

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2018-004292/ PERMIT NO. RPPL2018006758 / ENV NO. RPPL2019000742

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1	Aesthetics	No mitigation required.				
2	Agriculture / Forest	No mitigation required.				
3	Air Quality	No mitigation required.				
4	Biological Resources	<p>MM BIO-1: Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p>				
5	Cultural Resources	MM CUL-1: If any cultural resources are inadvertently discovered during construction, all construction work occurring within 100 feet of the resources shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the resources and determine whether additional actions, such as preparation of an archaeological treatment plan, testing, or data recovery, are warranted.	Stop construction and evaluate findings with qualified archaeologist.	During grading and construction	Applicant and subsequent owner(s)	Los Angeles County Department of Regional Planning (DRP)
6	Energy	No mitigation required.				
7	Geology / Soils	No mitigation required.				
8	Greenhouse Gas	No mitigation required.				
9	Hazards /	No mitigation required.				
10	Hydrology / Water	No mitigation required.				
11	Land Use /	No mitigation required.				
12	Mineral Resources	No mitigation required.				

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13	Noise	MM NOISE-1: All construction-related noise activities shall comply with the requirements set forth in the County of Los Angeles Municipal Code Section 12.08.430. a. Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited. A noise monitoring program shall be implemented during construction. The monitoring program will alert construction management personnel when noise levels approach the upper limits of the residential noise threshold (65 dBA) near the northwest property line. Construction activity will cease prior to noise levels exceeding the residential threshold. noise reducing measures and actions be identified and implemented as needed if the standard is exceeded to meet this standard. No impact pile driving shall be allowed on the Project Site. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use. Locate staging area, generators and stationary construction equipment as far from the northwest property line, as reasonably feasible.	Prepare and implement a noise monitoring program available for any County agency that asks for it.	During grading and construction	Applicant and subsequent owner(s)	Los Angeles County Department of Public Works (DPW)
		MM NOISE-2: Maintain 8-foot-high walls in good condition on the south and east property lines adjacent to the residential and school uses during the first phase of construction to the satisfaction of DPW.	Improve and maintain existing block walls to the satisfaction of DPW.	Prior to start of construction	Applicant and subsequent owner(s)	DPW
		MM NOISE-3: CNG compressor equipment should be enclosed and shielded by 5-foot CMU block wall.	Enclose CNG equipment	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	DPW
		MM NOISE-4: Bus wash bay and equipment should be enclosed within a bus wash tunnel.	Enclose wash equipment	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	DPW
		MM NOISE-5: All rooftop mounted HVAC equipment should be fully shielded or enclosed from the line of sight of adjacent residential uses. Shielding/parapet wall should be at least as high as the equipment.	Shield HVAC equipment from residential uses	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	DPW
		MM NOISE-6: Limit engine idling time for all buses/trucks/vehicles to 2 minutes or less. To be enforced by logs to be maintained onsite, as well as through signage throughout the site.	To be monitored by logs maintained onsite and available for review by any County agency. Placing signage throughout the site with information regarding the idling limitation.	Ongoing / Throughout the operating life of the project	Applicant and subsequent owner(s)	DRP
		MM NOISE-7: Any delivery and unloading of bus maintenance supplies shall be limited to the hours of 7 am to 10 pm. To be enforced by logs to be maintained onsite, as well as through signage throughout the site.	Limit loading and unloading activities. This should be enforced by signage on the site, and monitored by logs maintained onsite and available for review by any County agency.	Ongoing / Throughout the operating life of the project	Applicant and subsequent owner(s)	DRP

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		MM NOISE-8 Bus maintenance operations between the hours of 10pm and 7 am shall only occur within the facility's enclosed maintenance bays with the doors to those bays closed. This should be reinforced with signage on site.	Limit use of industrial equipment and post signaged on site regarding this requirement.	Ongoing / Throughout the operating life of the project	Applicant and subsequent owner(s)	DRP
14	Population / Housing	No mitigation required.				
15	Public Services	No mitigation required.				
16	Recreation	No mitigation required.				
17	Transportation / Traffic	MM TRANS-1: All employees of the facility shall be provided information including possible incentives for employees, regarding the availability of transit options in the vicinity of the site to reduce VMT for employees, encouraging them to utilize transit. This information should be provided to all employees on an annual basis and posted onsite.	Provide information annually regarding available transit services and other incentives encouraging employees to take transit. This information should also be posted onsite, and available for review by any County agency.	Ongoing / Throughout the operating life of the project	Applicant and subsequent owner(s)	DRP
18	Tribal Cultural Resources	MM TCUL-1: If any cultural resources are inadvertently discovered during construction, all construction work occurring within 100 feet of the resources shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the resources and determine whether additional actions, such as preparation of an archaeological treatment plan, testing, or data recovery, are warranted. The Gabrieleño Band of Mission Indians–Kizh Nation shall also be contacted and notified of the discovery of any cultural resources.	Stop construction and evaluate findings with qualified archaeologist and representative of the Gabrieleño Band of Mission Indians–Kizh Nation.	Ongoing / Throughout the operating life of the project	Applicant and subsequent owner(s)	DRP
19	Utilities / Services	No mitigation required.				
20	Wildfire	No mitigation required.				
21	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report demonstrating compliance with all mitigation measures, and replenishing mitigation monitoring account.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

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