## Mitigation Monitoring and Reporting Program Table

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure  Agriculture/Forestry	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
MM AGR-1: A farmland restoration component would be included in the Project's Decommissioning Plan. Preconstruction conditions would be documented by digital photography and used as references to adequately restore the Project Site to its previous condition. This information would be reviewed before decommissioning demolition documents are prepared and would be included in the submittal of an Existing Conditions Report to the County. Preconstruction documentation would also include descriptions of existing vegetative and soil conditions, as well as existing topography and drainage patterns. In order to restore the site to preconstruction conditions, activities may consist of de-compaction of the topsoil by disking or tilling and fertilization. Restoration efforts and monitoring would be continued until the success criteria outlined in the Site Restoration Plan are met. Upon completion of the Project Site restoration, a Final Restoration Monitoring Report would be submitted to the County documenting the restoration process and results. Implementation of the Decommissioning Plan and Site Restoration Plan would restore the Project Site to conditions such that agriculture would be feasible if water becomes available in the future.	Prior to the initiation of construction activities	County of Los Angeles	
<u>MM-BIO-1 Western Joshua Tree Fee. Payment.</u> Mitigation for direct impacts to all applicable western Joshua tree individuals will be fulfilled through payment of the elected fees as described in Section 1927.3 of The Western Joshua Tree Conservation Act. In conformance with the fee	Prior to the initiation of construction activities	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure schedule, mitigation will consist of payment of \$2,500 for each western	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
Joshua tree five meters or greater in height, \$500 for trees 1 meter or greater but less than 5 meters in height and \$340 for each western Joshua tree less than 1 meter in height. CDFW determines the final fee. Alternatively, mitigation will occur through off-site conservation or through a CDFW-approved mitigation bank, or as required by a Section 2081 Incidental Take Permit, if received.			
MM-BIO-2 Biological Monitoring. Prior to the issuance of a grading permit, the Applicant shall submit the qualifications of the biologist(s) to the County of Los Angeles Regional Planning for review and approval. The Applicant shall fund a County-approved Biological Monitor during Project construction to monitor construction activities and to ensure compliance with all mitigation measures. The Biological Monitor shall be present on site during all native vegetation removal and initial ground disturbance activities in undeveloped areas, and until the fencing is completed for the entire Project site. Each day prior to the commencement of activities, the Biological Monitor shall be responsible for conducting a pre-construction clearance survey and any wildlife (common or special-status, excluding desert tortoise and Mohave ground squirrel) will be relocated offsite to a County of Los Angeles Regional Planning-approved area. Prior to the removal of the tamarisk on the Project site, the Biological Monitor will use a hand rake to search the soil beneath the canopy for legless lizard and move any discovered individuals into the County of Los Angeles Regional Planning-approved area. Should any desert tortoise or Mohave ground squirrel be found within the Project site, work activities will be halted until the individual has left the Project site on its own volition. The Biological Monitor has the authority to instruct the construction crew to open up any portion of the already constructed fence to allow the individual access to leave the Project site.	Prior to the issuance of a grading permit	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
Should the individual not leave the Project site, the applicant will consult with CDFW on additional measures to avoid impacts to the individual and whether an Incidental Take Permit (ITP) is warranted. It is expected that compensatory mitigation, at a minimum of 1:1, for the loss of 0.09 acres of native vegetation communities found on the Project site. The ITP would be expected to have conditions to avoid and minimize future impacts to listed species.			
MM-BIO-3 Worker Environmental Awareness Program. An education program (Worker Environmental Awareness Program [WEAP]) for all people employed or otherwise working in the project area shall be administered before impacts occur. The WEAP shall consist of a presentation from the designated biologist that includes a discussion of the biology and status of western Joshua tree, legless lizard, burrowing owl, ferruginous hawk, mountain plover, Mojave desert tortoise, or Mohave ground squirrel, and other biological resources mitigation measures described in the California Environmental Quality Act document. Interpretation for non-English-speaking workers shall be provided, and the same instruction shall be provided to any new workers before they are authorized to perform work in the project area. Upon completion of the WEAP, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees who will be conducting work in the project area.	Prior to the initiation of construction activities  Repeated at least once annually for long-term and/or permanent employees who will be conducting work in the project area	County of Los Angeles	
MM-BIO-4 Pre-Construction Burrowing Owl Survey. Prior to the initiation of construction activities, a qualified biologist shall conduct preconstruction surveys for burrowing owl to determine presence/absence of the species. The survey shall be conducted in accordance with the most	Prior to the initiation of construction activities		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
current CDFW protocol within 30 days of site disturbance to determine whether the burrowing owl is present at the site. Preconstruction surveys			
shall include suitable burrowing owl habitat within the Project footprint and			
within 500 feet of the project footprint (or within an appropriate buffer as			
required in the most recent guidelines and where legal access to conduct the			
survey exists). If burrowing owls are not detected during the clearance survey,			
no additional mitigation is required.			
If an occupied burrow is detected, the applicant shall immediately inform the			
California Department of Fish and Wildlife (CDFW) and a 160-foot no- disturbance buffer shall be maintained between the Project activities and the			
occupied area. The owl will be monitored daily by the Biological Monitor			
(MM-BIO-3) until it has left the site on its own volition. Construction work			
may proceed within the no-disturbance buffer after the owl has left the site.			
Results of the surveys and monitoring shall be provided to the County of			
Los Angeles Regional Planning. If sufficient no-disturbance buffers cannot be established, artificial burrows could be used as replacement burrows on-			
or off-site (i.e., in the off-site Swainson's hawk mitigation land). However,			
no take of burrowing owl shall occur without prior authorization in the form			
of an Incidental Take Permit (ITP) pursuant to California Fish and Game			
Code Section 2081. If impacts to burrowing owl cannot be feasibly avoided			
through implementation of the no-disturbance buffer, the applicant will			
consult with CDFW and obtain appropriate take authorization through the California Endangered Species Act ITP process.			
MM-BIO-5 Pre-Construction Nesting Bird Survey: Project	Prior to the initiation of	County of Los	
construction should be conducted in compliance with the conditions set forth in the MBTA and California Fish and Game Code to protect active	construction activities	<u>Angeles</u>	
bird/raptor nests. To the maximum extent feasible, vegetation removal			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
should occur during the non-breeding season for nesting birds (generally late			
September to early March) and nesting raptors (generally early July to late			
January) to avoid impacts to nesting birds and raptors. If the project requires			
that work be initiated during the breeding season for nesting birds (March			
1-September 30) and nesting raptors (February 1-June 30), in order to avoid			
direct impacts on active nests, a pre-construction survey should be			
conducted in the Project site by qualified Biologists (approved by the County			
of Los Angeles Regional Planning) for nesting birds and/or raptors within			
three days prior to Project activities. If the Biologist does not find any active nests within or immediately adjacent to the impact areas, the vegetation			
clearing/construction work should be allowed to proceed.			
clearing/construction work should be allowed to proceed.			
If the Biologist finds an active nest within or immediately adjacent to the			
construction area and determines that the nest may be impacted or breeding			
activities substantially disrupted, the Biologist should delineate an			
appropriate buffer zone around the nest depending on the sensitivity of the			
species and the nature of the construction activity. To protect any nest site,			
the following restrictions to construction activities should be required until			
nests are no longer active, as determined by a qualified Biologist (someone			
who has more than three years of experience of conducting nesting bird			
surveys and monitoring active nests during construction): (1) clearing limits			
should be established within a buffer around any occupied nest; and (2)			
access and surveying should be restricted within the buffer of any occupied			
nest, unless otherwise determined by a qualified Biologist (someone who has			
more than five years of experience of conducting nesting bird surveys and			
monitoring active nests during construction). The buffer should be 100-300			
feet for non-raptor nesting birds and 300-500 feet for nesting raptors.			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure  Construction can proceed into the buffer when the qualified Biologist has	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
determined that the nest is no longer active.  MM-BIO- 6 Demarcation of Disturbance Limits. Prior to	Prior to the commencement of	County of Los	
MM-BIO- 6 Demarcation of Disturbance Limits. Prior to commencement of earthwork in the undeveloped portion of the Project site, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary high visibility construction fence), as recommended by Biological Monitor. All construction activities including equipment staging and maintenance shall be conducted within the marked disturbance limits to prevent inadvertent disturbance to sensitive vegetation communities outside the limits of work. The flagging shall be maintained throughout construction.	earthwork in the undeveloped portion of the Project site	Angeles	
MM-BIO-7 Invasive Plant Species Prevention. The Project shall not include invasive plant species listed on the California Invasive Plant Council inventory in Project landscaping palettes. Project landscape palettes shall be reviewed and approved by the County of Los Angeles Regional Planning to ensure that invasive plant species are excluded. In addition, to prevent the spread of invasive plant species during construction and until the establishment of common landscaped areas associated with the Project (for a period of up to five years): (1) All equipment shall be washed prior to entering and prior to leaving the Project site in an upland location where any seed material from invasive species will be contained and (2) All vegetative material removed from the Project impact footprint shall be transported in a covered vehicle and will be disposed of at a certified disposal site.	<u>During construction</u>	County of Los Angeles	
<ul> <li>MM-BIO-8 Trash and Debris. The following avoidance and minimization measures shall be implemented during project construction.</li> <li>Fully covered trash receptacles that are animal-proof will be installed and used by the operator to contain all food,</li> </ul>	During construction	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
food scraps, food wrappers, beverage containers, and other miscellaneous trash. Trash contained within the receptacles will be removed at least once a week from the Project site.			
2) Construction work areas shall be kept clean of debris, such as cable, trash, and construction materials. All construction/contractor personnel shall collect all litter, vehicle fluids, and food waste from the Project site on a daily basis.			
MM-BIO- 9 Dust Control Monitoring. To avoid fugitive dust, all construction activities shall implement dust control measures such as regular watering of exposed soils and unpaved access roads. Water trucks or sprinkler systems will be used to maintain adequate moisture levels, especially during dry and windy conditions. Stockpiles of soil and debris will be covered or stabilized to prevent wind erosion. Additionally, vehicle speeds will be limited to 15 mph on unpaved surfaces to reduce airborne particulate matter.	During construction	County of Los Angeles	
<ul> <li>MM-BIO-10 Swainson's Hawk Foraging Habitat Preservation. To compensate for the loss of Swainson's hawk foraging habitat, the Applicant will purchase credits at a CDFW-approved mitigation bank. The credits will be provided at a ratio based on the quality of the mitigation land relative to the impacted habitat on the Project site. The ratio of such compensation will be determined as follows:</li> <li>A ratio of one acre of preservation land for each three acres of impacted foraging habitat if the preservation lands support higher quality foraging habitat that is within five miles of potential nesting habitat.</li> </ul>	Prior to the issuance of grading permits	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<ul> <li>A ratio of one acre of preservation land for each two acres of impacted foraging habitat if the replacement land is unoccupied irrigated land that is within five miles of potential nesting habitat and provides higher quality foraging habitat.</li> <li>A ratio of one acre of preservation land for each one acre of impacted foraging habitat if the preservation land provides similar foraging habitat and is within five miles of potential nesting habitat.</li> <li>The Project is within the CDFW-approved Petersen Ranch Mitigation Bank service area, and the bank has been approved to sell Swainson's hawk credits.</li> </ul>			
The Applicant will purchase credits prior to the issuance of the grading permit for the Project. Proof of the purchase of the credits will be provided to County Planning for confirmation.			
MM CUL-1 Inadvertent Discovery Protocol. In the event that cultural resources (sites, features, or artifacts) are exposed during work activities for the proposed Project, all ground disturbing work occurring within 100 feet of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. Prehistoric archaeological deposits may be indicated by the presence of discolored or dark soil, fire-affected material, concentrations of fragmented or whole shell, burned or complete bone, non-local lithic materials, or the characteristic observed to be atypical of the surrounding area. Common prehistoric artifacts may include modified or battered lithic materials; lithic or bone tools that appeared to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional	During construction	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
items; and other items. Historic-age deposits are often indicated by the presence of glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted as determined by the qualified specialist. Additionally, the consulting Tribes, as detailed within MM-TCR-1, shall be informed regarding any precontact/prehistoric finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.			
MM-CUL-2 Inadvertent Discovery Protocols for Human Remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has made a determination, within two (2) working days of notification of the discovery, with regard to if the remains are potentially human. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. Upon completing his/her inspection, the most likely descendant	During construction	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
may make recommendations. The designated Native American			
representative would then determine, in consultation with the property			
owner, the disposition of the human remains and associated grave goods.			
MM CUL-3 Prior to the issuance of any grading permit, applicants shall	Prior to the issuance of grading	County of Los	
provide written evidence to the County of Los Angles that a County-certified	<u>permits</u>	<u>Angeles</u>	
paleontologist has been retained to observe grading activities greater than six			
feet in depth and salvage and catalogue paleontological resources as			
necessary. The paleontologist shall develop and execute a PRMMP, shall be			
present at the pre-grade conference, shall establish procedures for			
paleontologist resource surveillance, and shall establish, in cooperation with			
the applicant, procedures for temporarily halting or redirecting work to			
permit the sampling, identification, and evaluation of the artifacts as			
appropriate. The PRMMP would outline the procedures to follow with			
respect to paleontological resources (e.g. monitoring protocols, curation,			
data recovery of fossils, reporting). If fossils are found during such			
excavation, the paleontological monitor shall be authorized to halt ground			
disturbing activities within 25 feet of the find in order to allow evaluation of			
the find and determination of appropriate treatment according to the			
Program. If the paleontological resources are found to be significant, the			
paleontologist observer shall determine appropriate actions, in cooperation			
with the Project applicant, for exploration and/or salvage.			
Prior to the release of the grading bond the applicant shall obtain County's			
approval of the paleontologist's follow-up report. The report shall include			
the period of inspection, an analysis of any artifacts found and the present			
repository of the artifacts. Applicant shall prepare excavated material to the			
point of identification. Applicant shall offer excavated finds for curatorial			
purposes to the County of Los Angeles, or its designee, on a first refusal			
basis. These actions, as well as final mitigation and disposition of the			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.			
Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the Project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.			
Hazards and Hazardous Materials			
MM-HAZ-1: Soil Characterization and Management.  (a) Prior to issuance of a grading permit, shallow soil samples shall be collected in all areas of proposed development. Samples will be collected and analyzed in accordance with DTSC's Interim Guidance for Sampling Agricultural Properties (Third Revision, 2008). Should contaminants of concern be identified in surface soils above industrial regulatory screening levels applicable at the time of development (DTSC-modified screening levels or SWRCB environmental screening levels), a soil management plan will be developed as outlined in MM-HAZ-1(b).  (b) Prior to issuance of a grading permit and based on the findings of the investigation outlined in MM-HAZ-1(a), the Project applicant/developer or their designated contractor shall retain a	Prior to the commencement of soil-disturbing construction activities	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
qualified environmental consultant to prepare a soil management plan (SMP) that outlines the proper screening, handling, characterization, transportation, and disposal procedures for contaminated or potentially contaminated soils on site. The SMP will outline areas where elevated concentrations of contaminants of concern were identified that are required to be removed prior to project construction. The SMP shall include the following:  - Procedures for stockpiling and additional characterization (as needed) for onsite reuse or disposal  - Requirements for onsite reuse, offsite reuse, and offsite disposal (landfilling), including identification of the proposed disposal and/or export sites  - Health and safety and training procedures for workers who may come in contact with contaminated soils.  - Onsite soil management requirements to avoid fugitive dust and stormwater runoff, including stockpile management pursuant to AVAQMD Rule 403 and the Los Angeles County LID Ordinance.  - Response and reporting procedures in the event a release of contaminated soils or violation of air quality or water quality rules occurs.  The SMP shall be implemented by the Project applicant or their designated contractor for all confirmed and suspected contaminated soils which require excavation and offsite disposal. The SMP shall include procedures to meet all applicable federal, state, and local regulations (including Los Angeles County Fire Department - Health Hazardous Materials Division) associated with handling, excavating, stockpiling, and disposing of contaminated soils.			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
<ul> <li>MM-HAZ-2: The Traffic Control Plan will be implemented in accordance with the California Manual on Uniform Traffic Control Device (CAMUTCD) to minimize temporary construction-related traffic impacts. The Traffic Control Plan will be coordinated with the County of Los Angeles and any necessary encroachment and trip permits for any specialized haul trucks would be obtained prior to commencing work. Potential components of the Traffic Control Plan may include, but not be limited to:         <ul> <li>Truck travel restricted to County designated truck routes.</li> <li>Signage to meet County requirements for driver awareness of Project construction traffic.</li> <li>Limit time for heavy truck deliveries.</li> <li>Use of flaggers and applicable traffic control signs at key locations.</li> <li>Informing emergency service providers of construction traffic</li> </ul> </li> </ul>	During construction	County of Los Angeles	
Schedule.  Tribal Cultural Resources  MM-TCR-1 Inadvertent Discovery Protocols for Tribal Cultural	During construction	County of Los	
Resource Objects (Non-Funerary/Non-Ceremonial). In the event that unanticipated tribal cultural resources are exposed during ground-disturbing activities, all construction work occurring within 100 feet of the find shall immediately stop until the discovery has been fully assessed by a proposed Project's interested consulting tribes (Yuhaaviatam of San Manuel Nation and Fernandeño Tataviam Band of Mission Indians) (Tribes), as detailed in MM CUL-1. The work exclusion buffer may be adjusted as appropriate to	During construction	Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
allow work to feasibly continue at the recommendation of the Native American monitor. Should it be required, temporary flagging shall be installed around the tribal cultural resource in order to avoid any disturbances from construction equipment. The potential for avoidance should be the primary consideration of this initial process. The interested consulting tribes shall be contacted, as detailed in MM CUL-1, of any pre-contact/prehistoric cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with interested consulting tribes, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents one or each of the interested consulting tribes elect to place a monitor on-site.			
MM-TCR-2 Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the interested consulting tribes (Yuhaaviatam of San Manuel Nation and Fernandeño Tataviam Band of Mission Indians) (Tribes), as detailed in MM-CUL-1. The Lead Agency and/or applicant shall, in good faith, consult with the interested consulting tribes throughout the life of the Project.	During construction	County of Los Angeles	
MM-TCR-3 Inadvertent Discovery Protocols for Human Remains and Associated Grave Goods. In accordance with section 7050.5 of the California Health and Safety Code and the requirements of the California Code of Regulations (CCR) section 15064.5(e), if human remains are found,	During construction	County of Los Angeles	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Date of Completion
the Los Angeles County Coroner (County Coroner) shall be immediately			
notified of the discovery. No further excavation or disturbance of the site or			
any nearby area reasonably suspected to overlie adjacent remains shall occur			
until the County Coroner has determined the appropriate treatment and			
disposition of the human remains. If the County Coroner determines that			
the remains are, or are believed to be, Native American, The County Coroner			
shall notify the NAHC within 24 hours. In accordance with California Public			
Resources Code section 5097.98, the NAHC must immediately notify the			
person or persons it believes to be the Most Likely Descendent (MLD) of			
the deceased Native American. The MLD shall complete inspection after			
being granted access to the site and make recommendations for the treatment			
and disposition, in consultation with Cal Poly Pomona, of the human			
remains and associated grave goods.			

MITIGATION MONITORING AND REPORTING PROGRAM		
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