These areas are protected by policies to prevent the conversion of farmland to incompatible uses.
- **Significant Ecological Areas (SEAs)** include undisturbed or lightly disturbed habitat supporting valuable and threatened species, linkages and corridors to promote species movement, and are sized to support sustainable populations of its component species. The objective of the SEA Program is to preserve the genetic and physical diversity of the County by designing biological resource areas capable of sustaining themselves into the future. However SEAs are not wilderness preserves. Much of the land in SEAs is privately held, used for public recreation or abutting developed areas. Thus the SEA Program is intended to ensure that privately held lands within the SEAs retain the right of reasonable use, while avoiding activities and development projects that are incompatible with the long term survival of the SEAs.
- **Hillside Management Areas (HMAs)** are areas with a natural slope gradient of 25 percent or steeper. The HMA Ordinance ensures that development preserves the physical integrity and scenic value of HMAs, provides open space, and enhances community character by avoiding development in HMAs to the extent feasible; locating development in the portions of HMAs with the fewest constraints; and using sensitive design techniques.

Employment Protections Districts

The Proposed General Plan Update identifies Employment Protection Districts (EPDs), which are economically viable industrial land and employment-rich lands, with policies to prevent the conversion of industrial land to nonindustrial uses.

1. Introduction

Zoning Consistency

In order to maintain consistency between the updated General Plan Land Use Policy Map and the Zoning Map, rezoning is necessary where the proposed land use designation would no longer be consistent with zoning. In addition, the zoning consistency program also includes amendments to the Zoning Code. The General Plan Land Use Policy Map establishes the long-range vision for general intended uses. Title 22 (Planning and Zoning) of the Los Angeles County Code (Zoning Code herein) and Zoning Map implement that vision by providing details on specific allowable uses.

Proposed Zoning Map Amendments

Approximately 4,500 parcels are proposed to be rezoned. For the General Plan Update, the staff used two approaches to rezoning: 1) implementation of major policies in the Plan, and 2) “clean-up” of the Zoning Map. The Master Parcel List and map are provided in Appendix D of the DEIR. The Proposed Zoning Maps are provided as Appendix C3, *Proposed Zoning Maps*, of the DEIR.

Proposed Amendments to the Zoning Code

As discussed above, the Proposed General Plan Update introduces major new goals and policies that aim to:

- Encourage mixed use opportunities, and infill and transit-oriented development,
- Preserve employment-rich land; and
- Preserve rural character by limiting incompatible commercial activities in rural communities

In order to implement these goals and policies, and to align Title 22 to be consistent with the Plan, new residential, commercial and industrial zones and revisions to the existing mixed-use and industrial zones are proposed. Furthermore, an industrial zone, an existing rural mixed use zone and the TOD Ordinance are proposed for elimination.

Proposed Ordinances

The proposed amendments to the Zoning Code include updating the following ordinances, which are provided in Appendix E of the DEIR.

- **Hillside Management Area (HMA) Ordinance Update:** The purpose of this ordinance is to ensure that development preserves the physical integrity and scenic value of HMAs, provides open space, and enhances community character by avoiding development in HMAs to the extent feasible; locating development in the portions of HMAs with the fewest constraints; and using sensitive design techniques.
- **Significant Ecological Areas (SEA) Ordinance Update:** The purpose of the SEA Ordinance is to provide a process that allows balanced development within the SEAs and reconciles potential conflicts between conservation and development within the SEAs. This process would ensure that environmentally sensitive development standards and designs are applied to proposed developments within the SEAs and that the biological resources within development sites, as well as potential

1. Introduction

impacts to such resources from proposed developments, are assessed and disclosed. In addition, the purpose of the Ordinance is to ensure that development conserves Los Angeles County's biological diversity, as well as the habitat quality and the connectivity of the SEA to be developed, so that the species populations and habitats can be sustained into the future.

Community Climate Action Plan

Climate action plans include an inventory of greenhouse gas (GHG) emissions and measures for reducing future emissions to achieve a specific reduction target. The County has prepared a Community Climate Action Plan (CCAP) to mitigate and avoid GHG emissions associated with community activities in the unincorporated areas. The CCAP address emissions from building energy, land use and transportation, water consumption, and waste generation. The measures and actions outlined in the CCAP tie together the County's existing climate change initiatives and provide a blueprint for a more sustainable future. The CCAP is a sub-element of the Air Quality Element.

The CCAP identifies emissions related to community activities and established GHG reduction target consistent with AB 32 and provides a roadmap for successfully implementing GHG reduction measures selected by the County. Importantly, the CCAP recognize the County's leadership and role in contributing to statewide GHG emissions reductions. Actions undertaken as part of the CCAP would result in important community co-benefits, including improved air quality, energy savings, and increased mobility, as well as enhance the resiliency of the community in the face of changing climatic conditions.

The CCAP is composed of state and local actions to reduce GHG emissions within the unincorporated areas. The state actions considered in the CCAP include: the Renewable Portfolio Standard, Title 24 Standards for Commercial and Residential Buildings (Energy Efficiency and CALGreen), Pavley/Advanced Clean Cars (Vehicle Efficiency), and the Low Carbon Fuel Standard. These state actions generally do not require action from the County, but will result in local GHG reductions in the unincorporated areas.

There are 26 local actions included in the CCAP. The local actions are grouped into five strategy areas: green building and energy; land use and transportation; water conservation and wastewater; waste reduction, reuse, and recycling; and land conservation and tree planting. Many of the local actions are cost effective, particularly in the green building and energy strategy area, with several energy efficiency investments that can recoup initial costs in one to five years. In addition to reducing GHG emissions, all local actions have many co-benefits, such as improved public health.

Physical Development under the Proposed General Plan Update

Pursuant to CEQA Guidelines Section 15064(d), the DEIR determines whether there are direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by the Proposed Project. Specifically, the DEIR focuses on impacts from changes to land use associated with buildout of the proposed land use maps (Appendix C1 of the DEIR) and impacts from the resultant population and employment growth in the unincorporated areas. The ultimate development of unincorporated areas is not tied to a specific timeline.

1. Introduction

The Proposed Project follows the land uses and development intensities already allowed in the Existing General Plan for adopted Community Based Plans. There are limited changes in land use and development intensity for unincorporated urban islands outside of community-based plans. See DEIR Figure 3-6, *Areas with Proposed Land Use Changes*.

Buildout projections for the Proposed Project, broken down by Planning Area, are shown in Table 3-6, *Proposed General Plan Buildout Projections*, of the DEIR. The Proposed Project’s buildout would allow for up to: 659,409 residential dwelling units; 92 million square feet (2,129 acres) of commercial use; 102 million square feet (5,210 acres) of industrial use; 503 million square feet (80,896 acres) of public/semi-public; and 714,704 acres of public/open space. These buildout projections are used throughout the DEIR to estimate the magnitude of development that would likely occur within each Planning Area upon buildout of the Proposed Project. The total acreage for each land use designation is used to estimate the number of dwelling units, residents, square feet of nonresidential uses, and employees that would be generated by proposed land uses. These projections are used extensively in the analysis of potential project impacts such as increases in noise or air quality.

It is impossible to perfectly predict the exact development that would occur under the Proposed Project, but a comparison of population, household, and employment projections between the existing land uses and the proposed land uses allowed by the Proposed General Plan allows for an analysis of the relative impacts.

Buildout projections for each Planning Area are shown in Table 1-2. As shown, buildout of the Proposed Project would result in 358,930 additional residential dwelling units compared to existing land uses. Buildout of the Proposed Project would result in an 86 percent increase in commercial uses and a 40 percent increase in industrial uses. The majority of new development is expected to occur in the Antelope Valley Planning Area, which will accommodate about 70.6 percent of new residential units and 76 percent of the population growth. Many of the remaining Planning Areas—such as East San Gabriel Valley, Santa Monica Mountains, South Bay, San Fernando Valley, and Gateway Planning Areas—are already built out, so significant growth is not expected.

Table 1-2 Proposed Project Buildout Projections (by Planning Area)

Land Use Designation	Acres ³	Units	Population ⁵	Bldg. Sq. Footage (in thousands)	Jobs ⁵
Antelope Valley Planning Area ²	1,132,744	278,158	1,070,571	46,870	51,219
Antelope Valley Area Plan^{7,8}	1,132,744	278,158	1,070,571	46,870	51,219
Commercial	902	0	0	19,652	38,329
Industrial	579	0	0	12,606	9,652
Infrastructure	2,649	0	0	0	100
Open Space	583,967	0	0	0	524
Public/Semi-Public	17,029	0	0	14,613	767
Residential	5,541	16,385	62,746	0	485
Rural	522,077	261,773	1,007,826	0	1,361

1. Introduction

Table 1-2 Proposed Project Buildout Projections (by Planning Area)

Land Use Designation	Acres ³	Units	Population ⁵	Bldg. Sq. Footage (in thousands)	Jobs ⁵
Coastal Islands Planning Area ²	82,752	21	0	0	570
Santa Catalina Island Local Coastal Land Use Plan	46,137	21	0	0	570
Commercial	26	0	0	0	7
Industrial	690	0	0	0	6
Other	87	0	0	0	0
Public & Open Space	45,197	0	0	0	557
Residential	136	21	0	0	0
Outside Community-Based Plan	36,615	0	0	0	0
East San Gabriel Valley Planning Area ²	28,777	70,097	255,952	150,558	53,231
Hacienda Heights Community Plan	6,360	17,433	65,833	9,864	13,310
Commercial	131	0	0	5,708	11,194
Industrial	28	0	0	609	466
Residential	3,641	17,288	65,274	0	1,315
Rural	862	145	559	0	35
Outside Community-Based Plan	14,996	38,550	139,220	128,560	19,261
Commercial	134	0	0	2,929	5,897
Industrial	378	0	0	8,241	6,310
Open Space	4,984	0	0	0	646
Public/Semi-Public	1,785	0	0	117,391	5,708
Residential	6,265	38,263	138,118	0	600
Rural	1,450	286	1,102	0	100
Rowland Heights Community Plan ⁸	7,422	14,115	50,900	12,134	20,661
Commercial	192	0	0	8,378	15,764
Industrial	144	0	0	3,756	3,027
Other	793	723	2,783	0	0
Public & Open Space	1,566	0	0	0	194
Residential	4,727	13,392	48,117	0	1,676
Gateway Planning Area ²	9,581	34,446	120,358	202,768	36,820
Outside Community-Based Plan	9,581	34,446	120,358	202,768	36,820
Commercial	142	0	0	3,100	6,067
Industrial	1,481	0	0	32,251	24,694
Open Space	1,411	0	0	0	225
Public/Semi-Public	2,562	0	0	167,417	4,584
Residential	3,985	34,446	120,358	0	1,250
Metro Planning Area ²	10,160	92,158	301,073	118,711	100,906
East Los Angeles Community Plan	3,381	41,608	128,487	44,199	42,459
Commercial	338	0	0	21,255	26,156
Industrial	158	0	0	6,873	5,234

1. Introduction

Table 1-2 Proposed Project Buildout Projections (by Planning Area)

Land Use Designation	Acres ³	Units	Population ⁵	Bldg. Sq. Footage (in thousands)	Jobs ⁵
Mixed Use & Specific Plan	65	1,563	4,361	3,404	6,848
Other	21	0	0	0	0
Public & Open Space	582	0	0	12,667	2,753
Residential	2,218	40,045	124,127	0	1,469
Outside Community-Based Plan	4,921	35,028	118,329	61,135	42,509
Commercial	318	0	0	6,919	13,884
Industrial	1,186	0	0	25,832	19,779
Mixed Use & Specific Plan	45	2,695	7,521	1,468	2,873
Open Space	251	0	0	0	374
Public/Semi-Public	412	0	0	26,917	4,602
Residential	2,710	32,332	110,808	0	997
Walnut Park Neighborhood Plan	369	4,338	13,717	2,558	5,044
Commercial	41	0	0	2,135	4,358
Industrial	8	0	0	180	112
Other	4	26	100	0	0
Residential	305	4,312	13,617	0	100
West Athens – Westmont Community Plan	1,489	11,185	40,539	10,820	10,894
Commercial	155	0	0	6,047	8,456
Public & Open Space	278	0	0	4,773	1,813
Residential	1,057	11,185	40,539	0	625
San Fernando Valley Planning Area^{2,4}	27,230	13,464	47,060	55,514	24,741
Outside Community-Based Plan	27,184	13,419	46,886	55,514	24,741
Commercial	57	0	0	1,246	2,522
Industrial	148	0	0	3,225	2,469
Mixed Use & Specific Plan	301	0	0	0	18,700
Open Space	9,759	0	0	0	82
Public/Semi-Public	781	0	0	51,043	749
Residential	1,334	11,630	39,996	0	218
Rural	14,805	1,790	6,890	0	1
Twin Lakes Community Plan	45	45	174	0	0
Rural	45	45	174	0	0
Santa Clarita Valley Planning Area²	270,889	77,155	237,638	0	105,881
Santa Clarita Valley Area Plan⁶	270,889	77,155	237,638	0	105,881
Residential		77,155	237,638		
Non-Residential					81,265-107,123

1. Introduction

Table 1-2 Proposed Project Buildout Projections (by Planning Area)

Land Use Designation	Acres ³	Units	Population ⁵	Bldg. Sq. Footage (in thousands)	Jobs ⁵
Santa Monica Mountains Planning Area²	71,303	6,788	26,128	29,667	28,707
Malibu Local Coastal Land Use Plan⁸	51,141	4,347	16,729	15,239	22,138
Commercial	729	0	0	6,352	11,929
Mixed Use & Specific Plan	39	0	0	336	672
Public & Open Space	16,423	0	0	8,551	7,776
Residential	1,005	1,049	4,032	0	0
Rural	32,946	3,298	12,697	0	1,761
Santa Monica Mountains North Area Plan⁸	20,162	2,441	9,399	14,428	6,569
Commercial	166	0	0	3,215	5,959
Infrastructure	0	0	0	0	0
Public & Open Space	6,651	0	0	11,214	73
Residential	425	840	3,235	0	0
Rural	12,920	1,601	6,164	0	537
South Bay Planning Area²	3,304	25,929	86,392	33,945	24,530
Proposed General Plan	3,304	25,929	86,392	33,945	24,530
Commercial	154	0	0	3,362	6,703
Industrial	311	0	0	6,781	5,192
Mixed Use & Specific Plan	72	4,312	12,029	2,347	4,594
Open Space	344	0	0	0	100
Public/Semi-Public	328	0	0	21,455	7,493
Residential	2,095	21,617	74,364	0	447
West San Gabriel Valley Planning Area²	12,237	43,877	156,658	29,641	26,539
Altadena Community Plan⁸	5,604	16,240	61,359	9,996	18,463
Commercial	64	0	0	2,784	9,376
Industrial	38	0	0	1,004	3,075
Infrastructure	815	0	0	0	0
Mixed Use & Specific Plan	255	904	2,800	2,226	4,561
Public & Open Space	915	0	0	3,981	1,066
Residential	3,516	15,335	58,558	0	386
Proposed General Plan	6,633	27,638	95,300	19,645	8,076
Commercial	67	0	0	1,469	2,875
Industrial	55	0	0	1,202	920
Mixed Use & Specific Plan	42	2,495	6,960	1,358	2,658
Open Space	2,675	0	0	0	332
Public/Semi-Public	239	0	0	15,616	430
Residential	3,485	25,138	88,323	0	861
Rural	69	4	17	0	0

1. Introduction

Table 1-2 Proposed Project Buildout Projections (by Planning Area)

Land Use Designation	Acres ³	Units	Population ⁵	Bldg. Sq. Footage (in thousands)	Jobs ⁵
Westside Planning Area²	4,079	17,316	55,033	56,661	14,592
Marina del Rey Local Coastal Land Use Plan	694	7,684	21,439	1,861	4,493
Commercial	86	0	0	1,413	4,111
Industrial	5	0	0	112	250
Other	401	0	0	82	82
Public & Open Space	42	0	0	0	0
Residential	159	7,684	21,439	254	50
Proposed General Plan	3,386	9,632	33,594	54,800	10,099
Commercial	89	0	0	1,958	3,924
Open Space	1,336	0	0	0	175
Public/Semi-Public	809	0	0	52,842	5,700
Residential	1,153	9,632	33,594	0	300
GRAND TOTAL	1,653,056	659,409	2,356,864	724,336	467,738

Notes:

- Historically, jurisdiction-wide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the General Plan. Accordingly, the buildout projections in this General Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward to account for variations in buildout intensity.
- The Proposed General Plan has broken the county into 11 Planning Areas. These boundaries will go into effect with the adoption of the General Plan.
- Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
- The Twin Lakes Community Plan is included in the San Fernando Valley Planning Area, but it does not include a separate land use legend.
- Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. Additionally, the projections of jobs by designation are based on an employment generation factor that varies by employment category or actual number of jobs. See Appendix D.
- The figures for the unincorporated Santa Clarita Valley reference the figures in the 2010 Environmental Impact Report for the Santa Clarita Valley Area Plan Update (One Valley One Vision). The methodology used to derive the figures for the unincorporated Santa Clarita Valley differs from the methodology used to generate the figures for other unincorporated areas and, therefore, they cannot be broken down by Land Use Category.
- The Antelope Valley Area Plan represents the adopted plan, with the exception of the portion that overlaps with the Proposed General Plan community of 'Kagel/Lopez Canyons. Therefore, the total acreage of the Antelope Valley represented here is less than the actual area of the adopted plan boundary.
- For these communities, an overlay density reduction was done for Hillside Management Areas (HMA). If however, the underlying land use density is lower than this HMA density, then the land use plan density should be applied. The HMA densities are as follows: 25-50% slope (max 1 du/ 2 acres) = 0.5; Greater than 50% slope (max 1 du/20 acres) = 0.05.

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
- Agriculture and Forestry Resources (existing zoning for agricultural use or Williamson Act, rezoning/re-designation of forest land)
- Biological Resources (compliance with adopted conservation plans)
- Cultural Resources (impacts on human remains)
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality (placement of housing in 100-year flood hazard zone, impacts on water quality and groundwater recharge, alterations to drainage patterns, increased erosion and siltation, dam inundation and flood hazards, inundation by seiche, tsunami, or mudflow)
- Land Use and Planning
- Noise (exposure of airport-related noise to future residents and/or workers)
- Population and Housing (displacement of people and/or houses; population growth)
- Public Services (law enforcement, school, and library services)
- Recreation
- Transportation and Traffic (changes in air traffic patterns, design feature hazards, inadequate emergency access, consistency with adopted alternative transportation plans)
- Utilities and Service Systems (wastewater, solid waste, and dry utility impacts)

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:

- Air Quality (placement of sensitive receptors near sources of toxic air contaminants, objectionable odors from industrial uses)
- Biological Resources (wetlands impacts)
- Cultural Resources (archaeological and paleontological resources)
- Public Services (fire services)

1. Introduction

1.3.3 Unavoidable Significant Adverse Impacts

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

- Agriculture and Forestry Resources (conversion of farmland to non-agricultural uses or forest land to non-forest use)
- Air Quality (consistency with air quality management plans, short- and long-term criteria air pollutant emissions, new sources of criteria air pollutants/toxic air contaminants near sensitive receptors)
- Biological Resources (impact sensitive species, loss of riparian habitat/sensitive communities, impeded wildlife movement)
- Cultural Resources (historic resources)
- Greenhouse Gas Emissions (substantial increase in GHG emissions, ability to achieve GHG reduction targets [only if CCAP is not adopted])
- Mineral Resources (loss of available mineral resources and mineral extraction area in Antelope Valley Planning Area)
- Noise (construction noise, traffic noise, ground-borne vibration and noise)
- Transportation and Traffic (level of service of existing roadways)
- Utilities and Service Systems (water supply to Antelope Valley and Santa Clarita Valley Planning Areas)

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 as the 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 2-1 (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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2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
5.3 AIR QUALITY				
<p>AQ-1</p> <p>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, the County of Los Angeles Planning Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the 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:</p> <ul style="list-style-type: none"> • Using 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. • Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • 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. • 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). • 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. • Sweep daily (with water sweepers using reclaimed water if 	<p>Future Project Applicants</p>	<p>Prior to issuance of grading permits</p>	<p>County Department of Regional Planning (County Department of Public Works for support/referral); AQMD</p>	<p>Submit construction emission management plan and confirm that it contains these elements if potentially significant impacts are identified.</p>

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
<p>possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust.</p> <ul style="list-style-type: none"> • 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. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. <p>Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</p>				
<p>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 of Los Angeles Planning Department prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of 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) 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.</p>	<p>Project Applicants for new industrial or warehousing land uses as specified in Mitigation Measure AQ-2</p>	<p>Prior to future discretionary project approval</p>	<p>County Department of Regional Planning (County Department of Public Health for support/referral); AQMD</p>	<p>Submit specific health risk assessment report.</p>

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
<p>AQ-3</p> <p>Applicants for sensitive land uses 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, from these facilities:</p> <ul style="list-style-type: none"> • 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 <p>Applicants shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. 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:</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. <p>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</p>	<p>Applicants for sensitive land uses as specified in Mitigation Measure AQ-3</p>	<p>Prior to future discretionary project approval</p>	<p>County Department of Regional Planning (County Department of Public Health for support/referral)</p>	<p>Submit health risk assessment report; identify air intake design and MERV filter requirements on all building plans submitted to County.</p>

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
	shall be noted and/or reflected on all building plans submitted to the County of Los Angeles and shall be verified by the County's Planning Department.				
AQ-4	<p>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 of Los Angeles. Facilities that have the potential to generate nuisance odors include but are not limited to:</p> <ul style="list-style-type: none"> • Wastewater treatment plants • Composting, greenwaste, or recycling facilities • Fiberglass manufacturing facilities • Painting/coating operations • Large-capacity coffee roasters • Food-processing facilities <p>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 Toxic (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.</p>	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 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
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, a 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 biological resources assessment report (including general site survey and focused surveys, as necessary).
BIO-2	If there is potential for direct impacts to special-status species with implementation of construction activities, the project-specific biological resources assessment report (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

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
BIO-3	No feasible mitigation measures are available that would reduce impacts to wildlife movement completely. However, corridors shall not be entirely closed by any development, and partial mitigation shall be mandatory for impact on wildlife corridors and wildlife nursery sites. This shall include provision of a minimum of half the corridor width. (The width shall be at least what is needed to remain connective for the top predators using the corridor.) Mitigation can include preservation by deed in perpetuity of other parts of the wildlife corridor connecting through the development area; it can include native landscaping to provide cover on the corridor. For nursery site impacts, mitigation shall include preservation by deed in perpetuity for another comparable nursery site of the same species.	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
5.5 CULTURAL RESOURCES					
CULT-1	Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources.	County Department of Regional Planning	Ongoing	County Department of Regional Planning	Develop incentives program.
CULT-2	Draft a comprehensive historic preservation ordinance for the unincorporated areas.	County Department of Regional Planning	Ongoing	County Department of Regional Planning	Develop a historic preservation ordinance.
CULT-3	Prepare an Adaptive Reuse Ordinance within the context of, and in compliance with, existing building codes that considers the conversion of older, economically distressed or historically-significant buildings into multifamily residential developments, live-and-work units, mixed use developments, or commercial uses.	Future Project Applicants	Prior to the issuance of any grading permit	County Department of Regional Planning	Develop an adaptive reuse ordinance.
CULT-4	Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and 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. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in	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 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
<p>cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include 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.</p> <p>Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.</p> <p>Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).</p>				
<p>CULT-5</p> <p>Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and 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.</p>	<p>Future Project Applicants</p>	<p>Prior to the issuance of any grading permit</p>	<p>County Department of Regional Planning</p>	<p>Provide written evidence that paleontologist has been retained.</p>

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
<p>If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include 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.</p> <p>Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.</p> <p>Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.</p>				

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
5.7 GREENHOUSE GAS EMISSIONS					
GHG-1	The County shall monitor GHG emissions by updating its GHG emissions inventory every five years. Upon the next update to the CCAP, the inventory, GHG reduction measures, and GHG reductions should be forecasted to 2035 to ensure progress toward achieving an interim target that aligns with the long-term GHG reduction goals of Executive Order S 03 05. The CCAP update should take into account the reductions achievable due to federal and state action as well as ongoing work by the County government and the private sector. The 2035 CCAP update shall be complete by January 1, 2021 with a plan to achieve GHG reductions for 2035 or 2040 provided the state has an actual plan to achieve reductions for 2035 or 2040. New reduction programs in similar sectors as the proposed CCAP (building energy, transportation, waste, water, wastewater, agriculture and others) will likely be necessary. Future targets should be considered in alignment with state reduction targets, as feasible, but it is premature at this time to determine whether or not such targets can be feasibly met through the combination of federal, state, and local action given technical, logistical and financial constraints. Future updates to the CCAP should account for the horizon beyond 2035 as the state adopts actual plans to meet post-2035 targets.	County of Los Angeles	Prior to January 1, 2021 for 2035 CCAP, and every five years afterwards	County Department of Regional Planning	Update County's Community Climate Action Plan
5.12 NOISE					
N-1	Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.	Future Project Applicants of development near sensitive receptors	During project-level environmental review and prior to future discretionary project approval	County Department of Public Health	Submit project-specific noise analysis and include mitigation measures, if necessary.
N-2	Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour (i.e., areas in or above 65 dBA CNEL) along major roadways and freeways the project property owner/developers shall retain an acoustical engineer to	Future Project Applicants of noise-sensitive uses as specified in Mitigation Measure N-2	Prior to issuance of building permits	County Department of Public Health	Submit written evidence that an acoustical engineer has been retained to conduct an acoustic analysis.

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
	conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling) to ensure compliance with the County's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Title 24 of the California Code of Regulations).				
N-3	New development that occurs within 200 feet of a railroad track (according to the FTA's vibration screening distances) shall be evaluated for potential vibration impacts. The project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building construction improvements to ensure that vibration impacts would remain below acceptable levels of 0.08 RMS in/sec for residential uses.	Future Project Applicants of developments within 200 feet of railroad tracks	During project-level environmental review and prior to future discretionary project approval	County Department of Public Health	Submit written evidence that an acoustical engineer has been retained to evaluate potential vibration impacts.
N-4	Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administrations vibration annoyance criterion of 78 VdB at sensitive receptor locations), additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).	Future Project Applicants of projects that use vibration-intensive construction equipment	During project-level environmental review and prior to future discretionary project approval	County Department of Public Health	Submit project-specific vibration analysis and include mitigation measures, if necessary.
N-5	Prior to the issuance of building permits, proposed heavy industrial projects are required to provide evidence that vibration due to the operation of machinery would not adversely affect nearby vibration sensitive uses such as commercial, hotel, institutional, and residential uses. The project property owner/developers shall retain an acoustical engineer to conduct a vibration analysis and identify, where appropriate, project design features and/or required building/equipment improvements to ensure that vibration impacts would remain below acceptable levels of 78 VdB at sensitive receptor locations. This vibration level is considered to be significant at	Future Project Applicants of heavy industrial uses	Prior to issuance of building permits	County Department of Public Health	Submit written evidence that an acoustical engineer has been retained to conduct a vibration analysis.

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
vibration-sensitive uses. This can be accomplished with vibration-reducing measures such as, but not limited to, equipment placement, equipment selection, vibration dampers, and/or changes to operation modes (speed, power, frequency).					
5.14 PUBLIC SERVICES					
PS-1	Prior to issuance of building permits, future project applicants/developers shall pay the Los Angeles County Fire Department 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 TRAFFIC					
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 General Plan Mobility 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 General Plan Mobility Element.
T-3	The County shall participate with Metro, the CMP Agency in Los	County of Los Angeles	Ongoing	County Department of Public	Implementation of Fee

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
	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 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.			Works	Program.
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	Ongoing pursuit of transportation funding.
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	Future Project Applicants	During CEQA review of future projects	County Department of Regional Planning; Caltrans;	Ongoing coordination with Caltrans.

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
<p>Caltrans, when a development proposal meets the requirements of Statewide, regional, or area wide 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 be followed. Proposed developments meeting the criteria of Statewide, regional or area wide 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 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 <p>When the CEQA criteria of regional significance is not met, Caltrans recommends that Project Applicants consult Caltrans when a proposed development includes the following characteristics:</p> <ul style="list-style-type: none"> • 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 which assigns 50 or more trips (passenger car equivalent trips) during peak hours to a state 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). 			<p>County Department of Public Works</p>	

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
<ul style="list-style-type: none"> When the County cannot determine whether or not Caltrans will expect a traffic impact analysis pursuant to CEQA. 					
5.17 UTILITIES AND SERVICE SYSTEMS					
Development Site Plans, Building Plans, and Landscaping Plans					
USS-1	Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.	County of Los Angeles and future project applicants/developers	Ongoing	County Department of Regional Planning	Demonstrate compliance on site plans/building plans.
USS-2	Require the use of low-flow fixtures in all non-residential development and residential development with five or more dwelling units, which may include but are not limited to water conserving shower heads, toilets, waterless urinals and motion-sensor faucets, and encourage use of such fixtures in building retrofits as appropriate.	County of Los Angeles and future project applicants/developers	Ongoing	County Department of Regional Planning	Demonstrate compliance on site plans/building plans.
USS-3	Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turf-grass.	County of Los Angeles and future project applicants/developers	Ongoing	County Department of Regional Planning	Demonstrate compliance on site plans/building plans.
USS-4	Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units.	County of Los Angeles and future project applicants/developers	Ongoing	County Department of Regional Planning	Demonstrate compliance on site plans/building plans.
USS-5	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 and future project applicants/developers of specified categories of projects	Prior to issuance of building permits for renovations/additions	County Department of Regional Planning	Review of building plans.
USS-6	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	Prior to approval of tentative tract maps	County Department of Regional Planning	Review of subdivision maps, construction, and landscaping plans.
USS-7	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 future discretionary project approval	County Department of Regional Planning	Review and approval of development proposals.

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
USS-8	Promote the installation of rainwater capture and gray water systems in new development for irrigation, where feasible and practicable.	County of Los Angeles and future project applicants/developers	Prior to future discretionary project approval	County Department of Regional Planning	Review and approval of drainage plans.
USS-9	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	Prior to future discretionary project approval	County Department of Regional Planning	Review and approval of development proposals.
USS-10	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 future discretionary project approval	County Department of Regional Planning	Review and approval of drainage plans.
USS-11	Maintain stormwater runoff on site by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas, and use of drainage areas as design elements, where feasible and reasonable.	County of Los Angeles and future project applicants/developers	Prior to future discretionary project approval	County Department of Regional Planning	Review and approval of drainage plans.
USS-12	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 future discretionary project approval	County Department of Regional Planning	Review and approval of drainage plans.
USS-13	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 future discretionary project approval	County Department of Regional Planning	Review and approval of drainage plans.
USS-14	Encourage and promote the use of new materials and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.	County of Los Angeles and future project applicants/developers	Prior to future discretionary project approval	County Department of Regional Planning	Review and approval of drainage plans.
USS-15	Where detention and retention basins or ponds are required, seek methods to integrate these areas into the landscaping design of the site as amenity areas, such as a network of small ephemeral swales treated with attractive planting.	County of Los Angeles and future project applicants/developers	Prior to future discretionary project approval	County Department of Regional Planning	Review and approval of drainage and landscaping plans.
USS-16	Evaluate development proposals for consistency with the County Green Building Standards Code.	County of Los Angeles and future project applicants/developers	Prior to future discretionary project approval	County Department of Regional Planning	Review and approval of development proposals.
USS-17	Promote Low Impact Development standards on development sites, including but not limited to minimizing impervious surface area and	County of Los Angeles and future project	Prior to future discretionary project approval	County Department of Regional Planning	Review and approval of development proposals.

2. Mitigation Monitoring Requirements

Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitoring Action
promoting infiltration, in order to reduce the flow and velocity of stormwater runoff throughout the watershed.		applicants/developers			
Water Supply Planning and Water Conservation					
USS-18	Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.	Future Project Applicants	During project-level environmental review and prior to future discretionary project approval	County Department of Regional Planning	Submit proof of adequate water supply.
USS-19	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 and coordinate with water districts.
USS-20	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 General 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-21	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.
USS-22	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	Identify ways to expand opportunities for use of recycled water.
USS-23	In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development.	County of Los Angeles	Ongoing	County Department of Regional Planning	Coordinate with water suppliers to adopt and implement a water conservation strategy.

3. Report Preparation

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3. Report Preparation

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