



Final Initial Study/Mitigated Negative Declaration

14005 Live Oak Avenue Project
State Clearinghouse No. 2024091150

January 2025

Lead Agency:

City of Irwindale
5050 Irwindale Avenue
Irwindale, California 91706
Brandi Jones, Senior Planner
626.430.2260

Consultant:

Kimley-Horn and Associates, Inc.
660 South Figueroa Street, Suite 2050
Los Angeles, California 90017
Heidi Rous, CPP, Project Manager
213.261.4040

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1.0 INTRODUCTION TO RESPONSE TO COMMENTS

This Final Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code [PRC] Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations [CCR] Section 15000 et seq.). The Final IS/MND incorporates, by reference, the Draft IS/MND (State Clearinghouse No. 2024091150) prepared by the City of Irwindale (City) for the 14005 Live Oak Avenue Project (Project).

This Final IS/MND for the Project presents Chapter 1 through Chapter 4:

- Chapter 1: Introduction and CEQA process
- Chapter 2: A list of persons, organizations, and public agencies commenting on the Draft IS/MND, and the written comments received on the Draft IS/MND
- Chapter 3: Written responses to each comment identified in Chapter 2
- Chapter 4: Mitigation Monitoring and Reporting Program

1.1 CEQA Process

The Notice of Intent (NOI) to adopt an IS/MND was posted on September 20, 2024, with the County Clerk in Los Angeles. The Draft IS/MND was circulated for a 30-day public review until October 30, 2024. The Draft IS/MND was circulated to federal, State, and local agencies and interested parties requesting a copy of the Draft IS/MND. Copies of the Draft IS/MND were made available at the following locations:

- City of Irwindale website: <https://www.irwindaleca.gov/621/14005-Live-Oak-Avenue>
- Irwindale City Hall – 5050 Irwindale Avenue, Irwindale, CA 91706
- Irwindale Public Library – 16053 Calle de Paseo, Irwindale, CA 91706
- Irwindale Planning Division – 16102 Arrow Highway, Irwindale, CA 91706

1.2 Notice of Determination

Pursuant to CEQA Guidelines Section 15094, the City will file a Notice of Determination (NOD) with the Office of Planning and Research and Los Angeles County Clerk within five working days of Project approval.

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2.0 COMMENT LETTERS

The City received three comment letters during the public review period. **Table 1: Comments Received During the Public Review Period** shows the agencies and organizations that submitted comments on the IS/MND to the City during the public review period. For example, the first comment within the comment letter received from Gabrieleno Band of Mission Indians – Kizh Nation is therefore labeled Comment 1-1 and the responses to each comment are correspondingly numbered, (i.e., Response 1-1). Comment letters and specific comments are given numbers for reference purposes. Responses to such comments are provided in Chapter 3.

Table 1: Comments Received During the Public Review Period		
Number	Commenting Agency	Date of Comment
1	Gabrieleno Band of Mission Indians – Kizh Nation	October 2, 2024
2	Los Angeles County Sanitation District	October 17, 2024
3	South Coast Air Quality Management District	October 24, 2024

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Wednesday, October 2, 2024 4:26 PM
To: Brandi Jones <bjones@IrwindaleCA.gov>
Subject: Re: 14005 Live Oak Avenue - Notice of Availability/Notice of Intent

Hello Brandi Jones

We would like to set up a consultation to discuss the above project.

Thank you

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org

1-1

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**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

October 17, 2024

Ref. DOC 7336371

VIA EMAIL bjones@irwindaleca.gov

Ms. Brandi Jones, Senior Planner
City of Irwindale Planning Division
5050 Irwindale Avenue
Irwindale, CA 91706

Dear Ms. Jones:

NOI Response to 14005 Live Oak Avenue

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) for the subject project located in the City of Irwindale on October 4, 2024. The proposed project is located within the jurisdictional boundaries of District No. 22. We offer the following comments regarding sewerage service:

2-1

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts’ Baldwin Park Trunk Sewer, located in Ramona Parkway at Grace Avenue. The Districts’ 18-inch diameter trunk sewer has a capacity of 4.8 million gallons per day (mgd) and conveyed a peak flow of 1.1 mgd when last measured in 2020.

2-2

2. A copy of the Districts’ average wastewater generation factors can be found on our website at [Table 1, Loadings for Each Class of Land Use](#).

2-3

3. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average recycled flow of 60.1 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) in the City of Carson.

2-4

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts’ Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts’ Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts’ Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

2-5

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

2-6

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsdsd.org.

2-7

Very truly yours,

Patricia Horsley

Patricia Horsley
 Environmental Planner
 Facilities Planning Department

PLH:plh

From: [Sahar Ghadimi](#)
To: [Brandi Jones](#)
Subject: Technical data request for the 14005 Live Oak Avenue Project.
Date: Thursday, October 24, 2024 1:43:11 PM

Dear Brandi Jones,
I hope this email finds you well.

South Coast AQMD staff received a Notice of Availability of Initial Study / Mitigated Negative Declaration (MND) for the 14005 Live Oak Avenue Project (South Coast AQMD Control Number: LAC241010-04). Staff is currently in the process of reviewing the MND. Please provide an electronic copy of any live modeling and emission calculation files (complete files, not summaries) that were used to quantify the air quality impacts from construction and/or operation of the Proposed Project as applicable, including the following:

- CalEEMod, Input Files (.csv files)
- Live EMFAC output files
- Any emission calculation file(s) (live version of excel file(s); no PDF) used to calculate the Project's emission sources (i.e., truck operations)

You may send the above-mentioned files via a Dropbox link in which they may be accessed and downloaded by South Coast AQMD staff. Without all files and supporting documentation, South Coast AQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.

If you have any questions regarding this request, please contact me.
Thank you.

Sincerely,

3-1

3-2

3.0 RESPONSES TO COMMENTS

Responses to individual comments are included herein.

Letter 1

Gabrieleno Band of Mission Indians – Kizh Nation
Brandy Salas, Admin Specialist
PO Box 393
Covina, CA 91723

Comment 1-1 / Response 1-1

The City received an email response from the Gabrieleno Band of Mission Indians – Kizh Nation on October 2, 2024, requesting consultation to discuss the Project. On October 3, 2024, the City responded that consultation was completed back in April 2024, and that the Draft IS/MND includes the Mitigation Measures (TCR-1 through TCR-3) provided by the Tribe. On October 7, 2024, the Tribe concurred with the City and concluded consultation.

Letter 2

Los Angeles County Sanitation District
Patricia Horsley, Environmental Planner
1955 Workman Mill Road
Whittier, CA 90601

Comment 2-1

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) for the subject project located in the City of Irwindale on October 4, 2024. The proposed project is located within the jurisdictional boundaries of District No. 22.

Response 2-1

This comment acknowledges that the Los Angeles County Sanitation District (LACSD) have received the Notice of Intent to adopt an IS/MND for the Project, and that the Project site is within the LACSD's jurisdictional boundaries of District No. 22. This comment serves as an introduction to the commenter's letter. No further response is required.

Comment 2-2

The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the District, for conveyance to the Districts' Baldwin Park Trunk Sewer, located in Ramona Parkway at Grace Avenue. The Districts' 18-inch diameter trunk sewer has a capacity of 4.8 million gallons per day (mgd) and conveyed a peak flow of 1.1 mgd when last measured in 2020.

Response 2-2

The commenter notes that the Project will discharge to a local sewer line, which is not maintained by LACSD, for conveyance to LACSD's Baldwin Trunk Sewer, located in Ramona Parkway at Grace Avenue. The commenter further notes that 18-inch diameter trunk sewer has a capacity of 4.8 million gallons per day (mgd) and conveyed a peak flow of 1.1 mgd when last measured in 2020.

To reflect this point, the following text in **Section 3.19: Utilities and Service Systems** of the Draft IS/MND has been added/revised. Changes to the IS/MND are identified here in ~~strikeout~~ text to indicate deletions and underlined text to signify additions. Changes made in response to Comments 2-4 and 2-5 are also shown here.

Corrections and Additions to the Draft IS/MND

Wastewater generated by the land uses in the City is treated by the Los Angeles County Sanitation District (LACSD). Wastewater generated by the Project would be conveyed to existing City-owned sewer lines located in Live Oak Avenue via proposed lateral sewer connections, which would then tie into one of ~~one of~~ LACSD's Baldwin regional Trunk Sewers crossing through LACSD, located in Ramona Parkway at Grace Avenue. The 18-inch diameter Baldwin Trunk Sewer has a capacity of 4.8 million gallons per day (mgd) and conveyed a peak flow of 1.1 mgd when last measured in 2020. The sewer line has a residual capacity of 3.7 mgd.

Wastewater from the Project site would be treated at the San Jose Creek Water Reclamation Plant (SJCWRP) in the City of Whittier. The SJCWRP currently provides primary, secondary, and tertiary treatment with a design capacity of 100 ~~million gallons of wastewater per day (mgd) and an average flow of approximately 54 mgd~~ currently processes an average recycled flow of 60.1 mgd.^{1,2} The SJCWRP has a residual capacity of 39.9 mgd. All biosolids and wastewater flows that exceed the capacity of the SJCWRP are diverted to and treated at the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) in the City of Carson.

During Project construction, a negligible amount of wastewater would be generated by construction workers. Any such wastewater generation would be temporary, only lasting as long as Project construction activities occur. Minimal wastewater flows are not expected to exceed the applicable treatment requirements of the SJCWRP, and such wastewater would be treated prior to discharge if discharged within the City. The minimal wastewater generated during construction would not require the new or expanded existing wastewater treatment facilities, and, given their small amount, are not anticipated to exceed the capacity of existing wastewater conveyance and treatment systems.

¹ Los Angeles County Sanitation Districts. San Jose Creek Water Reclamation Plant, <https://www.lacsd.org/services/wastewater-sewage/facilities/san-jose-creek-water-reclamation-plant>. Accessed February 26, 2024.

² State Water Resources Control Board. Order Approving Change in Place of Use, Purpose of Use, and Quantity of Discharge, 2019, page 1, https://www.waterboards.ca.gov/waterrights/water_issues/programs/applications/wastewater_petition_orders/docs/ww0100approval_order_final_jwb.pdf. Accessed February 26, 2024.

The Project’s estimated wastewater generation during Project operations is presented in **Table 4.19-2: Estimated Project Wastewater Generation**.

Table 4.19-1: Estimated Project Wastewater Generation				
Land Use	Size	Wastewater Generation Rate¹	Wastewater Generated (gpd)	Wastewater Generated (afy)
Existing Land Use				
Office Building	56 ksf	200 gpd/ksf	11,200	12.55
Proposed Land Use				
Warehousing	102.5 ksf	25 gpd/ksf	2,563	2.87
<i>Project Net Water Consumption</i>			<i>(8,638)</i>	<i>(9.68)</i>
gpd = gallons per day; afy = acre feet per year; ksf = thousand square feet				
¹ Wastewater consumption estimates are prepared based on the Los Angeles County Sanitation District, Table 1: Loadings for Each Class of Land Use.				

Based on the estimates provided in **Table 4.19-2**, it can be assumed that Project operations would generate a net decrease of approximately 8,638 gpd of wastewater (approximately 0.0086 mgd), from existing conditions. Furthermore, the Project’s wastewater generation of approximately 2,563 gpd (approximately 0.0026 mgd) would represent approximately 0.07 percent and 0.00650047 percent of the residual capacities available at the Baldwin Trunk Sewer and SJCWRP, respectively. Nevertheless, the proposed wastewater system improvements would be required to be designed and constructed in accordance with City and LACSD requirements. Additionally, LACSD charges a fee to connect facilities (directly or indirectly) to its sewerage system or to increase the strength or quantity of wastewater discharge from connected facilities. This connection fee is used by LACSD for its capital facilities. The Applicant would pay all required connection fees before the Project is permitted to discharge into LACSD’s sewerage system. Therefore, the Project would not require the relocation or construction of new or expanded wastewater or wastewater treatment facilities. Therefore, the Project would result in a less than significant impact, and no mitigation is required.

Comment 2-3

A copy of the Districts’ average wastewater generation factors can be found on our website at Table 1, Loadings for Each Class of Land Use.

Response 2-3

The comment proposes the uses of wastewater generation rates as shown in Table 1, Loadings for Each Class of Land Use. **Section 4.19: Utilities and Service Systems** of the Draft IS/MND utilizes wastewater generation factors from the same table to calculate the Project’s estimated wastewater generation during Project operations. As such, no changes are required.

Comment 2-4

The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100

mgd and currently processes an average recycled flow of 60.1 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) in the City of Carson.

Response 2-4

The comment states that the maximum capacity and current average recycled flow of the San Jose Creek Water Reclamation Plant (SJCWRP), and that all biosolids and wastewater flows that exceed the capacity of the SJCWRP are diverted to and treated at the A.K. Warren Water Resource Facility. The text in the IS/MND has been updated accordingly, as shown in Response 2-2.

Comment 2-5

The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

Response 2-5

The commenter notes that LACSD charges a fee to connect to its facilities or to increase the strength or quantity of wastewater discharged from connected facilities and that payment of a connection fee may be required before this Project is permitted to discharge to the LACSD's sewer system. The text in the IS/MND has been changed accordingly, as shown in Response 2-2.

Comment 2-6

In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved

growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

Response 2-6

The commenter notes the capacities of LACSD's wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG) and that all expansions of LACSD's facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast. That is, LACSD is informing the Applicant that the available capacity of the District's treatment facilities will be limited to levels associated with the approved growth identified by SCAG and that LACSD is not guaranteeing wastewater service but intends to provide service up to levels that are legally permitted. No specific CEQA issue is identified, and no further response is required. The comment is noted and will be forwarded to the decision makers.

Comment 2-7

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsd.org.

Response 2-7

This comment provides a conclusion to the comment letter and contact information for further information, as necessary. As this comment does not raise any specific issues with respect to the content and adequacy of the Draft IS/MND, no further response is warranted.

Letter 3

South Coast Air Quality Management District
Sahar Ghadimi

Comment 3-1

I hope this email finds you well.

South Coast AQMD staff received a Notice of Availability of Initial Study / Mitigated Negative Declaration (MND) for the 14005 Live Oak Avenue Project (South Coast AQMD Control Number: LAC241010-04). Staff is currently in the process of reviewing the MND. Please provide an electronic copy of any live modeling and emission calculation files (complete files, not summaries) that were used to quantify the air quality impacts from construction and/or operation of the Proposed Project as applicable, including the following:

- CalEEMod, Input Files (.csv files)
- Live EMFAC output files
- Any emission calculation file(s) (live version of excel file(s); no PDF) used to calculate the Project's emission sources (i.e., truck operations)

You may send the above-mentioned files via a Dropbox link in which they may be accessed and downloaded by South Coast AQMD staff. Without all files and supporting documentation, South Coast AQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.

Response 3-1

This comment acknowledges receipt of the Notice of Availability for the IS/MND for the Project. This comment requests a copy of live modeling and emission calculation files used to quantify air quality impacts from construction and operation of the Project in order to complete their review of the air quality analyses for the Draft IS/MND. The files were shared with South Coast AQMD staff on October 29, 2024.

Comment 3-2

If you have any questions regarding this request, please contact me. Thank you.

Response 3-2

This comment provides a conclusion to the comment letter. As this comment does not raise any specific issues with respect to the content and adequacy of the Draft IS/MND, no further response is warranted.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 CEQA Requirements

Section 15091(d) and Section 15097 of the CEQA Guidelines require a public agency to adopt a program for monitoring or reporting on the changes it has required in the project or conditions of approval to substantially lessen significant environmental effects. This Mitigation, Monitoring and Reporting Program (MMRP), shown in **Table 2: Mitigation Monitoring and Reporting Program** summarizes the mitigation commitments identified in the Project. Mitigation measures are presented in the same order as they occur in the Draft IS/MND.

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>BIO-1: To avoid disturbance of nesting birds, activities related to the Project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the nesting bird season, February 1st to August 31st to the extent feasible. If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than fourteen (14) days prior to commencement of ground disturbance and vegetation-removal activities. The nesting bird pre-construction survey shall be conducted within the project area. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in southern California urban communities.</p> <p>If an active nest is found (i.e., a complete nest with at least one egg), the nest and an appropriate buffer, to be determined by the biologist, should be avoided until after all young have fledged from the nest.</p>	Project Applicant, Qualified Biologist	Before and during Construction	City of Irwindale Building and Safety Department City of Irwindale Community Development Department	
<p>CUL-1: In the event that archaeological resources are unexpectedly encountered</p>	Project Applicant, Qualified	During ground-breaking activities	City of Irwindale Building and	

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via Project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data</p>	<p>Archaeologist</p>		<p>Safety Department</p> <p>City of Irwindale Community Development Department</p>	

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource’s significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).</p>				
<p>GEO-1: If construction personnel encounter paleontological resources during ground-disturbing activities, they shall inform the site construction superintendent who will notify the City and project applicant. The project applicant shall then contact a qualified paleontologist and all ground-disturbing activity shall cease in the immediate area of the find (within a 50-foot buffer) until the paleontologist can evaluate the find.</p>	<p>Project Applicant, Qualified Paleontologist</p>	<p>During ground-disturbing activities</p>	<p>City of Irwindale Building and Safety Department City of Irwindale Community Development Department</p>	

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>If the discoveries are determined to be significant, full-time paleontological monitoring will be recommended for the remainder of ground disturbance for the project. Paleontological monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Monitoring efforts can be reduced or eliminated at the discretion of the project paleontologist.</p> <p>Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation. Preparation shall include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossil specimens shall be identified to the most specific taxonomic level possible, cataloged, analyzed, and delivered the Natural History</p>				

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
Museum of Los Angeles County for permanent curation and storage. The cost of curation is assessed by the repository and shall be the responsibility of the project applicant. At the conclusion of laboratory work and museum curation, a final Paleontological Monitoring Report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a list of taxa recovered, an analysis of fossils recovered and their scientific significance, and recommendations. A copy of the report shall be submitted to the Natural History Museum of Los Angeles County.				
<p>TCR-1: A Native American monitor from the Gabrieleno Band of Mission Indians – Kizh Nation shall be retained prior to commencement of ground-disturbing activities:</p> <p>A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the</p>	Project Applicant, City of Irwindale, Native American Monitor	Prior to the commencement of and during ground-disturbing activities	City of Irwindale Building and Safety Department City of Irwindale Community Development Department	

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>Gabrieleno Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-</p>				

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities</p>				

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p>				
<p>TCR-2: Unanticipated discovery of tribal cultural resource objects (non-funerary/non-ceremonial):</p> <p>Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p>	<p>Project Applicant, Construction Contractor</p>	<p>Upon discovery of any tribal cultural resource objects (non-funerary/non-ceremonial)</p>	<p>City of Irwindale Building and Safety Department</p> <p>City of Irwindale Community Development Department</p>	

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
<p>TCR-3: Unanticipated discovery of human remains and associated funerary or ceremonial objects:</p> <ul style="list-style-type: none"> A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. 	<p>Project Applicant, Construction Contractor</p>	<p>In the event that Native American human remains and/or grave goods are discovered</p>	<p>City of Irwindale Building and Safety Department</p> <p>City of Irwindale Community Development Department</p>	

Table 2: Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor Signature Required) (Date of Compliance)
E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.				

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