



# EXHIBIT A

## MITIGATION MONITORING AND REPORTING PROGRAM

PROGRAM EIR FOR THE  
WHITTIER NARROWS DAM BASIN  
RECREATION AREA (WNCBRA)  
MASTER DEVELOPMENT PLAN INPUT (MDPI)  
STATE CLEARINGHOUSE NO. 2009111101

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February 2011

## INTRODUCTION

Section 21081.6 of the California Environmental Quality Act (CEQA) and Section 15097 of the State CEQA Guidelines require a public agency to adopt a mitigation monitoring and reporting program for assessing and ensuring the implementation of required mitigation measures applied to proposed projects. Specific reporting and/or monitoring requirements that will be enforced during project implementation shall be adopted simultaneously with final approval of the project by the responsible decision-maker.

The mitigation program for the proposed MDPI consists of Standard Conditions (SC) and Mitigation measures (MM) that will avoid or lessen significant environmental effects associated with the individual implementation of programs, facilities, and improvements set forth in the MDPI<sup>1</sup>. The SCs and MMs for the MDPI are listed in the first column in the tables below, along with the responsible party and time frame for implementation in the second column and the agency responsible for verifying compliance in the third column.

Compliance with the SCs (which are existing regulations and standard conditions of approval) would be the responsibility of the project sponsor, which could be the WCA, its partner agencies, or another entity that would take the lead in implementing any of the programs, facilities, and improvements set forth in the MDPI. Verification of compliance with the SCs would be made by the regulatory agency or the assigned enforcement agency for each regulation. Thus, no compliance reporting is required from the project sponsor for SCs. These SCs are listed in Table 1 below.

The implementation of the MMs for the proposed facilities and improvements set forth in the MDPI would also primarily be the responsibility of the project sponsor or its consultants/contractors. The MMs would be implemented during the planning and design phase, the construction phase or the operational phase, as identified in the second column in Table 1. Verification that implementation of the individual MMs has been completed would be the responsibility of the WCA, as part of its administrative and management actions to support overall implementation of the MDPI. If the project is being sponsored by a partner agency or other entity, the WCA shall require that this project sponsor or other entity provide a monitoring report to show they have implemented and monitored compliance with the MMs. This can be readily done by the verifying individuals signing and dating the last column as each applicable MM in Table 2 is implemented and submission of the completed MMRP table to the WCA.

<sup>1</sup> Some components of the MDPI are not expected to result in environmental impacts, but would avoid or reduce them. As such, they have been identified as project design features (PDFs) in the Program EIR. Since the PDFs have been proposed by the MDPI and would be implemented as part of the project, they do not constitute mitigation measures as defined by CEQA.

**TABLE 1  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
<b>5.1 Aesthetics</b>		
N/A		
<b>5.2 Agriculture and Forest Resources</b>		
N/A		
<b>5.3 Air Quality</b>		
SC 5.3.1 Proposed facilities and improvements shall comply with pertinent rules and regulations of the SCAQMD, including Rule 401, Visible Emissions; Rule 402, Nuisance; Rule 403, Fugitive Dust; Rule 1113, Architectural Coatings; Regulation XIV, Toxics and Other Non-Criteria Pollutants; and Rule 1401, New Source Review, among others.	Contractor - Project Sponsor/ Prior to issuance of the grading and building permits for each MDPI project; during construction; and throughout use of regulated equipment during operations	SCAQMD
<b>5.4 Biological Resources</b>		
SC 5.4.1 Any project, program, facility, or improvement within the WNCBRA that could impact a federally listed species <b>or federally designated critical habitat</b> shall be required to obtain take authorization through Section 7 or Section 10 of the FESA prior to project implementation. Compensation for impacts to the listed species and their habitats shall be mitigated at a ratio of no less than one to one (e.g., one acre restored for every acre impacted). The project sponsor shall be required to plan, implement, monitor, and maintain the mitigated habitat according to the requirements of the Biological Opinion (Section 7) or Habitat Conservation Plan (Section 10) for the project. If mitigation would require habitat restoration/revegetation, a detailed Mitigation Plan shall be prepared by a qualified Biologist for approval by the USFWS prior to issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit). The Mitigation Plan shall include (1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.	Biologist - Project Sponsor/ Prior to issuance of a grading permit for each MDPI project through the length of compliance with permit requirements	USFWS
SC 5.4.2 Any project, program, facility, or improvement within the WNCBRA that could impact a State-listed Threatened or Endangered species shall be required to obtain take authorization (through an Incidental Take Permit) pursuant to the CESA and Section 2081 of the California Fish and Game Code. If the species is also listed under the FESA, a consistency finding per Section 2080.1 of the CESA is issued when a project receives the USFWS Biological Opinion. Compensation for impacts to the listed species and their habitat shall be mitigated at a ratio no less than one to one (e.g., one acre restored for every acre impacted). The project sponsor shall be required to plan, implement, monitor, and maintain the mitigated habitat according to the requirements of the 2080 CEQA process. If mitigation would require habitat restoration/revegetation, a detailed Mitigation Plan shall be prepared by a qualified Biologist for approval by the CDFG prior to issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit). The Mitigation Plan shall include (1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site	Biologist - Project Sponsor/ Prior to issuance of grading permit for each MDPI project through the length of compliance with permit requirements	USFWS/CDFG

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long term preservation requirements.		
<p>SC 5.4.3 To avoid conflicts with the MBTA and the Bald/Golden Eagle Protection Act, construction activities involving vegetation removal shall be conducted between September 16 and <b>February 1</b>. If construction occurs inside the peak nesting season (between March 15 and September 15 <b>for migratory birds and between February 1 and June 30 for raptors</b>), a pre construction survey (or possibly multiple surveys) by a qualified Biologist shall be conducted prior to construction or site-preparation activities for any proposed facility or improvement in the WNVBBA to identify any active nesting locations. If the Biologist does not find any active nests within the project site, the construction work shall be allowed to proceed. If the Biologist finds an active nest within the project site and determines that the nest may be impacted, the Biologist shall delineate an appropriate buffer zone around the nest; the size of the buffer zone shall depend on the affected species (<b>generally 200 to 300 feet for songbirds and 500 feet for raptors</b>) and the type of construction activity. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the CDFG and the Lead Agency.</p>	<p>Biologist - Project Sponsor/ Survey prior to construction, with timeframe constraints during the construction phase of each MDPI project</p>	<p>CDFG</p>
<p>SC 5.4.4 Prior to any fill or alteration of rivers, drainages, tributaries, lakes, wetlands, and/or riparian vegetation on individual construction sites, the project sponsor shall conduct a jurisdictional delineation in accordance with the USACE's Wetlands Delineation Manual. Permits from the USACE and the Los Angeles RWQCB may be required for impacts on areas within these agencies' jurisdictions, which would include mitigation in the form of a combination of on-site and off-site preservation of jurisdictional resources; on-site and off site enhancement/restoration of preserved jurisdictional resources; and the creation (expansion) of riparian/wetland habitats along particular drainages within the WNVBBA. Compensation for impacts to jurisdictional resources shall be mitigated at a ratio of no less than one to one (e.g., one acre restored for every acre impacted). <b>The loss of riparian vegetation will be offset through restoration of riparian vegetation of similar structure and function. When determining the location of habitat restoration sites, the frequency of flooding will be considered. Trapping and removal of brown-headed cowbirds (<i>Molothrus ater</i>) will also be considered as mitigation for riparian impacts.</b></p> <p>The project sponsor shall be required to plan, implement, monitor, and maintain the mitigated jurisdictional resource according to the requirements of the USACE and the RWQCB. Prior to issuance of the first action and/or permit that would allow for site disturbance (e.g., grading permit), a detailed mitigation plan shall be prepared by a qualified Biologist for approval by the Lead Agency and the appropriate resource agencies, and shall include (1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long-term preservation requirements.</p>	<p>Biologist - Project Sponsor/ Prior to issuance of grading permit for each MDPI project; during construction and through the length of compliance with permit requirements</p>	<p>USACE</p>

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
<p>SC 5.4.5 The Porter-Cologne Act and Sections 1600–1616 of the California Fish and Game Code protect “Waters of the State”. Agreements (Streambed Alteration Agreements) from the CDFG shall be required for impacts on areas within CDFG jurisdiction. Acquisition and implementation of the agreement may require mitigation. Compensation for impacts to CDFG resources shall be mitigated at a ratio of no less than one to one (e.g., one acre restored for every acre impacted). The project sponsor shall be required to plan, implement, monitor, and maintain the mitigation areas according to CDFG requirements. Prior to issuance of the first action and/or permit which would allow for site disturbance (e.g., grading permit), a detailed mitigation plan shall be prepared by a qualified Biologist for approval by the Lead Agency and the CDFG, and shall include (1) the responsibilities and qualifications of the personnel to implement and supervise the plan; (2) site selection; (3) site preparation and planting implementation; (4) a schedule; (5) maintenance plan/guidelines; (6) a monitoring plan; and (7) long term preservation requirements.</p>	<p>Biologist - Project Sponsor/ Prior to issuance of grading permit for each MDPI project; during construction and through the length of compliance with permit requirements</p>	<p>CDFG</p>
<p>SC 5.4.6 In compliance with the County's Oak Tree Ordinance, prior to any vegetation clearing or grading, tree surveys shall be performed by a qualified Biologist to determine if any protected oak trees are located within disturbance areas. If protected oak trees would be affected, the project sponsor shall be required to obtain an Oak Tree Permit from the County, which must be preceded by an application to the County, that includes a detailed Oak Tree Report. Mitigation for impacts to oak trees is usually required as a condition of an Oak Tree Permit. Mitigation is proposed when the County Forester determines that replacement or relocation on the project site of oak trees proposed for removal is inappropriate; the County Forester may recommend that the project sponsor pay into the oak forests special fund the amount equivalent to the oak resource value of the trees described in the Oak Tree Report. The oak resource value shall be calculated by the project sponsor and approved by the County Forester according to the most current edition of the International Society of Arboriculture's “Guide to Establishing Values for Trees and Shrubs”.</p>	<p>Biologist - Project Sponsor/ Prior to issuance of grading permit for each MDPI project; during construction and through the length of compliance with permit requirements</p>	<p>Los Angeles County Department of Regional Planning</p>
<p>SC 5.4.7 Proposed facilities and improvements that would involve the disturbance or removal of oak trees shall comply with the State's Oak Woodland Conservation Act and PRC Section 21083.4. These regulations require the conservation of oak woodlands through the use of conservation easements; replanting an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees; restoration of former oak woodlands; contribution of funds to the Oak Woodlands Conservation Fund; or other mitigation measures developed by the County.</p>	<p>Biologist - Project Sponsor/ Prior to issuance of grading permit for each MDPI project; during construction and through the length of compliance with permit requirements</p>	<p>Los Angeles County Department of Regional Planning</p>
<p><b>5.5 Cultural Resources</b></p>		
<p>SC 5.5.1: In accordance with the ARPA, no activity within the WNVBRA shall involve ground disturbance that would lead to the illegal excavation, removal, or damage of cultural resources.</p>	<p>Contractor – Project Sponsor/ During construction and any ground disturbance</p>	<p>SHPO/USACE</p>

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
SC 5.5.2: In compliance with the HPMP for Whittier Narrows, the entire project area should be subject to intensive surface examination to inventory and document all visible cultural resources. Known and suspected historic-period properties should be located and their boundaries defined. Steps to protect and preserve cultural sites from ongoing impacts shall be taken, and may include public education and protective measures. Also, a Whittier Narrows Archaeological District shall be formed to encompass the area that contains most of the historic-period resources (generally around the intersection of Rosemead Boulevard and San Gabriel Boulevard/Durfee Avenue).	Archaeologists and Historians – USACE/ Prior to issuance of grading permit in areas with known or suspected cultural resources	USACE
SC 5.5.3: In accordance with the California Health and Safety Code and the PRC, if human remains are encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (PRC §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, he/she will contact the NAHC. The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	Contractor – Project Sponsor/ During grading activities	Coroner/NAHC/MLD
SC 5.5.4: In accordance with Section 106 of the NHPA, consultation with the SHPO shall be made as part of the planning process in order to determine the effects of individual projects on any district, site, building, structure, or object that is included in or is eligible for inclusion in the NRHP, and to give the SHPO an opportunity to comment on the project. The significance of on-site cultural resources shall be assessed and mitigation measures proposed to reduce the impacts to a less than significant level.	Project Sponsor/ Prior to project approval of each MDPI project	SHPO
<b>5.6 Geology and Soils</b>		
SC 5.6.1 In compliance with Chapter 1, Section 111 of the County Building Code, each proposed facility and improvement in the WNVBRA shall include preparation of an Engineering Geology and/or Soils Engineering Report to determine site-specific geologic and seismic conditions. Structural design and construction shall comply with the recommendations of the report to ensure the integrity of all structures.	Geologist – Project Sponsor/ Prior to issuance of grading and building permits for each MDPI project and during construction	Los Angeles County Department of Building and Safety
SC 5.6.2 Each individual project proposed within the WNVBRA shall be designed and constructed in compliance with all applicable requirements of the County of Los Angeles Building Code or the <i>jurisdictional city's</i> Building Codes, or the most recent building and seismic codes in effect at the time each individual project is approved.	Project Engineer/ Prior to issuance of a building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety/Pico Rivera Building Division

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
SC 5.6.3 Each individual project proposed in the WNVBRA shall comply with the California Plumbing Code (Part 5 of the California Building Code), which provides standards for the design and construction of water and sewer systems, storm drains, and recycled water systems in buildings and prohibits connection to a septic tank in areas served by a public sewer system. It also requires the proper abandonment of septic tanks, cesspools, and seepage pits.	Project Engineer/ Prior to issuance of a building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety
SC 5.6.4 Proposed facilities and improvements in the WNVBRA shall comply with the County's Grading Guidelines, which require that grading and drainage plans be designed to eliminate an inundation, overflow, or erosion hazard and prevent erosion and sediment transport onto adjacent properties, adjacent roadways, storm drain systems, and natural drainage courses during the rainy season.	Project Engineer/ Prior to issuance of a grading permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety
<b>5.7 Hazards and Human Health</b>		
SC 5.7.1 Proposed facilities and improvements shall comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation, which governs the transport of hazardous materials such as contaminated soil, asbestos, or lead-containing materials. Vehicles transporting hazardous waste materials are required to comply with the regulations, as implemented by Caltrans.	Contractor – Project Sponsor/ During construction and any transport of hazardous materials during operations	USDOT/Caltrans
SC 5.7.2 Proposed facilities and improvements shall comply with the RCRA regarding the generation, transportation, treatment, storage, and disposal of hazardous waste; the management of non hazardous solid wastes; and underground tanks storing petroleum and other hazardous substances. As part of the RCRA, corrective action by the owner or operator of the LUST or cleanup of LUSTs by the USEPA would reduce hazards associated with ground and water contamination by tank leaks, spills, or accidental release.	Contractor – Project Sponsor/ During construction and any ongoing use or handling of hazardous materials during operations	Los Angeles County Fire Department (LACFD)
SC 5.7.3 Proposed facilities and improvements shall comply with the California HWCA, which regulates facilities that generate or treat hazardous wastes. Permits for individual facilities allow the DTSC and/or the CUPA (LACFD) to inspect the facilities for compliance and enforce the provision of the HWCA.	Contractor – Project Sponsor/ During construction and any handling of hazardous wastes during operations	LACFD
SC 5.7.4 Each individual project proposed in the WNVBRA shall comply with applicable hazardous material regulations, as administered by the LACFD as the designated CUPA <b>and the County's Environmental Program Division</b> . These include the following State and federal regulations and programs: <ul style="list-style-type: none"> <li>• Hazardous Materials Release Response Plans and Inventories (Business Plans);</li> <li>• California Accidental Release Prevention Program;</li> <li>• Underground Storage Program;</li> <li>• Aboveground Petroleum Storage Act Program;</li> <li>• Hazardous Waste Generator and On-site Hazardous Waste Treatment Programs; and</li> <li>• California Uniform Fire Code: Hazardous Material Management Plans, and Hazardous Material Inventory Statements.</li> </ul>	Contractor– Project Sponsor/ During construction and any use of hazardous materials during operations	LACFD

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
SC 5.7.5 Proposed facilities and improvements shall comply with the CalARP, which prevents the accidental release of regulated toxic and flammable substances by requiring stationary sources that utilize hazardous materials exceeding a threshold quantity to develop and submit a risk management plan that addresses the potential impacts of accidental releases of hazardous materials, along with reducing hazards through prevention, response, and remediation measures.	Project Sponsor/ During operations and use of hazardous materials	LACFD
SC 5.7.6 Proposed facilities and improvements shall comply with SCAQMD Rule 1403, which provides guidelines for the proper removal and disposal of asbestos containing materials. In accordance with Rule 1403, structures that may contain asbestos are subject to an asbestos survey by a Certified Asbestos Consultant (certified by CalOSHA) to identify building materials that contain asbestos. Removal of the asbestos should include prior notification of the SCAQMD and compliance with removal procedures and time schedules; asbestos-handling and clean-up procedures; and storage, disposal, and land filling requirements under this rule.	Contractor – Project Sponsor/ Prior to issuance of a demolition permit and during demolition	SCAQMD/ Los Angeles County Department of Building and Safety
SC 5.7.7 Proposed facilities and improvements shall comply with Title 8, Section 1532.1, of the CCR, which requires removal of lead-based paint or other materials containing lead to be performed and monitored by contractors with appropriate certifications from the DPH. All demolition that could result in the release of lead must be conducted to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.	Contractor – Project Sponsor/ Prior to issuance of a demolition permit and during demolition	LACFD/ Los Angeles County Department of Building and Safety
SC 5.7.8 Proposed facilities and improvements shall comply with Section 39650 et seq. of the California Health and Safety Code and Title 8, Section 1529 of CCR, which prohibits emissions of asbestos from asbestos-related demolition or construction activities; requires medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specifies precautions and safe work practices that must be followed to minimize the potential for release of asbestos fibers; and requires notification of federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos. The standards were developed to protect the general population and construction workers from respiratory and other hazards associated with exposure to these materials.	Contractor/ During demolition and construction of each MDPI project	LACFD
SC 5.7.9 In accordance with Title 8, Section 1541, of the CCR, persons planning new construction, excavations, new utility lines near or crossing existing subsurface installations and lines, high-pressure pipelines, natural gas/petroleum pipelines, electrical lines greater than 60,000 volts, and other high-priority lines are required to notify the owner/operator of the line and must identify the locations of subsurface lines prior to any ground disturbance for excavation. Coordination, approval and monitoring by the owner/operator of the line would avoid damage to high-priority lines and the creation of hazards to the surrounding area.	Contractor/ Prior to issuance of a grading permit for each MDPI project and during grading	Los Angeles County Department of Building and Safety
SC 5.7.10 Proposed facilities and improvements shall comply with SCAQMD Rules X and XIV, which include regulations for toxic and hazardous air pollutant emissions. Rule X adopts the NESHAPS and Rule XIV specifies the limits for MICR, cancer burden, and non-cancer acute and chronic HIs from new, modified, or relocated stationary sources that emit TACs. The rule includes specific limits for MICR, chronic HI, and acute HI that need to be met before a permit to construct/operate is approved for new stationary sources located within 1,000 feet of an existing school or a school under construction.	Contractor - Project Sponsor/ Prior to issuance of the grading and building permits for each MDPI project; during construction; and any ongoing TAC generation	SCAQMD

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
SC 5.7.11 Construction work on public rights-of-way are required to comply with the current Standard Specifications for Public Works Construction (GREENBOOK) and Additions and Amendments to the Standard Specifications for Public Works Construction (GRAYBOOK), including Traffic Control Provisions.	Contractor/ Prior to issuance of the grading and building permits for each MDPI project and during construction	Los Angeles County Department of Building and Safety
<b>SC 5.7.12</b> <i>In compliance with Section 110.3 of the Los Angeles County Building Code, a building or structure located on or within 1,000 feet (304.8 meters) of a landfill containing decomposable material must be protected against landfill gas intrusion through subsurface lateral migration of landfill gas, migration detection systems, and control and protection systems for affected enclosed buildings and structures.</i>	Project Engineer - Contractor/ Prior to issuance of the building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety
<b>5.8 Hydrology and Water Quality</b>		
SC 5.8.1 The proposed facilities and improvements in the WNVBRA shall be designed and constructed in accordance with the USACE Flood Guidance to prevent changes in flood flows and to reduce flood hazards to on-site facilities.	Project Engineer - Contractor/ Prior to issuance of the building permit for each MDPI project and during construction	USACE
SC 5.8.2 NPDES General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities, Order No 2009-0009-DWQ, NPDES No. CAS000002, requires projects that would disturb one acre or more of land to file an NOI with the SWRCB in order to obtain coverage under the permit. The NOI should be filed prior to the start of grading, construction or demolition activities, and accompanied by a SWPPP. The NOI and SWPPP commit the project to the implementation of BMPs for erosion control, sediment control, tracking control, wind erosion control, waste management, and non-storm water management to reduce storm water pollution and protect surface water quality during construction. Work within the rights-of-way of SR-60 and Rosemead Boulevard shall comply with this mandate in accordance with Caltrans' NPDES permit. In addition, starting in 2011, SWPPPs shall also be prepared and implemented for construction sites less than one acre, per Title 24 Green Building Standards.	Contractor/ Prior to issuance of the building permit for each MDPI project and during construction	SWRCB/Los Angeles County Department of Building and Safety
SC 5.8.3 As required under the MS4 Permit and WDRs (Order No. 01-182; NPDES No. CAS0041), the County and the City of Pico Rivera require new development and major redevelopment to prepare an SUSMP as part of the development permit process. The SUSMP shall identify post-construction treatment control BMPs that would be implemented on-site for long-term storm water pollutant mitigation. The SUSMP shall be prepared pursuant to the guidelines in the LACDPW's Standard Urban Stormwater Mitigation Plan (SUSMP) Manual.	Project Engineer/ Prior to issuance of the building permit for each MDPI project; during construction and inspection of BMPs during operation	Los Angeles County Department of Building and Safety

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
SC 5.8.4 In accordance with Federal Emergency Management Agency (FEMA) mandates, the USACE has prepared an Emergency Action Plan for the Whittier Narrows Dam, which identifies actions for warning, evacuation, and post-disaster recovery that will be followed in the event of dam failure. This plan shall be implemented in the event of dam failure.	USACE/ Ongoing operations	FEMA
SC 5.8.5 Order No. R4-2003-0111 of the Los Angeles RWQCB outlines the waste discharge requirements for discharges of groundwater from construction and project dewatering to surface waters in the coastal watersheds of Los Angeles and Ventura Counties (General NPDES Permit No. CAG994004). Projects that involve dewatering activities and that could result in discharges into "Waters of the State" must file a Report of Waste Discharge (RWD) with the Los Angeles RWQCB. The Los Angeles RWQCB reviews the RWD and the proposed discharge and prepares WDRs, which include operational requirements, contaminant limitations, and monitoring requirements as a conditioned permit for the discharge. Compliance with the WDRs ensures that the groundwater discharge does not lead to water quality degradation of receiving surface water bodies and that beneficial uses of water are protected.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project, during construction and any ongoing discharge during operations	Los Angeles RWQCB
SC 5.8.6 In compliance with Chapter 12.80 of the Los Angeles County Code, which includes the County's regulations for storm water and runoff pollution control, illicit discharges, illicit connections to the storm drain system, and littering and other discharge of polluting or damaging substances (including animal wastes) into the storm drain system are prohibited. Storm water and runoff pollution mitigation measures are required for construction activities, and NPDES permits and registration are required for industrial, commercial, and public facility sources. Runoff management requirements include good housekeeping provisions, BMPs, installation of structural BMPs, and BMPs that are consistent with environmental goals.	Project Engineer - Project Sponsor/ During construction of each MDPI project, and ongoing compliance during operations	Los Angeles County Department of Building and Safety
SC 5.8.7 Proposed facilities and improvements shall comply with the County's LID Standards through the incorporation of BMPs that promote infiltration of storm water, store and beneficially use storm water runoff, and/or utilize the runoff for other water conservation uses, as outlined in the County's LID Standards Manual.	Project Engineer/ Prior to issuance of the building permit for each MDPI project, during construction, and ongoing use and maintenance of BMPs during operations	Los Angeles County Department of Building and Safety
SC 5.8.8 Prior to construction within Caltrans right-of-way, the project sponsor shall obtain the necessary permits from Caltrans for compliance with (1) the Caltrans Statewide NPDES Storm Water Permit (Order No. 99-06-DWQ, NPDES No. CAS000003); (2) the BMPs specified in the Caltrans Storm Water Management Plan; and (3) the Construction General Permit (NPDES No. CAS000002, Resolution No. 2001-046, or the latest approved Construction General Permit in effect at the time of issuance of an Encroachment Permit by Caltrans).	Contractor/ Prior to issuance of a grading permit for each MDPI project, and during construction	Caltrans
SC 5.8.9 In accordance with the County's Flood Protection Policy, hydrology and hydraulic studies shall be prepared for individual projects that would increase runoff volumes and rates in accordance with the hydrology and hydraulic studies prepared in accordance with the County's Hydrology Manual, Hydraulic Design Manual, and other pertinent LACDPW guidelines. Any identified storm drainage	Project Sponsor/ Prior to issuance of a grading permit for each MDPI project and during construction	LACDPW

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
improvements shall be implemented by individual projects to provide flood protection levels that meet County policy.		
<b>5.9 Land Use and Planning</b>		
SC 5.9.1 All future facilities, programs, and improvements within the WNVBRA shall comply with the Whittier Narrows Dam Master Plan, including the Land Use Classification Plan in the Master Plan, subject to review and approval by the USACE.	Project Sponsor/ Prior to project approval by the USACE and ongoing during operations	USACE
SC 5.9.2 All future facilities and improvements within the WNVBRA that would be located in the unincorporated areas of the County shall comply with applicable provisions of the Los Angeles County General Plan and Zoning Ordinance.	Project Sponsor/ Prior to issuance of the building permit for each MDPI project and ongoing during operations	Los Angeles County Department of Regional Planning
SC 5.9.3 Future improvements within the WNVBRA that would be located in the Cities of Montebello, Rosemead, South El Monte, or Pico Rivera shall comply with applicable land use regulations and ordinances of these cities.	Project Sponsor/ Prior to issuance of the building permit for each MDPI project and ongoing during operations	Jurisdictional City
<b>5.10 Mineral Resources</b>		
N/A		
<b>5.11 Noise</b>		
SC 5.11.1: Prior to approval of grading plans and/or prior to issuance of building permits, contractor specifications shall include a note indicating that construction noise shall not occur between the hours of 7:00 PM and 7:00 AM on weekdays, and at any time on Sunday or a federal holiday if it creates a disturbance across a residential or commercial property line in accordance with the County's Noise Ordinance. The contractor specifications shall also include compliance with the limits for mobile and stationary equipment noise levels in the ordinance.	Contractor/ Prior to issuance of the grading permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety
SC 5.11.2: In accordance with the County Building Construction Noise Regulations, on any Sunday, or at any other time between the hours of 8:00 PM and 6:30 AM the following day, a person shall not perform any construction or repair work of any kind upon any building or structure, or perform any earth excavating, filling or moving, where any of the foregoing entails the use of any air compressors; jackhammers; power-driven drills; riveting machines; excavators, diesel-powered trucks, tractors or other earth-moving equipment; hand hammers on steel or iron; or any other machine, tool, device or equipment that makes loud noises to the disturbance of persons occupying sleeping quarters in a dwelling, apartment, hotel, mobilehome, or other place of residence. Prior to approval of grading plans and/or prior to issuance of building permits, contractor specifications shall include a note indicating this standard condition.	Contractor/ Prior to issuance of the grading permit and building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
SC 5.11.3: Prior to approval of grading plans and/or prior to issuance of building permits , the project sponsor shall provide the County with documentation to show that the proposed facilities and improvements in the WNVBRA would comply with County Noise Ordinance on acceptable exterior noise levels for abutting land uses.	Project Engineer/ Prior to issuance of the grading permit and building permit for each MDPI project	Los Angeles County Department of Building and Safety
SC 5.11.4: In accordance with the County's Noise Ordinance, loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects between the hours of 10:00 PM and 6:00 AM in such a manner as to cause noise disturbance is prohibited.	Contractor – Project Sponsor/ During construction and during operations and use	Los Angeles County Department of Building and Safety
SC 5.11.5: In accordance with the County's Noise Ordinance, the operation or playing of any radio, television, phonograph, drum, musical instrument, sound amplifier, or similar device that produces, reproduces, or amplifies sound in any place of public entertainment at a sound level greater than 95 dBA, as read by the slow response on a sound level meter at any point that is normally occupied by a customer, is prohibited unless a conspicuous and legible sign is located outside such place near each public entrance stating, "WARNING: SOUND LEVELS WITHIN MAY CAUSE HEARING IMPAIRMENT."	Project Sponsor/ During operations	Los Angeles County Department of Building and Safety
SC 5.11.6: Prior to approval of grading plans and/or prior to issuance of building permits, contractor specifications shall include a note indicating that construction activities shall comply with Section 12.08.560 of the County Code, which prohibits the operation of any device that creates vibration that is above the vibration perception threshold of any individual at or beyond the property boundary of the source if the source is on private property. The County Noise Ordinance defines the perception threshold as a motion velocity of 0.01 in/sec (80 VdB) over the range of 1 to 100 Hz.	Contractor/ Prior to issuance of the grading permit and building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety
SC 5.11.7: If the project would be located in or within 500 feet of an adjacent City that has different noise regulations, the project sponsor shall comply with the more stringent noise standards or regulations.	Contractor Project Sponsor/ During construction and operations and use	Jurisdictional City
<b>5.12 Population, Housing and Employment</b>		
N/A		
<b>5.13 Public Services</b>		
SC 5.13.1 All proposed facilities shall comply with the Los Angeles County Fire Code and regulations of the LACFD, which include standards for building construction, emergency access, fire flow, water mains, and fire hydrants, that are verified by the LACFD's review and approval of building plans and regular inspections for compliance with fire safety regulations.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations	LACFD
SC 5.13.2 Activities at the WNVBRA shall comply with the Los Angeles County Code Titles 13, 15, and 17 and other pertinent regulations of the LASD.	Project Sponsor/ During operations and use	LASD

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
<b>5.14 Recreation</b>		
N/A		
<b>5.15 Transportation</b>		
SC 5.15.1: All construction work on public rights-of-way are required to comply with the California MUTCD regarding the provision of signs, markings, traffic signals, traffic control devices, and other roadway features to prevent safety hazards to vehicles, construction crew, bicyclists, and pedestrians.	Contractor/ Prior to issuance of the grading permit and building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety
SC 5.15.2: Improvements and construction within the rights-of-way of SR-60, I-605 and Rosemead Boulevard shall be made in coordination with Caltrans and in accordance with Caltrans standards, and is subject to Caltrans approval of an encroachment permit.	Contractor/ Prior to issuance of the grading permit and building permit for project on or near SR-60, I-605 and Rosemead Boulevard and during construction	Caltrans
SC 5.15.3: In accordance with the 2010 Title 24 Green Building Standards, future recreational facilities in the WNVBRA shall provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one 2-bike capacity rack.	Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during construction	WCA/Los Angeles County Department of Building and Safety
SC 5.15.4: Roadway design and construction and off-street parking provision shall be made in accordance with the Los Angeles County Code for projects that would be located in the County or with the Municipal Code of the City of Pico Rivera for projects that would be located in Pico Rivera.	Project Engineer/ Prior to issuance of the building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety/Pico Rivera Building Division
<b>5.16 Utilities and Service Systems</b>		
SC 5.16.1: Proposed facilities in the WNVBRA that are subject to SB 610 and/or SB 221 shall comply with all applicable requirements for preparation of a Water Supply Assessment (WSA) in order to demonstrate the availability of an adequate and reliable water supply.	Project Engineer/ Prior to issuance of the building permit for each MDPI project	Los Angeles County Department of Regional Planning
SC 5.16.2: Proposed facilities and improvements in the WNVBRA shall comply with Part 4 of Title 11 of the Los Angeles County Code and the Countywide Water Supply and Conservation Alert that outlines water conservation prohibitions and restrictions, as well as guidelines for water-efficient landscape irrigation systems.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations	Los Angeles County Department of Building and Safety

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
SC 5.16.3: Proposed facilities and improvements in the WNVBRA shall comply with the County's Green Building Program, which requires the use of design and construction techniques that promote water conservation. These techniques include installation of smart irrigation controllers and high-efficiency toilets, drought-tolerant landscaping, and low-impact development (LID) Standards.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations	Los Angeles County Department of Building and Safety
SC 5.16.4: Proposed facilities and improvements in the WNVBRA shall comply with the Drought Tolerant Landscaping Requirements in the County Code. This ordinance requires the use of drought-tolerant landscaping on a minimum of 75 percent of the total landscaped area grouped in hydrozones, with a maximum of 25 percent of the total landscaped area to consist of water-efficient turf but not in strips that are less than five feet wide and no more than 5,000 square feet of turf.	Landscape Designer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations	Los Angeles County Department of Building and Safety
SC 5.16.5: In compliance with the LACSD's Wastewater Ordinance, all wastewater discharges into LACSD facilities shall be required to comply with the discharge standards set forth to protect the public sewerage system. The LACSD Surcharge program requires all industrial companies discharging to the LACSD sewerage system to pay their fair share of the wastewater treatment and disposal costs, and the Connection Fee program requires all new users of the LACSD sewerage system, as well as existing users that significantly increase the quantity or strength of their wastewater discharge, to pay their fair share of the costs for providing additional conveyance, treatment, and disposal facilities.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations	Los Angeles County Sanitation Districts
SC 5.16.6: Proposed facilities in the WNVBRA shall implement waste reduction, disposal, and recycling measures during construction and operation in accordance with the County's Integrated Waste Management Plan. As part of this plan, the Construction and Demolition Debris Recycling and Reuse ordinance of the County requires all development projects to recycle 50 percent or all construction waste materials. A Recycling and Reuse Plan (RRP) must be submitted to the Department of Public Works, Environmental Programs Division, after an application for a permit is filed for a project.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations	Los Angeles County Department of Public Works, Environmental Programs Division
SC 5.16.7: Proposed facilities in the WNVBRA shall comply with all Title 24 Energy Efficiency Standards in effect at the time of application for building permits (Title 24). Title 24 covers the use of energy efficient building standards, including ventilation, insulation, and construction and the use of energy-saving appliances, conditioning systems, water heating, and lighting. Title 24 also includes the Title 24 Green Buildings Standards on planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. Plans submitted for building permits shall include written notes demonstrating compliance with energy and green building standards and shall be reviewed and approved by the Building and Safety Division of the Los Angeles County Department of Public Works prior to building permit issuance.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations	Los Angeles County Department of Building and Safety
SC 5.16.8: Sewer plans shall be prepared in accordance with the LACDPW Private Contract Sanitary Sewer Procedural Manual, subject to review and approval by the CSMD. This shall include the preparation of geologic studies, borings, special studies and other documents that may be deemed necessary to support the design of new or upgraded sewer infrastructure.	Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety

**TABLE 1 (Continued)  
STANDARD CONDITIONS**

STANDARD CONDITIONS	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
<b>5.17 Greenhouse Gases and Climate Change</b>		
<p>SC 5.17.1: In accordance with the Countywide Energy and Environmental Policy, proposed facilities and improvements in the WNDBRA shall be designed and operated in consideration of the County's goals to reduce its facilities energy consumption by 20 percent by the year 2015 and to reduce regional GHG by 80 percent by 2050. In addition, individual facilities shall implement County programs on energy conservation, water conservation, waste reduction and recycling, green purchasing and contracting, and alternative fuel vehicle purchasing at the WNDBRA.</p>	<p>Project Engineer - Project Sponsor/ Prior to issuance of the building permit for each MDPI project and during operations</p>	<p>Los Angeles County Department of Building and Safety</p>

**TABLE 2  
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURES	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
<b>5.1 Aesthetics</b>		
<p>MM 5.1.1: Light and glare sources that would accompany proposed facilities and improvements shall be selected and designed to prevent light spillover and glare onto adjacent land uses. Controls on light intensity, type of source, light shields, directional lighting, pole heights, operating hours, barriers/buffers, glazing materials, and other factors shall be incorporated into individual projects to prevent light and glare trespass into abutting residences and light-sensitive areas outside the WNVBRA.</p>	<p>Project Sponsor/ Prior to issuance of a building permit for MDPI projects along the edges of the WNVBRA</p>	<p>Los Angeles County Department of Building and Safety</p> <p>Signature: _____ Date: _____</p>
<b>5.2 Agriculture and Forest Resources</b>		
N/A		
<b>5.3 Air Quality</b>		
<p>MM 5.3.1 Construction documents shall specify that during construction, construction contractors shall implement the following measures or provide information and data that demonstrates that implementation would not be feasible prior to issuance of a grading permit:</p> <ul style="list-style-type: none"> <li>a. Electricity shall come from power poles rather than diesel- or gasoline-fueled generators, compressors, or similar equipment;</li> <li>b. Construction parking shall be configured to minimize traffic interference;</li> <li>c. Construction trucks shall be routed away from congested streets and sensitive receptors;</li> <li>d. Construction activities that affect traffic flow on the arterial system shall be scheduled to off-peak hours to the extent practicable;</li> <li>e. Temporary traffic controls, such as a flag person(s), shall be provided where necessary to maintain smooth traffic flow; and</li> <li>f. Dedicated turn lanes for movement of construction equipment on- and off-site and signal synchronization shall be provided as necessary to maintain smooth traffic flow.</li> </ul>	<p>Project Engineer - Contractor/ Prior to issuance of a building permit for each MDPI project and during construction</p>	<p>Los Angeles County Department of Building and Safety/ Pico Rivera Building Division</p> <p>Signature: _____ Date: _____</p>
<p>MM 5.3.2 Construction documents shall specify that during construction, construction contractors shall implement the following measures:</p> <ul style="list-style-type: none"> <li>a. All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications;</li> <li>b. Diesel truck idling time shall be five minutes or less, both on- and off-site; and</li> <li>c. Work crews shall shut off diesel equipment when not in use.</li> </ul>	<p>Project Engineer - Contractor/ Prior to issuance of a building permit for each MDPI project and during construction</p>	<p>Los Angeles County Department of Building and Safety / Pico Rivera Building Division</p> <p>Signature: _____ Date: _____</p>

**TABLE 2 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURES	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
MM 5.3.3 Construction documents shall specify that construction contractors shall support and encourage ridesharing and transit incentives for the construction crews.	Project Engineer - Contractor/ Prior to issuance of a building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety / Pico Rivera Building Division  Signature: _____ Date: _____
MM 5.3.4 Construction documents shall specify that during construction, construction contractors shall implement the following measures:  a. The contractor shall suspend grading operations when wind gusts exceed 15 miles per hour; b. The contractor shall take measures (such as additional watering or the application of chemical suppressants) to stabilize disturbed areas and stockpiles prior to non-work days if windy conditions are forecasted for a weekend, holiday, or other day when site work is not planned. c. The contractor shall re-apply water, as necessary, during grading and earthmoving to ensure that visible emissions do not extend to residences or schools.	Project Engineer - Contractor/ Prior to issuance of a building permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety / Pico Rivera Building Division  Signature: _____ Date: _____
MM 5.3.5 Construction documents shall specify that during construction, construction contractors shall sweep paved roads within and adjacent to the project site if visible soil materials are carried to the streets. Street sweepers or roadway washing trucks shall comply with SCAQMD Rule 1186 and shall use reclaimed water, if available.	Project Engineer - Contractor/ Prior to issuance of a building permit for each MDPI project and during construction	SCAQMD/ Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
MM 5.3.6 Prior to grading activities involving more than 10 acres or excavating more than 500 cubic yards per day the contractor shall erect a dust control barrier adjacent to the excavation site when there are residential receptors within 250 feet of the excavation. The barrier shall be solid, thereby preventing dust transmission through the barrier, and at least six feet tall. Where feasible, openings in the barrier to allow equipment access shall be located on the side of the excavation furthest from sensitive receptors.	Contractor - Project Sponsor/ Prior to issuance of the grading permit and prior to grading activities on sites over 10 acres or excavating over 500 cubic yards per day	Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
<b>5.4 Biological Resources</b>		
MM 5.4.1: Any project within the WNVBRA that involves the removal of vegetation or habitat shall conduct a site-specific biological resource assessment to determine if any special status species (e.g., Threatened or Endangered species, California Native Plant Society [CNPS] List 1B and 2 plants, or species protected under Section 15380 of CEQA) are potentially present in or near the proposed disturbance site, prior to any land clearing or disturbance. If potential habitat is present in an area,	Biologist - Project Sponsor/ Prior to issuance of a grading permit for each MDPI project; during construction and through the length of	USFWS/CDFG  Signature: _____ Date: _____

**TABLE 2 (Continued)**  
**MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURES	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
focused surveys shall be conducted prior to construction activities in order to document the presence or absence of a species on the project site. Botanical surveys shall be conducted during the appropriate blooming period for a species that has the potential to occur in the study area (such as Nevin's barberry and Parish's gooseberry). Wildlife surveys would be necessary if potential habitat for western spadefoot, southwestern pond turtle, two-striped garter snake, tricolored blackbird, burrowing owl, western yellow-billed cuckoo, southwestern willow flycatcher, coastal California gnatcatcher, least Bell's vireo, Los Angeles pocket mouse or other sensitive animal species would be impacted. If special status species are found <b>or if any critical habitat would be impacted</b> , appropriate mitigation ( <b>such as compensation for lost habitat at a minimum ratio of 1:1; relocation of individuals; and/or avoidance of activities during the breeding season</b> ) would be required in coordination with the Lead Agency and appropriate resource agencies (as discussed in SCs 5.4.1 and 5.4.2). <b>If no special status species are found on the project site and no critical habitat would be impacted, no additional action is warranted.</b>	compliance with permit requirements	
<b>5.5 Cultural Resources</b>		
MM 5.5.1 Qualified Archaeological Monitors and Native American Monitors shall be present during all ground-disturbing activities at the WNVBRA. The monitors shall attend pre-construction meetings; fence, flag, or mark the boundaries of significant resources if they are in jeopardy of disturbance by construction; examine ground surfaces after vegetation removal but prior to grading; monitor all grading and stop or redirect grading to prevent damage to cultural resources; notify appropriate individual in the event of discovery of cultural resources; and comply with State and federal laws on the treatment of discovered human skeletal remains.	Archaeological Monitors - Project Sponsor/ During grading and ground disturbance	WCA/Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
MM 5.5.2 Prior to the implementation of each proposed program, facility, or improvement that involves vegetation clearing or grading, a cultural resources investigation shall be completed to evaluate whether any cultural resources remain exposed on the surface of the project area or can reasonably be expected to exist in the subsurface. If resources are discovered, management recommendations would be included that require evaluation of the resources for NRHP or CRHR eligibility. If eligible, a site shall be listed in the NRHP or CRHR prior to any work in or near the site.	Archaeologist - Project Sponsor/ Prior to issuance of a grading permit for each MDPI project	SHPO/Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
MM 5.5.3 All eligible sites shall be listed in the NRHP prior to any work in or near these sites. These include the La Merced Adobe and LAN-1311/H, which are now considered eligible, and the Old Mission and Basye Adobe, which are considered eligible if located.	Project Sponsor/ Prior to issuance of a grading permit for any MDPI project near the intersection of Rosemead Blvd and Durfee Avenue	USACE  Signature: _____ Date: _____
MM 5.5.4 The area north of Durfee Avenue and south of Legg Lake shall be surveyed after diking and prior to placement of plastic sheeting, and the subsurface shall be explored to determine if cultural remains are present. If cultural remains are observed, the boundaries, integrity, and research potential	Archaeologist – Project Sponsor/ Prior to issuance of a grading	WCA/USACE

**TABLE 2 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURES	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
of the site shall be evaluated through text excavation. Because this area is subject to ongoing farming, re-locating archaeological resources and evaluating this site shall occur as soon as feasible. If eligible, it shall be listed in the NRHP or CRHR prior to any work in or near this site.	permit for projects in the area north of Durfee Avenue and south of Legg Lake	Signature: _____ Date: _____
MM 5.5.5 The area along State Route 60 west of the Rio Hondo River shall be surveyed to find the exact location of archaeological resources and determine eligibility for listing in the NRHP. Subsurface exploration shall be conducted to confirm its presence. If eligible, it shall be listed in the NRHP or CRHR prior to any work on or near this site.	Archaeologist - Project Sponsor/ Prior to issuance of a grading permit for projects proposed in the area along SR 60 west of the Rio Hondo River	WCA/Project Sponsor  Signature: _____ Date: _____
MM 5.5.6 A treatment plan shall be developed and implemented for the area north of San Gabriel Boulevard and southeast of the Rio Hondo River to protect further damage to cultural resources by oil drilling activities and other proposed improvements. The plan shall include worker education to prevent inadvertent damage; restrictions on future oil drilling and maintenance activities; fencing of the site; and enforcement monitoring. If preservation of the cultural site is infeasible, future damage shall be mitigated by data recovery.	Archaeologist - Project Sponsor/ Prior to issuance of a grading permit for projects in the area north of San Gabriel Boulevard and southeast of the Rio Hondo River	WCA/ / Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
MM 5.5.7 Treatment of the La Merced Adobe shall include worker and visitor education and possibly site fencing. Site records shall also be completed and submitted to the South Central Coastal Information Center (SCCIC) at the California State University, Fullerton. SHPO concurrence of its eligibility to be listed in the NRHP shall be requested. Any future damage shall be avoided or mitigated through data recovery. It shall be listed in the NRHP prior to any work in or near this site.	Archaeologist - Project Sponsor/ Prior to issuance of a grading permit for projects proposed at the southeastern corner of Rosemead Boulevard and Durfee Avenue	WCA/Project Sponsor  Signature: _____ Date: _____
MM 5.5.8 The Temple School and site shall be formally evaluated for NRHP eligibility, consisting of detailed documentation of the site and the architectural characteristics of the buildings, as prepared by a qualified Historian or Architectural Historian. The presence of historic-period archaeological deposits shall also be evaluated. If eligible, it shall be listed in the NRHP or CRHR prior to any work on or near this site.	Historian - Project Sponsor/ Prior to issuance of a grading permit for projects proposed in the area west of Rosemead Boulevard and south of Durfee Avenue	USACE  Signature: _____ Date: _____
<b>5.6 Geology and Soils</b>		
MM 5.6.1 The Engineering Geology Report or Soils Engineering Report that would be prepared for individual facilities and improvements in the WNCBRA <b>shall be prepared in accordance with County's Manual for the Preparation of Geotechnical Reports and</b> shall determine liquefaction hazards at individual sites and provide appropriate recommendations to maintain the structural integrity of structures, utility lines, and infrastructure. Individual projects shall incorporate the recommendations of the Engineering Geology Report or Soils Engineering Report into the design and construction of the project to prevent liquefaction hazards.	Project Engineer/ Prior to issuance of a grading permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety  Signature: _____ Date: _____

**TABLE 2 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURES	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
MM 5.6.2 The geotechnical investigation that would be prepared for individual facilities and improvements shall determine soil expansion hazards in areas underlain by Chino soils and provide appropriate recommendations to maintain the structural integrity of structures, utility lines, and infrastructure. Individual projects shall incorporate the recommendations of the geotechnical investigation into the design and construction of the project to prevent soil expansion hazards.	Project Engineer/ Prior to issuance of a grading permit for each facility and during construction	Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
<b>5.7 Hazards and Human Health</b>		
N/A		
<b>5.8 Hydrology and Water Quality</b>		
MM 5.8.1 Proposed facilities under the MDPI shall be designed to incorporate BMPs within each individual development or improvement at the project site that would protect storm water quality within the WNDBRA by reducing pollutants that could enter the storm water. These BMPs may include the use of catch basin filters or bioswales in parking lots; minimal use of pesticides and fertilizers; use of non-toxic chemicals for maintenance and landscaping activities; regular removal of trash and debris; off-site disposal of grass clippings and organic materials; efficient irrigation systems; use of pervious pavements; and other site design, source control, or treatment control BMPs.	Project Engineer – Project Sponsor/ Prior to issuance of a building permit for each MDPI project	Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
<b>5.9 Land Use and Planning</b>		
N/A		
<b>5.10 Mineral Resources</b>		
N/A		
<b>5.11 Noise</b>		
MM 5.11.1: Prior to the start of construction activities for individual projects, preparation of an acoustical study would be required for construction projects where heavy construction equipment would be utilized within 900 feet of a residential property or school, or within 300 feet of a commercial property. The acoustical study shall incorporate methods, such as the installation of a temporary noise barrier/curtain at the boundaries of the construction site, to meet applicable construction noise standards.	Project Engineer - Contractor/ Prior to issuance of a grading permit for each MDPI project and during construction	Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
MM-5.11.2: Noise studies shall be prepared prior to approval of each proposed project that includes recreational uses such playgrounds, amphitheaters, a sports arena, and water recreation areas to ensure that the proposed facilities are compatible with the future exterior ambient noise environment. For amphitheaters, the ambient noise above conditionally acceptable levels shall be above 65 dBA CNEL; for sports arenas and outdoor spectator sports levels, above 70 dBA CNEL; and for water recreation facilities, above 70 dBA CNEL. Noise mitigation at these areas can be accomplished through	Project Engineer – Project Sponsor/ Prior to issuance of building permits for individual facilities	Los Angeles County Department of Building and Safety

**TABLE 2 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURES	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
use of noise barriers or by siting use areas away from the roadways and/or behind berms, hills, and structures.		Signature: _____ Date: _____
MM-5.11.3: A noise study shall be prepared for all projects that would be located within 500 feet of a home or school and that would support large crowds and outdoor recreational activities (such as the skate park or court sports, expansion of existing soccer fields, amphitheater/special events area, waterplay/splash park, performance pavilions, or small event areas) in order to demonstrate that the project would not adversely affect nearby noise-sensitive uses. Compliance may be achieved through limiting of activities to the daytime hours; siting of noise-generating activities as far as practicable from the nearest homes and schools; site design (bleachers and sound amplifiers/speakers facing away from noise-sensitive uses, use of intervening structures and topography); and the construction of noise barriers.	Project Engineer/ Prior to issuance of a grading permit to MDPI projects that would be located within 500 feet of a home or school and that would support large crowds and outdoor recreational activities	Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
MM-5.11.4: If pile driving and/or blasting are anticipated during the construction of a project that would be located within 900 feet of an existing structure, a technical study shall be prepared to evaluate and mitigate potential noise and vibration impacts to nearby structures and persons. Potential mitigation may include the use of non explosive rock removal methods and low-impact pile driving methods.	Project Engineer - Contractor/ Prior to issuance of a building permit If pile driving and/or blasting are anticipated during the construction of a project that would be located within 900 feet of an existing structure and during construction	Los Angeles County Department of Building and Safety  Signature: _____ Date: _____
<b>5.12 Population, Housing and Employment</b>		
N/A		
<b>5.13 Public Services</b>		
N/A		
<b>5.14 Recreation</b>		
N/A		
<b>5.15 Transportation</b>		
MM 5.15.1: Prior to implementation of any MDPI project that has the potential to generate additional traffic, a trip generation assessment shall be conducted. First, trip generation estimates shall be made for the specific project element, and any other project elements already completed at the time of the assessment. If trip generation estimates are less than or equal to the overall trip generation forecasted in the 2010 Traffic Study, no further traffic analysis would be needed. If trips for the analyzed project elements would substantially exceed those forecasted in the Traffic Study, a full traffic impact study shall be prepared. Also, if the location of specific major project elements is materially different than the locations analyzed in the 2010 Traffic Study, a full traffic impact study shall be prepared, depending on	Traffic Engineer – Project Sponsor/ Prior to issuance of a building permit for any MDPI project that has the potential to generate additional traffic	WCA/ Los Angeles County Department of Building and Safety  Signature: _____ Date: _____

**TABLE 2 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURES	RESPONSIBLE PARTY/TIME FRAME FOR IMPLEMENTATION	VERIFICATION OF COMPLETION
<p>the number of estimated trips for the specific project elements, and the locations where the project elements would access the street network. The traffic study shall be prepared in accordance with the Traffic Impact Analysis Report Guidelines of the LACDPW Traffic Division, and any other applicable jurisdiction, and shall be subject to review and approval prior to implementation of any MDPI project that has the potential to generate additional traffic. The study shall identify the needed roadway, driveway, access, and intersection improvements to maintain traffic flows and acceptable LOS. Each proposed facility or improvement shall implement the recommendations of its traffic study as part of the project.</p>		
<p>MM 5.15.2: Prior to the construction of any additional soccer fields in Area A, confirmation that adequate parking is planned, approved, and funded, and would be available to accommodate the needs of soccer fields and Skate Park/Court Sports, shall be provided to the County of Los Angeles for review and approval. Subject to future environmental review and approval, potential opportunities for additional parking include the following:</p> <ol style="list-style-type: none"> <li>1. Paving of the overflow area at the northern end of Area A or other undeveloped areas that are not otherwise designated for park improvements or mitigation lands;</li> <li>2. Re-use of a portion of the nursery area north of Rush Street once the existing lease expires;</li> <li>3. Reduction in the buildout program for the soccer fields to a number that would allow parking to be accommodated on-site within Area A;</li> <li>4. Allowing the use of parking lots in Area B if Caltrans agrees to the installation of a traffic signal and marked crosswalks across Rosemead Boulevard between the entrances to Areas A and B.</li> </ol>	<p>Project Engineer/ Prior to issuance of a grading permit for any additional soccer fields</p>	<p>WCA/Los Angeles County Departments of Regional Planning and Building and Safety</p> <p>Signature: _____ Date: _____</p>
<p>MM 5.15.3: Prior to the conduct of special events that could draw a large number of visitors, the concessionaire or event sponsor shall prepare a parking management plan to adequately accommodate projected parking demands. The parking management plan shall include designated parking areas, parking attendants, shuttles, transit opportunities, parking permits/restrictions at off-site locations unless agreements with property owners are in place, and visible enforcement. The parking management plan shall be subject to the approval of the County or the City of Pico Rivera and shall be implemented throughout the duration of the event.</p>	<p>Project Sponsor/ Prior to issuance of a special event permit and during special events</p>	<p>Los Angeles County Department of Building and Safety/Pico Rivera Building Division</p> <p>Signature: _____ Date: _____</p>
<b>5.16 Utilities and Service Systems</b>		
N/A		
<b>5.17 Greenhouse Gases and Climate Change</b>		
N/A		