

**MITIGATION MONITORING PLAN
FOR THE
LOS ANGELES REGIONAL INTEROPERABLE
COMMUNICATIONS SYSTEM (LA-RICS)
LAND MOBILE RADIO (LMR) SYSTEM**



Prepared for:

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Pursuant to Public Resources Code section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines, when an agency finds that mitigation measures have been required in, or incorporated into a project, to avoid or substantially lessen its significant environmental effects, the agency must adopt a program for monitoring or reporting on such mitigation measures. The Environmental Impact Report (EIR) prepared for the Los Angeles Regional Interoperable Communications System (LA-RICS) Land Mobile Radio (LMR) project identifies mitigation measures to reduce the significant environmental effects of the proposed project. This Mitigation Monitoring Plan (MMP) is prepared in compliance with CEQA and is designed to aid the LA-RICS Joint Powers Authority (Authority) in their implementation and monitoring of the adopted mitigation measures. The LA-RICS Authority is the designated lead agency for purposes of CEQA compliance and is responsible for implementation of the MMP. The MMP will be used by Authority staff responsible for ensuring compliance with mitigation measures associated with the LMR project. Monitoring will consist of review of appropriate documentation, such as plans and reports prepared by the Contractor, or field observation of the mitigation measures during implementation. The MMP will be in place throughout all phases of development of the LMR project. The MMP is presented in table format and describes the actions that must take place to implement each mitigation measure, the entities responsible for implementing the actions, the timing of those actions, and the entities responsible for monitoring compliance. Not all mitigation measures are applicable at every site analyzed in the EIR. The MMP identifies the sites at which specific mitigation measures are applicable.

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
Aesthetics	PASPD01	CUL MM 5: Architectural Resources Protection and Camouflage: See Below	Contractor	Prior to Construction	Authority
Air Quality	All Sites In SCAQMD	AQ MM 1: No later than 12:00 p.m. on the Thursday prior to each week of construction, the contractor shall submit a report to the Authority for review and approval which includes, at minimum, the following information: (1) a list of the types and numbers of pieces of on-site construction equipment that will operate at each proposed Project site within the SCAB on each day of the following week of construction; (2) an estimate of the combined total of NOX emissions from all construction activities at all proposed Project sites in the SCAB for each day of the week and verification that the total does not exceed 100 pounds; (3) if combined NOX emissions are forecast to exceed 100 pounds on any day during the week following submittal of the report, the report shall document this fact, and the contractor shall substitute equipment with Tier 4 engines that adhere to emissions standards listed in 40 CFR 1039.101 for all types of off-road equipment to which USEPA regulations apply to the extent necessary to reduce emissions to 100 pounds, or otherwise limit construction activity to the extent necessary to reduce daily basin-wide NO _x emissions to 100 pounds, to the satisfaction of the Authority. Compliance with this requirement shall be documented in the following week's report.	Contractor	Weekly	Authority
Biological Resources	All sites	BIO MM 1 Mitigation Monitoring and Reporting Plan: Prior to construction, the Authority shall develop and implement or require the system contractor to develop and implement a mitigation monitoring and reporting plan (MMRP) for the proposed Project. The MMRP would serve to organize environmental compliance requirements identified in best management practices, mitigation measures, permit requirements, real property agreement conditions, coordination with the land management agency(s), and other applicable sources. The MMRP shall contain an organization chart and communication plan for environmental compliance as it relates to the proposed Project.	Authority	Prior to construction	Not applicable
	All sites	BIO MM 2 Worker Environmental Awareness Program: Prior to construction, the Authority shall develop and implement or require the system contractor to develop and implement, including coordination with the respective land management agency, a Worker Environmental Awareness Program (WEAP) for the proposed Project. This mitigation measure would serve to institute and formalize an education program to increase awareness of environmental resources and measures and rules that are in place to help minimize impacts to those resources. a) A WEAP shall be developed and shall be required for all construction employees prior to placement of Project equipment, construction, or any ground-disturbing activities at the proposed Project site. Training of additional workers, contractors, and visitors shall be provided, as needed. b) The WEAP is to inform on-site workers of the possible presence of special status species, the measures to be taken to protect these species, and the importance of minimizing impacts to the natural environment through the protection of native vegetation, adhering to required buffers and protection zones, staying on existing roads, and implementing best management practices, that include containment of any spills, disposal of trash, and management of runoff and sediment transport. c) To assure long-term implementation of mitigation measures, an information sheet listing potential sensitive species and what to do if any are encountered shall be prepared, distributed to workers, and posted on site.	Authority	a) Prior to construction b) Prior to construction c) Prior to construction	Authority

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	AGH, AJT, BJM, BUR1,CPK, DPK, ENC1, FRP, FTP, GMT, GRM, H-17A, JOP, JPK, LACF072, LACFCP11, LEPS, LPC, MMC, MML, MTL2, OAT, PASPD01, PHN, PMT, PWT, RIH, SDW, SGH, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WAD, WMP, WTR, ZHQ	BIO MM 3 Biological Compliance Reporting: A biological monitor shall visit all active construction sites at least once weekly to document compliance and provide reports to the Project administrator on a weekly basis.	Contractor	Weekly during construction	Authority
	BJM, BUR1, CPK, DPK, FRP, GMT, H-17A, JOP, JPK, LACFCP11, LPC, MMC, MML, MTL2, OAT, PMT, RIH, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WMP, WTR	BIO MM 4 Site Sanitation: a) The contractor shall keep a regulated work area free of litter and trash. Trash and discarded food items shall be contained within an appropriate receptacle and removed daily to avoid attracting wildlife to the construction site, contribute to habituation of wildlife to the presence of humans, or to attract avian or mammalian predators to the area. b) All construction debris (including nuts, bolts, small pieces of wire, etc.) shall be cleaned up (e.g., trash removed, scrap materials picked up) each day that work is conducted to minimize the likelihood of wildlife visiting the site and consuming microtrash, discarded food, or other substances.	Contractor	a) Daily during construction b) Daily during construction	Authority
	BJM, BUR1, DPK, FRP, GMT, JOP, JPK, LACFCP11, LPC, MMC, MML, MTL2, OAT, PMT, SUN, SUN2, TPK, TWR, VPK, WMP, WTR	BIO MM 5 Hazardous Materials Management: a) A toxic substance management and spill response plan shall be prepared by the contractor for review and approval by the Authority. b) Hazardous materials shall be contained; spills shall be prevented; and any spills at the Project site or along access roads shall be contained and cleaned up immediately. c) All construction vehicles are required to carry at least one spill response kit. d) Any spills shall be accounted for in reports prepared by the biological/environmental monitor.	Contractor	a) Prior to construction b) Daily during construction c) Daily during construction d) During construction, upon occurrence	Authority
	BJM, BUR1, DPK, FRP, FTP, GMT, JOP, JPK, LACFCP11, LPC, MMC, MML, MTL2, OAT, PMT, SUN, SUN2, TPK, TWR, VPK, WAD, WMP, WTR, ZHQ	BIO MM 6 Anti-perch Devices: Anti-perch devices shall be affixed to any elevated, horizontal structure (this includes the top quarter-arc of disc antennas) suitable for perching or nesting by raptors, ravens, vultures, gulls, or other large birds to deter the use of these facilities as perch or nest sites to avoid attracting avian predators to the area, and so as not to contribute to the habituation of condors to the presence of humans. Anti-perch devices shall be inspected annually and repaired as needed.	Contractor during construction Authority during operation phase	During construction Annually during operation	Authority
	BUR1, FRP, GMT, JOP, JPK, LACFCP11, LPC, MMC, MML, MTL2, OAT, PMT, SUN, SUN2, TPK, VPK, WMP, WTR	BIO MM 7 California Condor Protection: a) As part of BIO MM 4 Site Sanitation, a written list of procedures shall be established and posted on site and/or kept in a site binder at all times. Specifically, the protocol shall list requirements including: all trash of any size shall be placed and contained in covered containers; and no trash of any kind shall be released to the environment. This includes any food items, small or large pieces of plastic or wire, and any small metallic objects (i.e., nuts, bolts, wire nuts). b) As part of BIO MM 2 WEAP, construction crews shall be informed of the possible presence of California condors. A qualified biologist shall prepare an informational handout to be presented at WEAP instruction. This program and handout shall provide, at a minimum, information concerning the biology and distribution of the California condor, legal status, and possible occurrence in the vicinity; measures to avoid impacts to condors; procedures to be implemented to eliminate microtrash from the site; and what to do in case of California condor encounters. The informational handout shall be posted at the Project site for continued reference by construction and maintenance workers. c) During construction and operations of the facility, all workers shall avoid any interaction with condors and shall immediately stop work if condors are present in the Project site. If condors are on site, USFWS would be	Contractor	a) Prior to construction b) Prior to construction c) Daily during construction and operations d) Daily during construction e) Daily during construction f) Daily during construction and operations g) Daily during construction h) Weekly during construction	Authority

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		<p>contacted immediately (Ventura office: 805-644-1766) following internal chain-of-command communications protocol. Once condors leave on their own accord or as a result of techniques employed by permitted USFWS personnel, on-site work may continue.</p> <p>d) If condors are known to be present in the area and found roosting within 0.5 mile of the Project site, no construction activity shall occur between one hour before sunset and one hour after sunrise or until the condors leave the area.</p> <p>e) If condors are documented nesting within 1.5 miles of a proposed Project site (as determined by nesting bird surveys, observations by the biological monitor, and/or information from USFWS condor program), no construction activity shall occur until further authorization is received from USFWS.</p> <p>f) The Project site shall be maintained in a clean condition at all times.</p> <p>g) All wires, cables, and other items, either temporary or permanent, that could entangle a condor are to be securely fastened down or removed from site. No permanent guy wires will be used.</p> <p>h) As part of BIO MM 3 Biological Compliance Reporting, the environmental monitor shall verify at least once a week during active construction and upon completion of construction activities that the Project site is maintained in a clean condition.</p>			
	AGH, AJT, BJM, BUR1, CPK, DPK, ENC1, FRP, FTP, GMT, GRM, H-17A, JOP, JPK, LACF072, LACFCP11, LEPS, LCP, MMC, MML, MTL2, OAT, PASPD01, PHN, PMT, PWT, RIH, SDW, SGH, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WAD, WMP, WTR, ZHQ	<p>BIO MM 8 Biological Monitoring:</p> <p>A qualified biological monitor shall be present at the site during construction activities that result in ground disturbance or removal of vegetation to ensure all mitigation measures are met. Duties of the biological monitor include checking for the presence of wildlife on the construction site, inspecting trenches or holes for trapped wildlife, surveying for the presence of nesting birds and adherence to nesting bird protection buffers, monitoring construction site boundaries, and checking that vegetation flagged for protection is not disturbed.</p>	Contractor	Daily during construction	Authority
	AGH, AJT, BJM, CPK, DPK, ENC1, FRP, FTP, GRM, H-17A, JOP, JPK, LACF072, LACFCP11, LEPS, LPC, MMC, MML, MTL2, OAT, PHN, PMT, PWT, RIH, SDW, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WAD, WMP, WTR	<p>BIO MM 9 Protect Native Vegetation and Common Wildlife:</p> <p>a) Minimize disturbance to native perennial plants; new ground disturbance shall be the minimum necessary and established and delineated prior to any earth-moving activities.</p> <p>b) If native perennial vegetation cannot be avoided and would be impacted or destroyed, the disturbance area is to be surveyed for the presence of special status plants and to remove common species of wildlife prior to destruction of the vegetation.</p> <p>c) At no time shall protected species be handled or moved. If a protected species is found within the construction area, all work that may impact that animal shall cease and the appropriate agency(s) shall be contacted (e.g., USFWS, CDFW, land management agency). The animal shall be allowed to leave the site on its own accord.</p> <p>d) Prior to construction or any ground-disturbance activities, mark the construction disturbance limits and monitor for adherence to these boundaries.</p> <p>e) Stay on existing roads.</p> <p>f) Do not remove native trees; construction limits shall be established to avoid walnuts, oaks, and any other sensitive species habitat and the limits shall be flagged by a biological monitor.</p> <p>g) Protect tree root systems by precluding paving, trenching, or other ground disturbing activities; and preclude heavy equipment from driving, parking, or staging within the tree's dripline.</p> <p>h) Any loss of native perennial vegetation, whether planned or unintentional, is to be accounted for in reports prepared by the biological monitor.</p>	Contractor	<p>a) Daily during construction</p> <p>b) Prior to construction</p> <p>c) Continuous during construction</p> <p>d) Prior to construction</p> <p>e) Continuous during construction and operation</p> <p>f) Prior to construction</p> <p>g) Continuous during construction</p> <p>h) Continuous during construction</p>	Authority

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	BJM, CPK, DPK, FRP, GRM, H-17A, JOP, LACFCP11, LEPS, LPC, MMC, MML, MTL2, PHN, PMT, PWT, PWT, RIH, SDW, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WMP, WTR, ZHQ	BIO MM 10 No Pets: Construction and maintenance workers shall be prohibited from bringing pets (especially dogs) to non-urban Project sites, as the domestic animal may harass or kill native wildlife present at the site.	Contractor	Continuous during construction	Authority
	AGH, AJT, BJM, CPK, DPK, FRP, FTP, GRM, H-17A, JOP, LACF072, LACFCP11, LEPS, LPC, MMC, MML, MTL2, OAT, PHN, PMT, PWT, RIH, SDW, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WMP, WTR	BIO MM 11 Site Access: a) On access roads operate all vehicles within the posted speed limits. b) If access road speed limits are not posted, do not exceed 15 miles per hour (mph). c) Adjust vehicle speed as appropriate to road conditions; avoid causing ruts and gullies; and minimize dust. d) Watch for wildlife on roads (including amphibians, snakes, rodents, and tortoises), especially during rainy periods, and avoid running them over. e) Look under parked vehicles for the presence of wildlife (especially desert tortoise) before pulling away to avoid running over wildlife. f) Do not park on or drive over native perennial vegetation. g) Avoid cutting corners on access roads and impacting vegetation when large equipment and trailers are brought to the Project site. h) Do not drive off the designated roadway or make any modifications to the road or road shoulders.	Contractor	Continuous during construction and operation	Authority
	H-17A, LEPS, PHN, PWT, RIH, SDW, VPK	BIO MM 12 Coastal California Gnatcatcher Protection: a) As part of BIO MM 2 WEAP, construction crews shall be informed of the possible presence of coastal California gnatcatchers in the area and the importance of maintaining coastal sage scrub vegetation. b) As part of BIO MM 9 Protect Native Vegetation and Common Wildlife, disturbance to native perennial vegetation, especially coastal sage scrub vegetation (e.g., California sagebrush, sage, laurel sumac, and California buckwheat), would be minimized. Surveys shall be conducted by a qualified biologist for the presence of coastal sage scrub perennial vegetation, and plants not identified for removal within or near the construction zone shall be marked for protection. c) As part of BIO MM 3 Biological Compliance Reporting, the environmental monitor shall verify at least once a week during active construction and upon completion of construction activities that habitat protection measures have been followed. d) At proposed Project sites H-17A, PHN, and RIH, a higher level of protection is required to ensure that gnatcatchers are not present when construction activities would occur and adverse effects would be avoided. For proposed Project sites that include known or suspected gnatcatcher nesting or otherwise include suitable nesting habitat where the bird is expected to be present, the following mitigation measure is to ensure the highest level of protection to the bird. All the above measures (BIO MM 1 through BIO MM 3, and BIO MM 8 through BIO MM 12) apply as well as: BIO MM 13 Coastal California Gnatcatcher Breeding Season Restrictions.	Contractor	a) Prior to construction b) Prior to construction c) Weekly during construction	Authority
	H-17A, PHN, RIH, SDW	BIO MM 13 Coastal California Gnatcatcher Breeding Season Restrictions: Construction activities that include loud noises (e.g., trenching, drilling, concrete cutting), the use of large equipment (e.g., booms, cranes, drills, concrete pouring), or the removal of perennial vegetation shall be precluded between February 15 and August 30. This measure is applicable to identified Project sites where coastal California gnatcatchers are known to be or likely would be present, and construction activities may result in disturbance to the bird.	Contractor	Continuous during construction occurring February 15 – August 30	Authority

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	LEPS, PWT	<p>BIO MM 14 Coastal California Gnatcatcher Protocol Surveys:</p> <p>a) To determine if coastal California gnatcatchers are present within 500 feet of specified Project sites and if breeding season restrictions would be required, surveys following the most recent version of the USFWS Coastal California Gnatcatcher Presence/ Absence Survey Protocol (current revision issued by USFWS Carlsbad Office 1997) shall be conducted prior to initiating any construction activities that may result in ground disturbance or loud noises during the gnatcatcher breeding season (February 15 through August 30). This protocol requires call-playback surveys by a permitted biologist, conducting a minimum of six surveys at least one week apart between March 15 and June 30 (additional survey requirements are presented in the protocol).</p> <p>b) If adult, nesting, or fledgling gnatcatchers are detected even once within 500 feet of the proposed Project site, or if surveys are not completed in compliance with the protocol, BIO MM 13 Coastal California Gnatcatcher Breeding Season Restrictions shall apply to the site, precluding any construction activities that include loud noises (e.g., trenching, drilling, concrete cutting), the use of large equipment (e.g., booms, cranes, drills, concrete pouring), or the removal of perennial vegetation between February 15 and August 30.</p> <p>c) If no adult, nesting, or fledgling gnatcatchers are detected within 500 feet of the proposed Project site, construction activities may commence beginning July 1 through February 14.</p> <p>d) Survey requirements shall be applied each year that construction activities take place at the Project site.</p>	Contractor	<p>a) Prior to construction</p> <p>b) Continuous during construction</p> <p>c) Continuous during construction</p> <p>d) Annually during operation</p>	Authority
	LACFCP11	<p>BIO MM 15 Southwestern Willow Flycatcher Protection:</p> <p>a) As part of BIO MM 2 WEAP, construction crews shall be informed of the possible presence of southwestern willow flycatchers in the area and the importance of maintaining riparian vegetation.</p> <p>b) As part of BIO MM 9 Protect Native Vegetation and Common Wildlife, disturbance to native perennial vegetation, especially riparian species (e.g., sycamore, cottonwood, willow), would be minimized; no ground-disturbing activities or removal of vegetation would occur within stream corridors or floodplains. Prior to construction, surveys for the presence of riparian vegetation shall be conducted by a qualified biologist, and those plants within or near the construction zone not identified for removal shall be marked for protection and monitored for adherence to these boundaries.</p>	Contractor	<p>a) Prior to construction</p> <p>b) Prior to construction</p>	Authority
	ZHQ	<p>BIO MM 16 Snowy Plover Protection:</p> <p>a) As part of BIO MM 2 WEAP, construction crews shall be informed of the possible presence of western snowy plover in the area and the importance of not disturbing nesting birds.</p> <p>b) If construction occurs between February 1 and July 31, prior to beginning construction a biological monitor shall verify through coordination with USFWS and on-site surveys that no breeding western snowy plovers are using the Project site or are within 500 feet of any Project activity.</p> <p>c) If plovers are nesting in the vicinity, BIO MM 8 Biological Monitoring would apply, and a 500-foot protection buffer shall be required where no construction activities may occur while birds remain in the area.</p>	Contractor	<p>a) Prior to construction</p> <p>b) Prior to construction, if construction occurs between February 1 and July 31</p> <p>c) Continuous during construction</p>	Authority
	AGH, AJT, BJM, CPK, DPK, ENC1, FTP, GMT, H-17A, JOP, OAT, PWT, SPN, TOP, TPK, TWR, VPK, WTR	<p>BIO MM 17 Raptor Protection:</p> <p>a) If construction activities occur during the American peregrine falcon, bald eagle, golden eagle, long-eared owl, or burrowing owl breeding period, January 1 through July 31, preconstruction surveys would be conducted in all suitable habitats within 500 feet of the Project site as well as within a species-appropriate distance beyond the 500-foot buffer based on line of sight between potential nesting habitat and the construction site.</p>	Contractor	<p>a) Prior to construction during breeding season (January 1 through July 31)</p> <p>b) Prior to construction</p> <p>c) Continuous during construction</p> <p>d) Continuous during construction</p>	Authority

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		<ul style="list-style-type: none"> b) If construction takes place during the breeding period, the biological monitor shall contact appropriate land management and resource agencies to ascertain if they have any current information on raptor nesting activities in the general vicinity of the proposed Project sites. c) If an active American peregrine falcon, bald eagle, golden eagle, long-eared owl, or burrowing owl nest is discovered within 500 feet of the construction site, work shall not be undertaken at that site until the nest is no longer active, with an additional five days to allow the fledging birds to disperse. An active nest is defined as one that is attended, built, maintained, or used by a pair of birds during a given breeding season, whether or not eggs are laid; a nest is considered inactive if not attended to for a period of 10 days or longer. d) If an active American peregrine falcon, bald eagle, golden eagle, long-eared owl, or burrowing owl nest is discovered between 500 feet and 0.5 mile of the construction site, the potential for disturbance of the nesting birds would be evaluated based on line-of-sight, degree of potentially disturbing activities, and other site-specific factors. If the CDFW and land management agency concur, the protection buffer distance may be reduced. 			
	All sites	<p>BIO MM 18 Nesting Bird Protection:</p> <ul style="list-style-type: none"> a) It is preferred that removal of trees or large tree limbs and other vegetation removal activities such as grubbing or shrub clearing avoid the typical bird nesting season of January 1 through September 15. b) If construction activities occur during the bird nesting season, and to prevent disturbance to or destruction of nests of protected native bird species that could occur as a result of vegetation removal, disturbance, or other on-site construction activities, preconstruction surveys for nesting birds shall be conducted by a qualified biological monitor within 10 calendar days prior to on-site construction-related disturbance activities from March 1 through September 15 for non-raptors, and January 1 through July 31 for raptors. c) If nesting protected non-raptor species are detected, a 300-foot avoidance buffer shall be implemented; a 500-foot avoidance buffer would be applied to any active nest of a raptor or other species of special status bird. d) Appropriate site-specific buffers may be established with the approval of a project designated avian expert, based in part on the species of nesting bird present, location of nest, nesting phenology, magnitude of potential disturbance, and other site conditions (e.g., levels of ambient noise; line-of-sight). e) If construction activities would occur within the general buffer distances for active nests (300 feet for non-raptors, 500 feet for raptors, and up to 1.5 miles for condors and eagles), a Biological Monitor must be present during those activities. f) No active nests may be destroyed; inactive bird nests may be destroyed as part of vegetation removal but may not be reduced to possession. g) Between September 16 and December 30, grubbing, shrub clearing, and tree/limb removal activities are not subject to restrictions based on the protection of migratory birds. h) Comply with the USFWS Office of Migratory Birds voluntary guidelines (USFWS 2013a) for communications tower placement, construction, and operation. i) For any towers that must exceed 199 feet in height, lighting requirements would be designed in cooperation with FAA and USFWS Office of Migratory Birds to minimize attraction and resulting mortality of migratory birds. 	Contractor	<ul style="list-style-type: none"> a) Continuous, prior to and during construction b) Prior to construction c) Prior to construction d) Prior to construction e) Prior to construction f) Prior to construction g) During construction (Sept. 16 – Dec. 31) h) Continuous, prior to and during construction i) Prior to construction 	Authority
	AGH, AJH, BJM, CPK, DPK, FRP, FTP, GRM, H-17A, JOP, LACF072, LACFCP11, LEPS, LPC, MMC, MML, MTL2, OAT, PHN, PMT, PWT, RIH, SDW, SPN, SUN, SUN2, TOP, TPK, TWR, WMP, WTR	<p>Bio MM 19 Trenches and Holes Management:</p> <ul style="list-style-type: none"> a) The contractor shall cover or backfill all trenches the same calendar day they are opened, where practicable. 	Contractor	Continuous during construction	Authority

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		<ul style="list-style-type: none"> b) If trenches or holes cannot be closed the same day they are made, covers shall be firmly secured at ground level in such a way that small wildlife cannot slip beneath. At sites that require the presence of a biological monitor, trench covers shall be approved by the monitor. c) Open trenches shall be inspected regularly throughout the day and prior to filling to remove any trapped common wildlife (e.g., small mammals, reptiles, amphibians) and to check for the presence of protected wildlife species (e.g., arroyo toad) at Project sites that require the presence of a biological monitor. d) If a protected wildlife species is present in the trench, the on-site Biological Monitor shall contact USFWS immediately, ensure the protected species is not in immediate danger, and wait for instruction by USFWS. e) Covered trenches and holes at sites where biological monitors are present are to be inspected by the monitor at the end of the work day and prior to initiating construction activities the next day. f) In locating trenches or holes, disturbance to natural vegetation, including plant root systems shall be minimized. g) Prior to trenching, the construction disturbance limits and monitor for adherence to these boundaries shall be marked. 			
	BJM, DPK, TWR	<p>BIO MM 20 Santa Catalina Island Fox Protection:</p> <ul style="list-style-type: none"> a) As part of BIO MM 2 WEAP, construction crews shall be informed of the possible presence of the Santa Catalina Island fox and the measures to be taken to avoid impacts to the fox. b) Prior to initiation of construction activities, the Project site plus a 250-foot buffer shall be inspected by a qualified biologist for the presence of Santa Catalina Island fox dens; if a den is located, no construction activities may be initiated and USFWS and CDFW shall be contacted. c) As part of the BIO MM 8 Biological Monitoring, the biological monitor shall inspect the work area, including equipment storage sites and staging areas, for the presence of foxes each day prior to initiation of on-site work. Construction equipment that may be used as hiding cover by a fox (e.g., open pipes, equipment piles) shall be inspected prior to moving. 	Contractor	<ul style="list-style-type: none"> a) Prior to construction b) Prior to construction c) Continuous during construction 	Authority
	CPK, FRP, GRM, JOP, LACFCP11, LPC, MML, MTL2, PMT, PWT, SPN, SUN, SUN2, TOP, WMP, WTR	<p>BIO MM 21 Protected Amphibian Protection:</p> <ul style="list-style-type: none"> a) As part of BIO MM 2 WEAP, construction crews shall be informed of the possible presence of protected amphibians (i.e., arroyo toad, California red-legged frog, mountain yellow-legged frog - southern California DPS) in the area and along access roads, and the measures to be taken to avoid impacts to these amphibians. b) As part of BIO MM 1 Biological Monitoring, the Biological Monitor shall be present during site preparation and placement of Project equipment. The monitor shall inspect the work area, including equipment storage sites and staging areas, for the presence of protected amphibians each day prior to initiation of on-site construction work following a measureable rain event (≥ 0.01 inch) while construction is ongoing. c) To protect dispersing frogs and toads, no Project-related on-site ground-disturbing activities or construction-related travel on access roads shall occur during the night or during rainy periods (within 24 hours of a measureable ≥ 0.01 inch precipitation event or within 48 hours of a major ≥ 0.1 inch precipitation event). d) To protect dispersing frogs and toads during normal site operations (non-emergency situations), these Project sites shall not be accessed by maintenance workers during the night or during rainy periods (within 24 hours of a measureable ≥ 0.01 inch precipitation event or within 48 hours of a major ≥ 0.1 inch precipitation event) (emergency situations are exempted). e) If a protected amphibian (i.e., arroyo toad, California red-legged frog, mountain yellow-legged frog - southern California DPS) is found within 50 feet of the construction site, all work that involves moving vehicles or ground disturbance shall cease until the animal moves on its own accord. 	Contractor	<ul style="list-style-type: none"> a) Prior to construction b) Continuous during construction c) Continuous during construction d) Continuous during construction and operations e) Continuous during construction f) Continuous during construction 	Authority

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		f) If protected amphibians are present on the road, vehicles shall stop until the individual(s) move out of harm's way on their own accord.			
	ENC1, LACF072, LEPS, TOP, WAD	<p>BIO MM 22 Monarch Butterfly Protection:</p> <p>a) Preconstruction surveys by a qualified biologist shall provide for a thorough examination of suitable roost trees to determine if butterflies are using the site for roosting; surveys shall be repeated once a week throughout the construction period.</p> <p>b) If butterflies are found roosting in the area, a protection buffer of 50 feet shall be established around each roost; and no construction activities would be undertaken within the buffer area while butterflies are roosting.</p> <p>c) Loss of trees or removal of large limbs on trees that may provide suitable roost habitat for monarch butterflies shall be avoided.</p>	Contractor	<p>a) Prior to construction, and weekly during construction</p> <p>b) Continuous during construction</p> <p>c) Prior to construction, and continuous during construction</p>	Authority
	AGH, AJT, BJM, CPK, DPK, ENC1, FRP, FTP, GRM, H-17A, JOP, JPK, LACF072, LACFCP11, LEPS, LPC, MML, MTL2, OAT, PHN, PMT, PWT, RIH, SDW, SPN, TOP, TWR, VPK, WTR	<p>BIO MM 23 Prevent the Spread of Nonnative Vegetation:</p> <p>a) All ground disturbed by construction activities that would not be paved, landscaped, or otherwise permanently stabilized (e.g., graveled, soil compaction) shall be seeded using species native to the Project vicinity.</p> <p>b) To prevent the introduction of invasive species seeds, all earthmoving and hauling equipment shall be inspected at the equipment storage facility to remove soil and vegetation; and the equipment shall be washed prior to entering the construction site.</p> <p>c) To prevent invasive species seeds from leaving the site, all construction equipment shall be inspected, and all attached plant/vegetation and soil/mud debris shall be removed prior to leaving the construction site.</p>	Contractor	<p>a) Post construction</p> <p>b) Continuous during construction</p> <p>c) Continuous during construction</p>	Authority
	AGH, BJM, CPK, DPK, ENC1, FRP, GRM, H-17A, JOP, JPK, LACF072, LEPS, LPC, MTL2, PMT, PWT, RIH, SPN, TOP, TWR, VPK, WTR	<p>BIO MM 24 Special Status Plants Surveys and Protection:</p> <p>a) As part of BIO MM 2 WEAP, construction crews shall be informed prior to the onset of construction activities of the possible presence of special status plants in the area and the importance of maintaining native vegetation.</p> <p>b) At identified sites, surveys for special status plants shall be conducted by a qualified botanist prior to ground-disturbing activities, in the proper season and in suitable habitat surrounding the proposed Project site or any area subject to ground disturbance, including access roads.</p> <p>c) If a special status plant is found to be present or if surveys are determined to be inconclusive, the areas requiring special protection would be marked prior to construction to provide a buffer to maintain the ecological context of the location at which the plant was found.</p> <p>d) Mitigation measure BIO MM 8 Biological Monitoring shall apply at proposed Project sites where special status plants or their habitat are present, and protection buffers would be monitored for compliance.</p>	Contractor	<p>a) Prior to construction within the proper season</p> <p>b) Prior to construction</p> <p>c) Prior to construction</p> <p>d) Continuous during construction</p>	Authority
Cultural Resources	AGH, BJM, DPK, ENC1, LEPS, PWT, TOP, TWR, ZHQ	<p>CUL MM 1: Archaeological or Native American Monitoring – Prehistoric Resources</p> <p>At Project sites with known or potential presence of prehistoric archaeological material (artifacts and/or features) within the defined APEs, qualified archaeological or Native American monitors shall be present during all subsurface excavation for tower or monopole foundations and during grading for access roads and structure foundations. Monitors will also be responsible for restricting access by construction personnel to any identified archaeological resources as noted in this EIR section or Chapter 4. The direct and indirect APEs are defined in Section 3.4.3.4. The archaeological monitor will, at a minimum, have a B.A. in anthropology or related field or will have successfully completed an archaeological field methods school. The monitor will work under the supervision of an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (Project Archaeologist). The standards are published in CFR 36 Part 61 and found on the National Park Service website at http://www.nps.gov/history/local-law/arch_stnds_9.htm. In the event that prehistoric archaeological material is unexpectedly discovered within the APE, the procedures set forth in CUL MM 3 shall be followed.</p>	Contractor	Continuous during construction for all ground-disturbing activities.	Authority

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
	LPC	<p>CUL MM 2: Archaeological Monitoring – Historic-Age Resources</p> <p>At proposed Project sites with known or potential presence of historic-age archaeological material (artifacts and/or features) within the defined APEs, a qualified archaeological monitor shall be present during all subsurface excavation for tower or monopole foundations and during grading for access roads and structure foundations. Monitors will also be responsible for restricting access by construction personnel to any identified archaeological resources as noted in this EIR section or Chapter 4. The direct and indirect APEs are defined at the beginning of this EIR section.</p> <p>The archaeological monitor will, at a minimum, have a B.A. in anthropology or related field or will have successfully completed an archaeological field methods school. The monitor will work under the supervision of an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards (Project Archaeologist). The standards are published in CFR 36 Part 61 and found on the National Park Service website at http://www.nps.gov/history/local-law/arch_stnds_9.htm.</p>	Contractor	Continuous during construction for all ground-disturbing activities.	Authority
	AGH, ENC1, LEPS, LPC, PASPD01, PWT, TOP, ZHQ	<p>CUL MM 3: Unexpected Discovery of Archaeological Materials</p> <p>In the event that previously unidentified prehistoric or historic-age archaeological resources are uncovered, the following actions shall be taken:</p> <ol style="list-style-type: none"> 1) All ground-disturbing work within 165 feet (50 meters) of the discovery shall be halted. The qualified archaeological monitor will mark the immediate area with highly visible flagging and immediately notify the Project Archaeologist. 2) The Project Archaeologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts will occur, the resource shall be documented on California State Department of Parks and Recreation cultural resource record forms, and no further effort shall be required. 3) If the resource cannot be avoided and may be subject to further impact, the Project Archaeologist shall evaluate the resource and determine whether it is (1) eligible for inclusion in the NRHP and is thus a historic property for the purposes of the NHPA and NEPA; (2) eligible for the CRHR and thus a historical resource for the purposes of CEQA; (3) a “unique” archaeological resource as defined by CEQA; (4) a Tribal resource as defined by AB 52. If the resource is determined not to be significant under any of these four categories, work may commence in the area following collection (as appropriate) and recording, including mapping and photography, of the archaeological materials or features. 4) If the resource meets the criteria for any or all of the categories described in CUL MM3 (3), work shall remain halted, and the Project Archaeologist shall consult with LA-RICS Authority staff regarding methods to ensure that no substantial adverse changes occur. Preservation in place (i.e., avoidance) is the preferred method of ensuring no substantial adverse impacts occur on historic properties/historical resources and shall be required unless other equally effective methods are agreed upon among the Project Archaeologist, the Authority, and any other stakeholders. <p>If the archaeological material appears to represent a site – defined as three or more artifacts and/or features in an intact deposit – an archaeological test program (Phase II) may be necessary. Associated mitigation measures include, but are not limited to, collection of the archaeological materials, recordation (e.g., DPR Primary Record and Site Forms), and analysis of any significant cultural materials in accordance with a Data Recovery Plan, and curation of artifacts at an approved curation facility. A curation agreement for this Project is already in place with the University of California, Los Angeles, Archaeological Collections Facility at the Fowler Museum. At the</p>	Contractor	Continuous during construction	Authority

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
		<p>completion of the appropriate mitigation measures, a professional-level technical report shall be filed with the appropriate California Historical Resources Information System (CHRIS) Information Center (IC).</p> <p>5) Work at the project location may commence upon completion of the appropriate mitigation treatment(s).</p>			
	AGH, ENC1, LEPS, PWT, TOP, ZHQ	<p>CUL MM 4: Unexpected Discovery of Human Remains</p> <p>In the event that human remains are unexpectedly encountered, the following procedures shall immediately be followed. This guidance is also provided on the NAHC's website at http://nahc.ca.gov/resources/discovery-of-native-american-human-remains-what-to-do/.</p> <ol style="list-style-type: none"> 1) All construction activity shall stop immediately, and the Project Archaeologist shall be notified. The Project Archaeologist will contact the Los Angeles (or applicable) County Coroner. The list of California Coroners can be found on the Native American Heritage Commission's website at http://nahc.ca.gov/2015/06/implementation-of-ab52-sample-letters-request-for-formal-notification-and-request-for-consultation/. 2) The Coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. 3) The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. 4) The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. 5) If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; 6) If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. 	Contractor	Continuous during construction	Authority
	LPC, PASPD01, WAD	<p>CUL MM 5: Architectural Resources Protection and Camouflage</p> <p>Attachment of Equipment to Historic Buildings and Structures</p> <p>For historic buildings or structures where communications-related equipment will be attached, the following preservation practices shall be employed, as applicable, to ensure that impacts are less than significant:</p> <ol style="list-style-type: none"> 1) When running new exterior wiring to a historic building, existing entry points shall be utilized. If a new entry point is required, the entry shall be placed at the rear of the building or in an area on the side of the building where it will be hidden by an existing architectural feature. 2) When wireless nodes, antennas, microwave or satellite dishes, etc. are installed on historic buildings, existing mounting points shall be utilized. For new mounts, nonpenetrating mounts shall be used. 3) Equipment shall be placed where it does not detract from the building's overall appearance; roof-mounted equipment shall be placed where it will not be visible from accessible locations at grade. Adequate structural support for the new equipment and design shall be ensured, and a system that minimizes the number of cutouts or holes in structural members and historic material shall be installed. Existing building features shall be used to conceal equipment. 	Contractor submits plan to Authority for approval	Prior to construction and continuous during construction	Authority

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
		<p>4) New equipment installations on a historic building that will be visible shall be painted or color-matched to the surrounding building materials. Concealment with color-matched FRP (fiberglass reinforced plastic) shrouds (boxes) is acceptable.</p> <p>5) Any supports or brackets for new equipment shall be color-matched to the existing materials.</p> <p>6) The installation of exterior wiring shall be minimized; where unavoidable, the wiring will be color-matched to the original building material to reduce the visual impact.</p> <p>7) Equipment shall not be directly anchored into stone or brick; mortar joints for anchoring the equipment will be utilized.</p> <p>8) Rust-resistant mounts to prevent staining of the building materials shall be used.</p> <p>9) Reversible mounting techniques shall be used to avoid damage to building materials.</p> <p>10) Installation of underground cable or conduit at a historical resource shall be undertaken in a manner that considers the stability of the historic building, including limiting any new excavations adjacent to historic foundations that could undermine the structural stability of the building and avoiding landscape or other changes that could alter drainage patterns and cause water-related damage to the building.</p> <p>11) New interior wiring shall utilize space in existing chases, closets, or shafts.</p> <p>12) Equipment and systems shall be installed to cause the least alteration possible to the building's floor plan and the least damage to the historic building material.</p> <p>13) Vertical runs of conduit and cables shall be placed in closets, service rooms, and wall cavities to create the least intrusion into the historic fabric of the building and to avoid major intervention into the wall and floor systems.</p> <p>Architectural Camouflage</p> <p>All new towers and monopoles or a proposed increase in the height of existing towers and monopoles that would cause adverse visual impacts on historical resources that are adjacent or within the viewshed shall be camouflaged. All camouflage implemented for the proposed Project shall be sympathetic to the existing landscape (http://www.generalcode.com/codification/sample-legislation/cell-towers) and/or in accordance with applicable municipal codes (http://clkrep.lacity.org/onlinedocs/2009/09-2645_RPT_ATT_06-07-11.pdf). Tower disguises may include, but are not limited to, painting and various types of concealments, including clock/water towers, flag/light poles, silos, trees, and unique site-specific designs. Such measures must be consistent with the Secretary of the Interior's Standards/Guidelines for the Treatment of Historic Properties (see Attachment of Equipment discussion above).</p>			
	<p>AGH, AJT, ASD, CPK, GRM, H-17A, LARICSHQ, LEPS, SPN, OAT, PASPD01, PDC, PHN, PWT, RIH, SDW, SGH, SIM, TOP, WS1, ZHQ</p>	<p>CUL MM 6: Potential Paleontological Resources Plan</p> <p>A Paleontological Resources Monitoring Plan shall be developed and approved prior to construction to guide the activities of monitors during ground-disturbing activities. The plan would include, but not be limited to, a description of the project location, the regulatory framework, site-specific impact mitigation requirements designed to reduce impacts to less than significant, specific locations and construction activities requiring monitoring and/or spot checking, procedures to follow for construction monitoring and fossil discovery and recovery, and a repository agreement with the Natural History Museum of Los Angeles County or other accredited repository. Mitigation measures that may be implemented to ensure that impacts to paleontological resources would be reduced to less than significant may include but are not limited to the following:</p>	<p>Contractor</p>	<p>Prior to construction and continuous during construction</p>	<p>Authority</p>

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
		<p>a) Worker awareness training on paleontological resources presented to construction personnel prior to the start of construction. The training should include at minimum, the following:</p> <ul style="list-style-type: none"> • The types of fossils that could occur at the project site • The procedures that should be taken in the event of a fossil discovery • Laws protecting paleontological resources • Penalties for destroying or removing paleontological resources <p>b) Paleontological monitoring during ground disturbance at all sites with moderate/unknown or high paleontological potential</p> <p>c) Salvage of significant fossil resources</p> <p>d) Screenwashing of matrix samples for microfossils</p> <p>e) Laboratory preparation of recovered fossils to the point of identification and curation</p> <p>f) Identification of recovered fossils to the lowest possible taxonomic order</p> <p>g) Curation of significant fossils at the Natural History Museum of Los Angeles County or other accredited repository</p> <p>h) Preparation of a final monitoring report that includes at a minimum the dates of field work, results of monitoring, fossil analyses, significance evaluation, conclusions, locality forms, and an itemized list of specimens.</p> <p>The Plan shall be submitted to the Authority for review and approval and finalized at least 14 days prior to the start of construction.</p>			
	<p>AGH, AJT, ASD, CPK, GRM, H-17A, LARICSHQ, LEPS, SPN, OAT, PASPD01, PDC, PHN, PWT, RIH, SDW, SGH, SIM, TOP, WS1, ZHQ</p>	<p>CUL MM 7: Paleontological Resources Monitoring</p> <p>Paleontological monitoring shall be conducted by a qualified paleontological monitor who has demonstrated experience in the collection and salvage of fossil materials. An undergraduate degree in geology or paleontology is preferable but is less important than documented experience performing paleontological monitoring and mitigation. The monitor will work under the supervision of a Principal Paleontologist.</p> <p>The qualified professional paleontological monitor shall be present during ground disturbance at all sites with moderate/unknown or high paleontological potential, and as specified in the Paleontological Resources Monitoring Plan prepared in accordance with CUL MM 6. The monitor shall be present during all subsurface excavation for tower or monopole foundations and during grading for access roads and structure foundations. Any sites that require monitoring or mitigation within the Angeles National Forest will require a qualified paleontologist to have a U.S. Department of Agriculture Forest Service-Temporary Special-Use Permit for paleontology. Based on the specific site conditions observed during monitoring (type of sediment impacted, previous disturbances, nature of site conditions), the Principal Paleontologist may reduce or increase monitoring efforts in consultation with the Agency.</p> <p>In the event that a previously unidentified paleontological resource is uncovered, the following actions shall be taken:</p> <ol style="list-style-type: none"> 1) All ground-disturbing work within 50 feet of the discovery shall be halted. A qualified paleontologist shall divert or direct construction activities in the area of an exposed fossil in order to facilitate evaluation and, if necessary, salvage of the exposed fossil. Work shall not resume in the discovery area until authorized by the qualified paleontologist. 2) The paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts will occur, no further effort shall be required. 3) If the resource cannot be avoided and may be subject to further impact, the paleontologist shall evaluate the resource and determine whether it is "unique" under CEQA, Appendix G, Part V. If the resource is determined not to be unique, work may commence in the area. 	<p>Contractor</p>	<p>During construction</p>	<p>Authority</p>

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
		<p>4) If the resource is determined to be a unique paleontological resource, work shall remain halted, and the paleontologist shall consult with LA-RICS Authority staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource. Preservation in place (i.e., avoidance) is the preferred method of ensuring that no substantial adverse impacts occur to the resource and shall be required unless other equally effective methods are available. Other methods include ensuring that the fossils are scientifically recovered, prepared, identified, catalogued, and analyzed according to current professional standards.</p> <p>5) Due to the small nature of some fossils, a fine mesh screen may be used at the discretion of the paleontologist to screen matrix test samples on-site during monitoring. Additionally, bulk matrix samples may be collected and transported to a laboratory facility for processing.</p> <p>6) Provisions for preparation and identification of any fossils collected shall be made before donation to a suitable repository.</p> <p>7) All recovered fossils shall be curated at the Natural History Museum of Los Angeles County, or a local accredited and permanent scientific institution according to Society of Vertebrate Paleontology standard guidelines standards. Work may commence upon completion of the appropriate treatment and the approval from the Authority.</p>			
Geology and Soils	AGH, ASD, BJM, BUR1, CPK, DPK, ENC1, FRP, FTP, GMT, GRM, H-17A, JOP, JPK, LACF072, LACFCP11, LEPS, LPC, MMC, MML, MTL2, OAT, PASPD01, PHN, PMT, PWT, RIH, SDW, SGH, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WAD, WMP, WTR, ZHQ	<p>GEO MM 1 : Prior to or concurrently with submittal of the application for a building permit for any portion of the proposed Project site, the Contractor shall:</p> <p>1) Submit to the appropriate municipality (County of Los Angeles, County of San Bernardino, or city having jurisdiction over the site) a site-specific, design-level geotechnical report reviewed and approved by both an engineering geologist licensed in the State of California and a civil engineer licensed in the State of California. The report shall comply with all applicable state and local code requirements and shall:</p> <ul style="list-style-type: none"> a. include an analysis of the expected ground motions at the site from known active faults using accepted methodologies b. include an analysis of all potential geologic hazards including but not limited to, landslides, mudslides, liquefaction potential, identification of active faults, land spreading, and land subsidence. The report shall be prepared in accordance with and meet the requirements of the County of Los Angeles Department of Public Works (LACDPW) Manual for Preparation of Geotechnical Reports, July 1, 2013. c. Specify liquefaction mitigations that shall use proven methods generally accepted by professional engineers to reduce the risk of liquefaction to a less than significant level such as: <ul style="list-style-type: none"> i. subsurface soil improvement ii. deep foundations extending below the liquefiable layers iii. structural slabs designed to span across areas of non-support iv. soil cover sufficiently thick over liquefaction soil to bridge liquefaction zones v. dynamic compaction vi. compaction grouting vii. jet grouting viii. mitigation for liquefaction hazards suggested in the California Geological Survey's (CGS) Geology Guidelines for Evaluating and Mitigating Seismic Hazards (CGS Special Publication 117, 1997) including edge containment structures (berms, dikes, sea walls, retaining structures, compacted soil zones), removal or treatment of liquefiable soils, modification of site geometry, lowering the groundwater 	Contractor	Prior to construction	Authority

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
		<p>table, in-situ ground densification, deep foundations, reinforced shallow foundations, and structural design that can withstand predicated displacements</p> <p>d. Determine structural design requirements as prescribed by the most current version of the California Building Code, including applicable local county and local city amendments, to ensure that structures can withstand ground accelerations expected from known active faults</p> <p>e. Determine the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding improvements</p> <p>2) Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigations in the site specific investigations.</p> <p>3) The project structural engineer shall review the site specific investigations, provide any additional necessary mitigation to meet Building Code requirements, and incorporate all applicable mitigations from the investigation in the structural design plans and shall ensure that all structural plans for the project meet current Building Code requirements.</p> <p>4) Site construction shall not begin until:</p> <p>a. The registered geotechnical engineer representing the applicable permitting municipality for the project site (county or city), or third party registered engineer retained to review the geotechnical reports, has reviewed each site specific geotechnical investigation, approved the final report, and required compliance with geotechnical mitigations contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure and other relevant construction permits; and</p> <p>b. The applicable permitting municipality for the project site (county or city) has reviewed all project plans for grading, foundations, structural, infrastructure and other relevant construction permits to ensure compliance with the applicable geotechnical investigation and other applicable Code requirements</p>			
	PDC	<p>HAZ MM 1: Prior to construction activity, the construction contractor shall prepare a Phase I Environmental Site Assessment meeting the standards outlined in the American Society for Testing Materials (ASTM), Practice for Limited Environmental Due Diligence: Transaction Screen Process E 1528.</p> <ul style="list-style-type: none"> Phase I documents shall be reviewed to determine if the lateral and vertical extent of impacted soil and/or groundwater will be encountered by proposed construction activities. If proposed construction activities will not encounter impacted soil or groundwater based on the documented vertical and lateral extent, no further action will be required. If it is determined that the construction footprint will encounter impacted soils or encounter impacted groundwater, the contractor shall prepare a site-specific Health and Safety Plan that meets the requirements of 29 CFR 1910 for worker safety. If the lateral and vertical extent or the nature of the impacted soil cannot be determined from available documents, a Phase II investigation shall be completed to determine if the soils and/or groundwater that may be encountered during construction (within the footprint any excavation) are impacted. The Phase II investigation shall also determine the nature of contaminations that may be encountered. The Phase II report should also address disposal alternatives and procedures for any impacted soil that may be encountered or groundwater which may need to be removed. 	Contractor	Prior to construction	Authority
	SDW	<p>HAZ MM 2: Prior to issuance of building permits, the Contractor shall submit Form 7460-1 (Notice of Proposed Construction or Alteration) to the FAA, in the form and manner prescribed in 14 CFR Part 77. The Contractor shall also provide documentation to the appropriate city or county planning agency demonstrating that the FAA has issued a "Determination of No Hazard to Air Navigation."</p>	Contractor	Prior to construction	Authority

Mitigation Monitoring Plan

Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
		<p>The FAA regulates objects affecting navigable airspace according to 14 CFR Part 77. The federal and state Departments of Transportation also require the proponent to submit FAA Form 7460-1, Notice of Proposed Construction or Alteration. According to 14 CFR Part 77, notification allows the FAA to identify potential aeronautical hazards in advance, thus preventing or minimizing any adverse impacts on the safe and efficient use of navigable airspace.</p> <p>Per 14 CFR Part 77, notification requirements include sending one executed form set (four copies) of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Manager, Air Traffic Division, of the FAA Regional Office having jurisdiction over the area within which the construction or alteration will be located. The notice required must be submitted at least 45 days before the earlier of the following dates: (1) the date the proposed construction or alteration is to begin, or (2) the date an application for a construction permit is to be filed.</p>			
	AGH, AJT, BJM, BUR1, CPK, DPK, ENC1, FRP, FTP, GMT, GRM, H-17A, JOP, JPK, LACF072, LACFCP11, LEPS, LPC, MMC, MML, MTL2, OAT, PHN, PMT, PWT, RIH, SDW, SIM, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WAD, WMP, WTR, ZHQ	<p>HAZ MM 3: Fire Management Plan.</p> <p>Prior to construction activity, the Authority shall work with the agency responsible for fire protection in the jurisdiction where the site is located to develop and implement a fire management plan for use during construction activity. The plan will identify project locations, project descriptions, anticipated construction activities, limitation of activities during periods of elevated fire risk (e.g., “red flag” days), level of suppression equipment required on site, training requirements, and points of contact.</p>	Authority	Prior to construction	Authority
Noise	ENC1, LACF072	<p>NOI MM 1: Prior to commencement of construction at sites ENC1 and LACF072, the contractor shall demonstrate, to the satisfaction of the Authority, measures that will reduce construction vibration impacts. Such measures may include but are not limited to the following:</p> <ul style="list-style-type: none"> Route heavily-loaded trucks away from residential streets, if possible, selecting streets with the fewest homes if no other alternatives are available. Operate earth moving equipment including excavators/mini excavators and dump trucks as far away from vibration-sensitive locations as possible. Phase demolition and earth-moving operations so as not to occur simultaneously. Total vibration could be significantly less when each vibration event occurs separately. 	Contractor	<ul style="list-style-type: none"> Prior to construction and continuous during construction 	Authority
	WS1	<p>NOI MM 2: Prior to commencement of construction at Site WS1, the contractor shall demonstrate, to the satisfaction of the Authority, measures that will reduce construction noise impacts below the levels specified in the City of Santa Monica noise ordinance. Such measures may include but are not limited to the following:</p> <ul style="list-style-type: none"> Use noise blankets or other muffling devices on equipment and quiet-use generators at noise-sensitive receivers. Use well-maintained equipment and have equipment inspected regularly. Operate construction equipment for periods of fewer than 15 consecutive minutes when possible. 	Contractor	<ul style="list-style-type: none"> Prior to start of construction and continuous during construction 	Authority
Transportation	ASD, LARICSHQ, PASPD01, PDC, SGH, SIM, WS1, ZHQ	<p>TRANS MM 1: The construction contractor shall maintain a minimum of one open lane of traffic at all site access roads during project construction. Use of standard construction traffic control practices such as flagmen, warning signs, and other measures shall be implemented as necessary to ensure that traffic flow remains uninterrupted at all times.</p>	Contractor	<ul style="list-style-type: none"> Continuous during construction Prior to start of construction 	Authority

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Resource Area	Sites	Mitigation Measure	Responsible Implementation Party	Phase and Frequency (frequency is once unless otherwise noted)	Monitoring Agency
	ASD, LARICSHQ, PASPD01, PDC, SGH, SIM, WS1, ZHQ	TRANS MM 2: Any temporary road or lane closures that may affect state highways shall be coordinated with Caltrans prior to commencement of construction at the site that will require the road or lane closures. If construction requires temporary road or lane closures on roads and streets managed by local entities, a traffic management plan shall be prepared and submitted to the relevant county and/or city public works department or other appropriate department for approval prior to commencement of construction at the site. Encroachment permits would be obtained where applicable.	Contractor	<ul style="list-style-type: none"> Prior to construction 	Authority
Utilities/Service Systems	AGH, ASD, BJM, BUR1, CPK, DPK, ENC1, FRP, FTP, GMT, GRM, H-17A, JOP, JPK, LACF072, LACFCP11, LEPS, LPC, MMC, MML, MTL2, OAT, PASPD01, PHN, PMT, PWT, RIH, SDW, SGH, SPN, SUN, SUN2, TOP, TPK, TWR, VPK, WAD, WMP, WTR, ZHQ	UTL MM 1: In the event groundwater in sufficient quantity is encountered to require dewatering, a discharge permit shall be obtained from the applicable RWQCB prior to construction, and removal or discharge of water would be in accordance with the terms and conditions of the permit.	Contractor	Prior to construction	Authority