

# Mitigation Monitoring and Reporting Program

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California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “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.”

This chapter contains the mitigation monitoring and reporting program (MMRP) that has been developed for the Proposed Los Angeles County Housing Element Update (proposed project). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed project during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the “implementing party”). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

The County must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<b>Air Quality</b>						
<p><b>MM AQ-1: Construction Equipment Emissions Reductions and Fugitive Dust Control.</b> 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 Department of Regional Planning 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"> <li>a. 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.</li> <li>b. Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards</li> <li>c. Limiting nonessential idling of construction equipment to no more than five consecutive minutes.</li> <li>d. 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.</li> <li>e. 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).</li> <li>f. 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.</li> <li>g. 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.</li> <li>h. 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.</li> <li>i. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.</li> <li>j. Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>(1) Prior to approval of future development projects.</li> <li>(2) On-going during future project construction activities.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Review of Plans and Specifications</li> <li>(2) Construction contractor/ manager shall submit signed letter verifying compliance</li> <li>(3) Field verification</li> </ul>	County of Los Angeles			
<p><b>MM AQ-2: Architectural Coating VOC Emissions.</b> To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Proposed Project construction and operation application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September.</p>	<ul style="list-style-type: none"> <li>(1) On-going during future project construction activities.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Construction contractor/manager shall submit signed letter verifying compliance</li> <li>(2) Field verification</li> </ul>	County of Los Angeles			
<p><b>MM AQ-3: Energy Conservation.</b> The following energy conservation measures into Proposed Project building plans:</p> <ul style="list-style-type: none"> <li>a. Install Energy Star rated heating, cooling, lighting, and appliances.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Prior to approval of future development projects.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Review of Plans and Specifications</li> <li>(2) Field verification</li> </ul>	County of Los Angeles			

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<p>b. Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.</p> <p>c. Installation of water heaters with an energy factor of 0.92 or higher.</p> <p>d. Install solar water heaters or tank-less water heaters.</p> <p>Use passive solar cooling/heating.</p> <p><b>Encourage Electric Vehicles.</b> Subsequent future projects under the Proposed Project shall install Level 2 EV charging stations in 15% of all parking spaces for multi-family developments and pre-wiring to allow for a Level 2 EV charging stations in all single-family residential garages.</p>	(2) Prior to issuance of future project building permits					
<p><b>MM AQ-4: Low-VOC/Green Cleaning Product Educational Program.</b> The County shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program that can be provided to applicants, developers, tenants, and residents of development under the Proposed Project.</p>	<p>(1) Prior to approval of future development projects.</p> <p>(2) Prior to issuance of future project building permits</p>	(1) Review of Plans and Specifications	County of Los Angeles			
<p><b>MM AQ-5</b> Applicants for sensitive land uses, including residences, 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"> <li>• Industrial facilities within 1,000 feet</li> <li>• Distribution centers (40 or more trucks per day) within 1,000 feet</li> <li>• Major transportation projects (50,000 or more vehicles per day) within 1,000 feet</li> <li>• Dry cleaners using perchloroethylene within 300 feet</li> <li>• Large gasoline dispensing facilities (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 50 feet; or any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet.</li> </ul> <p>Applicants with developments meeting the above criteria 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. 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"> <li>• 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.</li> <li>• Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.</li> </ul> <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 shall be noted and/or reflected on all building plans submitted to the County and shall be verified by the County Department of Regional Planning.</p>	(1) Prior to approval of future development projects.	<p>(1) The project applicant shall submit health risk assessment the County of Los Angeles</p> <p>(2) Review of Plans and Specifications</p>	County of Los Angeles			

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<b>Biological Resources</b>						
<b>MM BIO-1:</b> 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, focused surveys should be conducted as necessary to determine the presence/absence of special-status species (e.g., focused sensitive plant or wildlife surveys), and a jurisdictional delineation may be required if there are signs of potentially regulated wetlands and non-wetland waters. 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 on site).	(1) Prior to approval of future development projects.	(1) Review of biological assessment report	County of Los Angeles			
<b>MM BIO-2:</b> If there is potential for direct impacts to special-status species with implementation of construction activities, the project-specific biological resources assessment report 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 off-site 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.	(1) Prior to construction of future development projects. (2) On-going during future project construction activities.	(1) General Contractor to consult with qualified biologist to verify compliance with requirements  (2) Qualified biologist to submit report documenting compliance with requirements	County of Los Angeles			
<b>MM BIO-3:</b> Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement.	(1) Prior to implementation of future development projects.	(1) Review of permits	U.S. Army Corps of Engineers, Regional Water Quality Control Board, & California Department of Fish and Wildlife			
<b>Cultural Resources</b>						
<b>MM C-1 Evaluate Historic Built Environment Resources:</b> Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall record any previously identified built environment resources and evaluate all previously unevaluated buildings or structures over 45 years old within the project site in accordance with the County's Historic Preservation Ordinance and CEQA. The report shall include a detailed physical description of the resource(s) evaluated, detailed photographs, an appropriate site-specific historic context, and a historical significance evaluation in consideration of County, CRHR, and NRHP designation criteria and integrity requirements. The appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms) shall be appended to the report. If historical resources are identified within the project site, the architectural historian shall develop clear mitigation measures in accordance with CEQA for addressing project-related impacts to historical resources. The architectural historian shall give consideration to all feasible mitigation, even if it cannot reduce impacts below a level of significance.	(1) Prior to approval of future development projects.	(1) Qualified architectural historian to submit report to the County of Los Angeles.	County of Los Angeles			

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<p><b>MM C-2 Review for Conformance with the Secretary of the Interior's Standards:</b> Prior to the approval of future development projects in the Planning Area facilitated as part of the Proposed County Housing Element Update, a qualified architectural historian shall review all proposed alterations or modifications to historical resources within the project site for conformance with the Secretary of the Interior's Standards (Standards) for Rehabilitation. If the proposed work conforms to the Standards for Rehabilitation, impacts to historical resources would be considered less than significant, and no additional review would be required for purposes of CEQA. In most instances, a project that conforms to the Standards can be exempted from further review under CEQA, and no additional environmental documentation is necessary. If the architectural historian determines that the proposed work is not in conformance with the Standards, the project shall be further evaluated to determine whether impacts to the resource's significance can be lessened through effective project-specific mitigation.</p>	(1) Prior to approval of future development projects.	(1) Qualified architectural historian to submit report documenting compliance with requirements.	County of Los Angeles			
<p><b>MM C-3 WEAP Training:</b> All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.</p>	(1) Prior to construction of future development projects.	(1) General Contractor to consult with qualified archeological monitor to verify compliance with requirements (2) Field Verification	County of Los Angeles			
<p><b>MM C-4 Inadvertent Discovery of Archaeological Resources:</b> A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified during initial excavation in native soil. Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by project-related construction. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs.</p> <p>In the event that potential prehistoric or historical archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 100 feet of the find shall immediately stop and a qualified archaeologist must be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted.</p> <p>If monitoring is conducted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.</p>	(1) Prior to issuance of future project grading permit (2) On-going during future project construction activities.	(1) General Contractor to consult with qualified archeological monitor or archeologist to verify compliance with requirements (2) Qualified archeological monitor or archeologist to submit report documenting compliance with requirements (3) Field Verification	County of Los Angeles			
<p><b>MM C-5 Paleontological Monitoring Program.</b> Prior to the commencement of any grading activity for individual proposed rezoning component, the applicant shall retain a qualified paleontologist to ensure the implementation of a paleontological monitoring program. The paleontologist shall meet the requirements of a qualified paleontologist, as defined by the Society of Vertebrate Paleontology (SVP 2010). The qualified</p>	(1) Prior to future development project approval	(1) Paleontological monitor shall prepare a monitoring report	County of Los Angeles			

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<p>paleontologist shall attend any preconstruction meetings and manage the paleontological monitor(s) if they are not doing the monitoring. A paleontological monitor shall be on site during all excavations below the depth of previously disturbed sediments. The paleontological monitor shall monitor construction excavations below a depth of five feet below ground surface in areas underlain by Quaternary alluvium. The qualified paleontologist shall determine the level of monitoring required based on subsurface conditions. If Pleistocene sedimentological indicators or paleontologically sensitive formations are not observed below five feet, the qualified paleontologist or paleontological monitor shall spot-check excavations at five-foot intervals to determine if Pleistocene sediments or other paleontologically sensitive geological units are being impacted. Project components underlain by Pleistocene sedimentary deposits, the Pico Formation, the Fernando Formation, the Puente Formation, or the Monterey Formation on the surface shall be monitored full-time for paleontological resources. The paleontological monitor shall be equipped with necessary tools for the collection of fossils and associated geological and paleontological data. If sedimentological indicators conducive to the preservation of microvertebrates (as defined by SVP [2010]) are encountered, test sediment samples shall be collected and screened on- or off-site to determine the presence of microvertebrate fossils. The monitor shall complete daily logs detailing the day's excavation activities and pertinent geological and paleontological data. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Following the paleontological monitoring program, a final monitoring report shall be submitted to the County for approval. The report shall summarize the monitoring program and include geological observations and any paleontological resources recovered during paleontological monitoring for the Project.</p>	<p>(2) Prior to issuance of future project grading permit (3) On-going during future project construction.</p>	<p>and submit to the County of Los Angeles.</p>				
<b>Noise and Vibration</b>						
<p><b>MM N-1</b> 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, freeways, and rail transit routes, the project property owner/developers shall retain an acoustical engineer to 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).</p>	<p>(1) Prior to issuance of future project building permits</p>	<p>(2) Qualified acoustical engineer to submit report documenting improvements and compliance with requirements</p>	<p>County of Los Angeles</p>			
<p><b>MM N-2</b> 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 County's standard of 0.01 inches per second (in/sec) vibration velocity [within the range of 1 to 100 Hz frequency]), 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).</p>	<p>(1) Prior to construction of future development projects. (2) On-going during future project construction.</p>	<p>(1) Project construction contractor shall submit a letter verifying full compliance with all requirements (2) Field Verification</p>	<p>County of Los Angeles</p>			
<p><b>MM N-3</b> 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</p>	<p>(1) Prior to future development project approval.</p>	<p>(1) A signed letter verifying compliance with this requirement</p>	<p>County of Los Angeles</p>			

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vibration impacts would remain below acceptable levels of 0.08 root mean square (RMS) in/sec vibration velocity for residential uses.		shall be submitted from a registered acoustical engineer				
<b>MM N-4</b> 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 more effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other BACT, 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.	(1) Prior to future development project approval. (2) Prior to construction of future development projects. (3) On-going during future project construction.	(1) Project construction contractor shall submit a letter verifying full compliance with all requirements (2) Field Verification	County of Los Angeles			
<b>Transportation and Traffic</b>						
<b>MM TRA-1 Neighborhood Design/Site Enhancement:</b> <ul style="list-style-type: none"> <li>• Provide pedestrian network improvements (CAPCOA SDT-1)</li> <li>• Providing a pedestrian access network to link areas of a Project encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT. The provision of sidewalks on-site that connect to off-site pedestrian walkways linking to other complementary land uses is estimated to result in a VMT reduction</li> <li>• Provide Traffic Calming Measures (CAPCOA SDT-2)</li> <li>• Features such as marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, etc. encourage people to walk or bike.</li> <li>• Incorporate Bike-Lane Street Design On-site (CAPCOA SDT-5)</li> <li>• Incorporate bicycle lanes, routes, and shared-use paths into street systems and large developments. This is a grouped strategy so quantification is not provided.</li> <li>• Provide bike-parking with Multi-Unit Residential Projects (CAPCOA SDT-7)</li> <li>• Long-term bicycle parking provided at apartment complexes or condominiums without garages to promote bike use. This is a grouped strategy so quantification is not provided.</li> <li>• Provide Electric Vehicle Parking (CAPCOA SDT-8)</li> <li>• The provision of electric vehicle parking is grouped with use of electric vehicle and provision of neighborhood electric vehicle network, therefore, quantification is not provided</li> </ul>	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
<b>MM TRA-2 Land Use/Location:</b> <ul style="list-style-type: none"> <li>• Increase Density (CAPCOA LUT-1) <i>Designing projects with increased dwelling units per unit area where allowed by the General Plan and/or Zoning Ordinance reduces GHG emissions associated with traffic in several ways</i></li> <li>• Increase transit accessibility (CAPCOA LUT-5) <i>Enhancing and expanding non-motorized access to transit will encourage a shift toward taking transit, instead of driving. This may include adding sidewalks, walkways that connect to/from dead end streets,</i></li> </ul>	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			



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<p><i>and walkways in easements to enhance connectivity in neighborhoods, bike lanes, and lighting and other amenities in the site design and site frontage improvements.</i></p> <ul style="list-style-type: none"> <li>Integrate Affordable and Below Market Rate Housing (CAPCOA LUT-6) <i>Affordable housing provides greater opportunity for lower income families to live closer to jobs centers and achieve jobs/housing match near transit. It also addresses to some degree the risk that new transit-oriented development would displace lower income families.</i></li> </ul>						
<p><b>MM TRA-3</b> Parking Policy/Parking:</p> <ul style="list-style-type: none"> <li>Unbundle Parking Costs from Property Cost (CAPCOA PDT-2) <i>Unbundling separates parking from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost from the property cost. This removes the burden from those who do not wish to utilize a parking space.</i></li> <li>Encourage to not overpark projects to maintain the ability for projects to screen out in areas. Parking requirements can be updated in County's code.</li> </ul>	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
<p><b>MM TRA-4</b> Commute Trip Reduction:</p> <ul style="list-style-type: none"> <li>Provide Ridesharing Programs (CAPCOA TRT-3) <i>Increasing the vehicle occupancy by ride sharing will result in fewer cars driving the same trip, and thus a decrease in VMT. Funding maybe provided by Community Facilities, District, County Service Area.</i></li> <li>Subsidized or Discounted Transit Programs (CAPCOA TRT-4) <i>A project can provide subsidized/discounted daily or monthly public transit passes. It could provide free transfers between all shuttles and transit to participants. These passes can be partially or wholly subsidized by the employer, school, or development.</i></li> </ul>	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
<p><b>MM TRA-5</b> Land use/Location:</p> <ul style="list-style-type: none"> <li>Increase diversity of Urban and Suburban Developments (Mixed-Use) (CAPCOA LUT-3) <i>Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport</i></li> </ul>	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
<p><b>MM TRA-6</b> Commute Trip Reduction</p> <ul style="list-style-type: none"> <li>Implement Commute Trip Reduction Marketing (CAPCOA TRT-7) For larger multi-family and mixed-use parcels, a project can implement marketing strategies to reduce commute trips by establishing a kiosk in common amenity area where information regarding transportation options and commute trip reduction can be provided to residents.</li> </ul>	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			
<p><b>MM TRA-7</b> Regional VMT Reduction/Mitigation Fee</p> <ul style="list-style-type: none"> <li>An impact fee maybe leveled on projects that have significant VMT impact as determined by the SCAG regional VMT reduction/mitigation program.</li> </ul>	(1) Prior to future development project approval.	(1) Review of improvement plans and field verification.	County of Los Angeles			

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