

# Section 5. 2016-2040 RTP/SCS Program Mitigation Measures

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## 5.1 Incorporation of Applicable Mitigation Measures from Prior EIRs

Public Resources Code Section 21151.2 requires that a Transit Priority Project incorporate all feasible mitigation measures, performance standards, or criteria from prior applicable EIRs, including the 2016-2040 RTP/SCS Draft Program Environmental Impact Report (RTP/SCS PEIR).

The Mitigation Monitoring and Reporting Program for the RTP/SCS PEIR (MMRP) does not include project level mitigation measures that are required of the Proposed Project. The MMRP does provide a list of mitigation measures that SCAG determined a lead agency can and should consider, as applicable and feasible, where the agency has identified that a project has the potential for significant effects. The City has complied with PRC Section 21151.2 by reviewing all of the suggested mitigation measures in the MMRP and reviewed them for imposition on the Proposed Project. No mitigation measures were imposed if the Proposed Project was found to be in substantial compliance with the mitigation measure as proposed or if the MMRP mitigation measure was found not to be relevant. If the Proposed Project was not found to be in substantial compliance or the mitigation measure was found relevant, the City considered whether to use the MMRP mitigation measure or an equally effective City mitigation measure. The City’s analysis is found in Table 5.1 below.

**Table 5.1  
Applicability of Project-Level Mitigation Measures from the  
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<i>Aesthetics Scenic Vista</i>	<u>Project-Level Mitigation Measure</u> <b>MM-AES-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of visual intrusions on scenic vistas, or National Scenic Byways that are in the jurisdiction and responsibility of Caltrans, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and	<b>This Mitigation Measure is not applicable to the Proposed Project</b> as Public Resources Code Section 21099, enacted by Senate Bill 743, provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment.”

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	<p>should consider mitigation measures to ensure compliance with regulations for Caltrans scenic vistas and goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Use a palette of colors, textures, building materials that are graffiti-resistant, and/or plant materials that complement the surrounding landscape and development.</li> <li>• Use contour grading to better match surrounding terrain. Contour edges of major cut-and-fill to provide a more natural looking finished profile.</li> <li>• Use alternating facades to “break up” large facades and provide visual interest.</li> <li>• Design new corridor landscaping to respect existing natural and man-made features and to complement the dominant landscaping of the surrounding areas.</li> <li>• Replace and renew landscaping along corridors with road widenings, interchange projects, and related improvements.</li> <li>• Retain or replace trees bordering highways, so that clear-cutting is not evident.</li> <li>• Provide new corridor landscaping that respects and provides appropriate transition to existing natural and man-made features and is complementary to the dominant landscaping or native habitats of surrounding areas.</li> <li>• Implement design guidelines, local policies, and programs aimed at protecting views of scenic corridors and avoiding visual intrusions in design of projects to minimize contrasts in scale and massing between the project and surrounding natural forms and developments. Avoid, if possible, large cuts and fills when the visual environment (natural or urban) would be substantially disrupted. Site or design of projects should minimize their intrusion into important viewsheds and use contour grading to better match surrounding terrain.</li> </ul>	<p>The Proposed Project is a residential infill development project with 454 dwelling units and 11,772 square feet of resident services uses. The Project Site is located within 500 feet of Vermont/Beverly Rail Station, a Major Transit Stop, as well as within approximately one-quarter mile of several bus line stops, including Metro Rapid 780, Metro Local Lines 10, 14, 201, 204, 754, and LADOT DASH line (DASH Wilshire Center/Koreatown), with peak commute service intervals of 15 minutes or less along Vermont Avenue, Beverly Boulevard, Melrose Avenue, and W. First Street, making it a High Quality Transit stop as well. Therefore, the Proposed Project is located in a Transit Priority Area. The Proposed Project’s aesthetic impacts shall not be considered significant impacts on the environment pursuant to Public Resources Code Section 21099.</p>
<p><u>Aesthetics</u> <i>Visual Character/ Quality</i></p>	<p>Project-Level Mitigation Measure <b>MM-AES-3(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project.</b> As Public Resources Code Section</p>

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	<p>of avoiding or reducing the significant effects of degrading the existing public viewpoints, visual character, or quality of the site that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Minimize contrasts in scale and massing between the projects and surrounding natural forms and development, minimize their intrusion into important viewsheds, and use contour grading to better match surrounding terrain in accordance with county and city hillside ordinances, where applicable.</li> <li>• Design landscaping along highway corridors to add significant natural elements and visual interest to soften the hard-edged, linear transportation corridors.</li> <li>• Require development of design guidelines for projects that make elements of proposed buildings/facilities visually compatible, or minimize visibility of changes in visual quality or character through use of hardscape and softscape solutions. Specific measures to be addressed include setback buffers, landscaping, color, texture, signage, and lighting criteria.</li> <li>• Design projects consistent with design guidelines of applicable general plans.</li> <li>• Apply development standards and guidelines to maintain compatibility with surrounding natural areas, including site coverage, building height and massing, building materials and color, landscaping, site grading, and so forth in accordance with general plans and adopted design guidelines, where applicable.</li> <li>• Require that sites are kept in a blight/nuisance-free condition. Remove blight or nuisances that compromise visual character or visual quality of project areas including graffiti abatement, trash removal, landscape management, maintenance of signage and billboards in good condition, and replace compromised native</li> </ul>	<p>21099, enacted by Senate Bill 743, provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment.” As described above, the Proposed Project is located in a Transit Priority Area, and therefore, the Proposed Project’s aesthetic impacts shall not be considered significant impacts on the environment pursuant to Public Resources Code Section 21099, and therefore no aesthetic Mitigation Measures will be required.</p>

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<p><u>Aesthetics</u>  <i>Light/Glare/Shadow</i></p>	<p>vegetation and landscape.</p> <p><u>Project-Level Mitigation Measure</u>  <b>MM-AES-4(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or minimizing the effects of light and glare on routes of travel for motorists, cyclists, and pedestrians, or on adjacent properties, and limit expanded areas of shade and shadow to areas that would not adversely affect open space or outdoor recreation areas that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies within county and city general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Use lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties.</li> <li>• Restrict the operation of outdoor lighting for construction and operation activities in accordance with local regulations.</li> <li>• Use high pressure sodium and/or cut-off fixtures instead of typical mercury-vapor fixtures for outdoor lighting.</li> <li>• Use unidirectional lighting to avoid light trespass onto adjacent properties.</li> <li>• Design exterior lighting to confine illumination to the project site, and/or to areas which do not include light-sensitive uses.</li> <li>• Provide structural and/or vegetative screening from light-sensitive uses.</li> <li>• Shield and direct all new street and pedestrian lighting away from light-sensitive off-site uses.</li> <li>• Use non-reflective glass or glass treated with a non-reflective coating for all exterior windows and glass used on building surfaces.</li> <li>• Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties.</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project.</b> As Public Resources Code Section 21099, enacted by Senate Bill 743, provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment.” As described above, the Proposed Project is located in a Transit Priority Area, and therefore, the Proposed Project’s aesthetic impacts shall not be considered significant impacts on the environment pursuant to Public Resources Code Section 21099, and therefore no aesthetic Mitigation Measures will be required.</p>

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p><u>Agriculture and Forestry Conversion of Farmland to Non-Agricultural Use, Conversion of Forest Land</u></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-AF-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses that are within the jurisdiction and responsibility of the Natural Resources Conservation Service, the California Resources Agency, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the Farmland Protection Act and implementing regulations, and the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the Farmland Mapping and Monitoring Program of the California Resources Agency. Such measures may include the following, or other comparable measures identified by the Lead Agency taking into account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> <li>• For projects that require approval or funding by the USDOT, comply with Section 4(f) U.S. Department of Transportation Act of 1966 (USDOT Act).</li> <li>• Project relocation or corridor realignment to avoid Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance.</li> <li>• Maintain and expand agricultural land protections such as urban growth boundaries.</li> </ul> <p>Support the acquisition or voluntary dedication of agriculture conservation easements and other programs that preserve agricultural lands, including the creation of farmland mitigation banks. Local governments would be responsible for encouraging the development of agriculture conservation easements or farmland mitigation banks, purchasing conservation agreements or farmland for mitigation, and ensuring that the terms of the conservation easement agreements are upheld. The California Department of Fish and Wildlife provides a definition for conservation or mitigation banks on their website</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as no farmland or agricultural activity exists on or in the vicinity of the Project Site. The Project Site as it currently exists is fully developed with three commercial buildings, three single-family residential buildings, and a surface parking lot.</p>

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	<p>(please see <a href="https://www.wildlife.ca.gov/Conservation/Planning/Banking">https://www.wildlife.ca.gov/Conservation/Planning/Banking</a>)</p> <p>“A conservation or mitigation bank is privately or publicly owned land managed for its natural resource values. In exchange for permanently protecting, managing, and monitoring the land, the bank sponsor is allowed to sell or transfer habitat credits to permittees who need to satisfy legal requirements and compensate for the environmental impacts of developmental projects.</p> <p>A privately owned conservation or mitigation bank is a free-market enterprise that:</p> <ul style="list-style-type: none"> <li>• Offers landowners economic incentives to protect natural resources;</li> <li>• Saves permittees time and money by providing them with the certainty of pre-approved compensation lands;</li> <li>• Consolidates small, fragmented wetland mitigation projects into large contiguous sites that have much higher wildlife habitat values;</li> <li>• Provides for long-term protection and management of habitat.</li> </ul> <p>A publicly owned conservation or mitigation bank:</p> <ul style="list-style-type: none"> <li>• Offers the sponsoring public agency advance mitigation for large projects or multiple years of operations and maintenance.”</li> </ul> <p>In 2013, the University of California published an article entitled “Reforms could boost conservation banking by landowners” that speaks specifically to the use of agricultural lands for in conjunction with conservation banking programs.</p> <ul style="list-style-type: none"> <li>• Provide for mitigation fees to support a mitigation bank that invests in farmer education, agricultural infrastructure, water supply, marketing, etc. that enhance the commercial viability of retained agricultural lands.</li> <li>• Include underpasses and overpasses at reasonable intervals to maintain property access.</li> <li>• Use berms, buffer zones, setbacks, and</li> </ul>	

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	<p>fencing to reduce conflicts between new development and farming uses and protect the functions of farmland.</p> <ul style="list-style-type: none"> <li>• Ensure individual projects are consistent with federal, state, and local policies that preserve agricultural lands and support the economic viability of agricultural activities, as well as policies that provide compensation for property owners if preservation is not feasible.</li> <li>• Contact the California Department of Conservation and each county’s Agricultural Commissioner’s office to identify the location of prime farmlands and lands that support crops considered valuable to the local or regional economy and evaluate potential impacts to such lands using the land evaluation and site assessment (LESA) analysis method (CEQA Guidelines §21095), as appropriate. Use conservation easements or the payment of in-lieu fees to offset impacts.</li> </ul>	
<p><i>Agriculture and Forestry Zoning for Ag Use, Williamson Act Contract</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-AF-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from conflict with existing zoning for agricultural use or a Williamson Act contract that are within the jurisdiction and responsibility of the California Department of Conservation, other public agencies, and Lead Agencies. Where the Lead Agency has identified that a project has potential for significant effects, the Lead Agency can and should consider mitigation measures to mitigate the significant effects of agriculture and forestry resources to ensure compliance with the goals and policies established within the applicable adopted county and city general plans to protect agricultural resources consistent with the California Land Conservation Act of 1965, the Farmland Security Zone Act, and county and city zoning codes, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> <li>• Project relocation or corridor realignment to avoid lands in Williamson Act contracts.</li> <li>• Establish conservation easements consistent</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site is not zoned for agricultural production, there is no farmland on the Project Site, and there are no Williamson Act Contracts in effect for the Project Site. As noted above, the Project Site as it currently exists is fully developed with three commercial buildings, three single-family residential buildings, and a surface parking lot.</p>

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	<p>with the recommendations of the Department of Conservation, or 20-year Farmland Security Zone contracts (Government Code Section 51296 et seq.), 10-year Williamson Act contracts (Government Code Section 51200 et seq.), or use of other conservation tools available from the California Department of Conservation Division of Land Resource Protection.</p> <ul style="list-style-type: none"> <li>• Prior to final approval of each project, encourage enrollments of agricultural lands for counties that have Williamson Act programs, where applicable.</li> </ul>	
<p><i>Air Quality Potential to Violate AQ Standard</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-AIR-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the CARB, air quality management districts, and other regulatory agencies. Where the Lead Agency has identified that a project has the potential to violate an air quality standard or contribute substantially to an existing air quality violation, the Lead Agency can and should consider the measures that have been identified by CARB and air district(s) and other agencies as set forth below, or other comparable measures, to facilitate consistency with plans for attainment of the NAAQS and CAAQS, as applicable and feasible.</p> <p>CARB, South Coast AQMD, Antelope Valley AQMD, Imperial County APCD, Mojave Desert AQMD, Ventura County APCD, and Caltrans have identified project-level feasible measures to reduce construction emissions:</p> <ul style="list-style-type: none"> <li>• Minimize land disturbance.</li> <li>• Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas.</li> <li>• Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.</li> <li>• Cover trucks when hauling dirt.</li> <li>• Stabilize the surface of dirt piles if not removed immediately.</li> <li>• Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> As discussed below in Section 6.3 (Air Quality), the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD’s recommended regional thresholds of significance with implementation of the below-listed regulatory compliance measures which have been identified by CARB and air district(s) and other agencies, to facilitate consistency with plans for attainment of the NAAQS and CAAQS, as applicable and feasible. Although no mitigation is required, compliance with the below-listed regulatory compliance measures substantially conform to this Mitigation Measure.</p> <ul style="list-style-type: none"> <li>• Air Quality (Demolition, Site Clearing, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403. The Proposed Project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:</li> </ul>



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	<ul style="list-style-type: none"> <li>• Minimize unnecessary vehicular and machinery activities.</li> <li>• Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.</li> <li>• On Caltrans projects, Caltrans Standard Specifications 10-Dust Control, 17-Watering, and 18-Dust Palliative shall be incorporated into project specifications.</li> <li>• Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.</li> <li>• Ensure that all construction equipment is properly tuned and maintained.</li> <li>• Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.</li> <li>• Project sponsors should ensure to the extent possible that construction activities utilize grid-based electricity and/or onsite renewable electricity generation rather than diesel and/or gasoline powered generators.</li> <li>• Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through- traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.</li> <li>• As appropriate, require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the</li> </ul>	<ul style="list-style-type: none"> <li>○ All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</li> <li>○ The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</li> <li>○ All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</li> <li>○ All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</li> <li>○ All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.</li> <li>○ General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</li> <li>○ Trucks having no current hauling activity shall not idle but be turned off.</li> <li>• The Proposed Project shall comply with South Coast Air Quality Management District Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil, which sets requirements to control the emission of VOC from excavating, grading, handling and treating VOC-contaminated soil as a result of leakage from storage or</li> </ul>

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	<p>District to determine registration and permitting requirements prior to equipment operation at the site.</p> <ul style="list-style-type: none"> <li>• Implement EPA’s National Clean Diesel Program.</li> <li>• Diesel- or gasoline-powered equipment shall be replaced by lowest emitting feasible for each piece of equipment from among these options: electric equipment whenever feasible, gasoline-powered equipment if electric infeasible.</li> <li>• On-site electricity shall be used in all construction areas that are demonstrated to be served by electricity.</li> <li>• If cranes are required for construction, they shall be rated at 200 hp or greater equipped with Tier 4 or equivalent engines.</li> <li>• Use alternative diesel fuels, such as Clean Fuels Technology (water emulsified diesel fuel) or O2 diesel ethanol-diesel fuel (O2 Diesel) in existing engines</li> <li>• Convert part of the construction truck fleet to natural gas.</li> <li>• Include “clean construction equipment fleet”, defined as a fleet mix cleaner than the state average, in all construction contracts</li> <li>• Fuel all off-road and portable diesel powered equipment with ARB-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road)</li> <li>• Use electric fleet or alternative fueled vehicles where feasible including methanol, propane, and compressed natural gas</li> <li>• Use diesel construction equipment meeting ARB’s Tier 4 certified engines or cleaner offroad heavy-duty diesel engines and comply with State off-road regulation</li> <li>• Use on-road, heavy-duty trucks that meet the ARB’s 2007 or cleaner certification standard for on-road diesel engines, and comply with the State on-road regulation</li> <li>• Use idle reduction technology, defined as a device that is installed on the vehicle that automatically reduces main engine idling and/or is designed to provide services, e.g., heat, air conditioning, and/or electricity to the vehicle or equipment that would otherwise require the operation of the main drive engine while the vehicle or equipment is temporarily parked or is</li> </ul>	<p>transfer operations, accidental spillage, or other deposition.</p> <ul style="list-style-type: none"> <li>• The Proposed Project shall comply with South Coast Air Quality Management District Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities, which specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).</li> <li>• In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.</li> <li>• In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.</li> <li>• The Proposed Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.</li> <li>• The Proposed Project shall comply with South Coast Air Quality Management District Rule 1108 limiting the volatile organic compound content from cutback asphalt.</li> <li>• The Proposed Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.</li> <li>• New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control</li> </ul>

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	stationary <ul style="list-style-type: none"> <li>• Minimize idling time either by shutting off equipment when not in use or limit idling time to 3 minutes Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 3 minute idling limit. The construction contractor shall maintain a written idling policy and distribute it to all employees and subcontractors. The on-site construction manager shall enforce this limit.</li> <li>• Prohibit diesel idling within 1,000 feet of sensitive receptors.</li> <li>• Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.</li> <li>• The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</li> <li>• The engine size of construction equipment shall be the minimum practical size.</li> <li>• Catalytic converters shall be installed on gasoline-powered equipment.</li> <li>• Signs shall be posted in designated queuing areas and job sites to remind drivers and operators of the idling limit.</li> <li>• Construction worker trips shall be minimized by providing options for carpooling and by providing for lunch onsite.</li> <li>• Use new or rebuilt equipment.</li> <li>• Maintain all construction equipment in proper working order, according to manufacturer’s specifications. The equipment must be check by an ASE-certified mechanic and determined to be running in proper condition before it is operated.</li> <li>• Use low rolling resistance tires on long haul class 8 tractor-trailers.</li> <li>• Suspend all construction activities that generate air pollutant emissions during air alerts.</li> <li>• Install a CARB-verified, Level 3 emission control device, e.g., diesel particulate filters, on all diesel engines.</li> </ul>	measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
<i>Air Quality            Expose            Sensitive            Receptors to            Pollutants</i>	<u>Project-Level Mitigation Measure</u> <b>MM-AIR-4(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures that are within the jurisdiction and authority of the air quality	<b>This Mitigation Measure is not applicable to the Project,</b> as the Proposed Project does not involve a 2016-2040 RTP/SCS transportation

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	<p>management district(s) where proposed 2016 RTP/SCS transportation projects would be located. Where the Lead Agency has identified that a project has the potential to expose sensitive receptors to substantial pollutant concentrations and harm public health outcomes substantially, the Lead Agency can and should consider the measures that have been identified by CARB and air district(s), or other comparable measures, to reduce cancer risk pursuant to the Air Toxics “Hot Spots” Act of 1987 (AB2588), as applicable and feasible. Such measures include those adopted by CARB designed to reduce substantial pollutant concentrations, specifically diesel, from mobile sources and equipment. CARB’s strategy includes the following elements:</p> <ul style="list-style-type: none"> <li>• Set technology forcing new engine standards.</li> <li>• Reduce emissions from the in-use fleet.</li> <li>• Require clean fuels, and reduce petroleum dependency.</li> <li>• Work with US EPA to reduce emissions from federal and state sources.</li> <li>• Pursue long-term advanced technology measures</li> </ul> <p>Proposed new transportation-related SIP measures include:</p> <p>On-Road Sources</p> <ul style="list-style-type: none"> <li>○ Improvements and Enhancements to California’s Smog Check Program</li> <li>○ Expanded Passenger Vehicle Retirement</li> <li>○ Modifications to Reformulated Gasoline Program</li> <li>○ Cleaner In-Use Heavy-Duty Trucks</li> <li>○ Ship Auxiliary Engine Cold Ironing and Other Clean Technology Cleaner Ship Main Engines and Fuel</li> <li>○ Port Truck Modernization</li> <li>○ Accelerated Introduction of Cleaner Line-Haul Locomotives</li> <li>○ Clean Up Existing Commercial Harbor Craft</li> <li>○ Limited idling of diesel-powered trucks</li> <li>○ Consolidated truck trips and improve traffic flow</li> <li>○ Late model engines, Low emission diesel products, engine retrofit technology</li> <li>○ Alternative fuels for on-road vehicles</li> </ul> <p>Off-Road Sources</p> <ul style="list-style-type: none"> <li>○ Cleaner Construction and Other</li> </ul>	<p>project. As a residential development, the Proposed Project cannot establish new regulatory standards or requirements, such as setting new engine standards or making improvements and enhancements to California’s Smog Check Program. Furthermore, the Proposed Project would comply with regulatory compliance measures that have been adopted to address poor ambient air quality in close proximity to freeways. Pursuant to LAMC Sec. 99.05.504.5.3, mechanically ventilated buildings located within 1,000 feet of a freeway shall provide air filtration media for outside and return air that provides a Minimum Efficiency Reporting Value (MERV) of 13. The Proposed Project residential and service uses would be subject to the MERV standards of LAMC Section 99.05.504.5.3. As such, adherence to the LAMC and incorporation of project design features would ensure Project consistency with Freeway Advisory Notice (ZI-2427) and would serve to improve indoor air quality for the proposed residents.</p>

**Table 5.1  
Applicability of Project-Level Mitigation Measures from the  
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>Equipment</li> <li>○ Cleaner In-Use Off-Road Equipment</li> <li>○ Agricultural Equipment Fleet Modernization</li> <li>○ New Emission Standards for Recreational Boats</li> <li>○ Off-Road Recreational Vehicle Expanded Emission Standards</li> </ul>	
<p><u>Biological Resources</u> <i>Adverse Effect on Candidate, Sensitive, or Special Status Species, Adverse Effect on Riparian Habitat or Other Sensitive Natural Community, Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other</i></p>	<p><u>Project-Level Mitigation Measure</u> <b>MM-BIO-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on threatened and endangered species and other special status species that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Sections 7, 9, and 10(a) of the federal Endangered Species Act; the California Endangered Species Act; the Native Plant Protection Act; the State Fish and Wildlife Code; and the Desert Native Plant Act; and related applicable implementing regulations, as applicable and feasible. Additional compliance should adhere to applicable implementing regulations from the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, and/or the California Department of Fish and Wildlife. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>● Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible.</li> <li>● Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act to support issuance of an Incidental take permit. A wide variety of conservation strategies have been successfully used in the SCAG region to</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site does not contain any critical habitat or support any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The Project Site is located in an urbanized area of the City. The Project Site is improved with three commercial buildings, three single-family residential buildings, a commercial office building and a paved surface parking lot. The Project would result in the removal and replacement of three on-site non-protected trees and one street tree within the right-of-way.</p> <p>With regard to avoiding potentially significant effects related to any nesting native birds that may occur within any trees proposed for removal, the City will require the following regulatory compliance measure:</p> <ul style="list-style-type: none"> <li>● Habitat Modification (Nesting Native Birds) <ul style="list-style-type: none"> <li>○ Under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13) and Sections 3503, 3503.5 and 3513 of the California Fish and Wildlife Code, Proposed Project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding</li> </ul> </li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p><i>Conservation Plan</i></p>	<p>protect the survival and recovery in the wild of federally and state-listed endangered species including the bald eagle:</p> <ul style="list-style-type: none"> <li>○ Avoidance strategies</li> <li>○ Contribution of in-lieu fees</li> <li>○ Use of mitigation bank credits</li> <li>○ Funding of research and recovery efforts</li> <li>○ Habitat restoration</li> <li>○ Conservation easements</li> <li>○ Permanent dedication of habitat</li> <li>○ Other comparable measures</li> </ul> <ul style="list-style-type: none"> <li>● Design projects to avoid desert native plants, salvage and relocate desert native plants, and/or pay in lieu fees to support off-site long-term conservation strategies.</li> <li>● Develop and implement a Worker Awareness Program (environmental education) to inform project workers of their responsibilities in regard to avoiding and minimizing impacts on sensitive biological resources.</li> <li>● Appoint an Environmental Inspector to monitor implementation of mitigation measures.</li> <li>● Schedule construction activities to avoid sensitive times for biological resources (e.g., steelhead spawning periods during the winter and spring, nesting bird season) and to avoid the rainy season when erosion and sediment transport is increased.</li> <li>● Conduct pre-construction monitoring to delineate occupied sensitive species' habitat to facilitate avoidance.</li> <li>● Where projects are determined to be within suitable habitat of listed or sensitive species that have specific field survey protocols or guidelines outlined by the USFWS, CDFW, or other local agency, conduct preconstruction surveys that follow applicable protocols and guidelines and are conducted by qualified and/or certified personnel.</li> </ul>	<p>bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Wildlife Code Section 86).</p> <ul style="list-style-type: none"> <li>○ If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:           <ul style="list-style-type: none"> <li>○ Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.</li> <li>○ If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.</li> <li>○ Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no</li> </ul> </li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		<p>evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.</p> <ul style="list-style-type: none"> <li>o The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.</li> </ul> <p>Although, no mitigation is required due to the lack of protected habitat and species on the fully developed Project Site, compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure.</p>
<p><u>Biological Resources</u>  <i>Adverse Effect on Riparian Habitat or Other Sensitive Natural Community, Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Biological</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-BIO-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on state-designated sensitive habitats, including riparian habitats, that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 1600 of the State Fish and Wildlife Code, USFS Land Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino, implementing regulations for the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the California Department of Fish and Wildlife; and other related federal, state, and local regulations, as applicable and feasible.</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site does not contain any critical habitat, including riparian, or any wetlands, nor does it support any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The Project Site is located in an urbanized area of the City. The Project Site is improved with three commercial buildings, three single-family residential buildings, and a paved surface parking lot. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.</p>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

<b>Impact</b>	<b>Project – Level Mitigation Measures (Implemented by Lead Agency)</b>	<b>Applicability to the Project</b>
<i>Resources,            Conflict with            Habitat            Conservation            Plan, Natural            Community            Conservation            Plan, or            Other            Conservation            Plan</i>	<p>Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Consult with the USFWS and NMFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act.</li> <li>• Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino.</li> <li>• Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California Endangered Species Act, or Fully-Protected Species afforded protection pursuant to the State Fish and Wildlife Code.</li> <li>• Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Wildlife Code as they relate to lakes and streambeds.</li> <li>• Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season.</li> <li>• Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Wildlife Code for fur-bearing mammals, are actively using the areas in conjunction with breeding activities.</li> <li>• Utilize applicable and CDFW approved plant community classification resources during delineation of sensitive communities and</li> </ul>	<p>Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.</p>



**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>invasive plants including, but not limited to, the <i>Manual of California Vegetation</i>, the California Invasive Plant Inventory Database, and the Orange County California Native Plant Society (OCCNPS) Emergent Invasive Plant Management Program, where appropriate.</p> <ul style="list-style-type: none"> <li>• Encourage project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible.</li> <li>• Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats.</li> <li>• Install fencing and/or mark sensitive habitat to be avoided during construction activities.</li> <li>• Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area.</li> <li>• Revegetate with appropriate native vegetation following the completion of construction activities.</li> <li>• Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species).</li> <li>• Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.</li> </ul>	
<p><u>Biological Resources</u>  <i>Adverse Effect on Wetlands, Interfere with the Movement of Species, Conflict with Local Policies or</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-BIO-3(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on protected wetlands that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers, public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 404 of the Clean Water Act</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site is not located on protected wetlands that are in the jurisdiction and responsibility of the U.S. Army Corps of Engineers, public agencies and/or Lead Agencies.</p>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p><i>Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan</i></p>	<p>and regulations of the U.S. Army Corps of Engineers (USACOE), and other applicable federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Require project design to avoid federally protected wetlands consistent with the provisions of Section 404 of the Clean Water Act, wherever practicable and feasible.</li> <li>• Where the Lead Agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters not protected under Section 404 of the Clean Water Act, seek comparable coverage for these wetlands and waters in consultation with the USACOE and applicable Regional Water Quality Control Boards (RWQCB). Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federally protected wetlands to support issuance of a permit under Section 404 of the Clean Water Act as administered by the USACOE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACOE’s Final Compensatory Mitigation Rule. The USACOE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration’s performance standard of “no net loss of wetlands” a USACOE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory</li> </ul>	

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	mitigation: <ul style="list-style-type: none"> <li>○ Permittee-responsible mitigation</li> <li>○ Contribution of in-lieu fees</li> <li>○ Use of mitigation bank credits</li> <li>● Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether wetlands will be affected and, if necessary, perform a formal wetland delineation.</li> </ul>	
<i>Biological Resources Interfere with the Movement of Species, Conflict with Local Policies or Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or Other Conservation Plan</i>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-BIO-4(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on migratory fish or wildlife species or within established native resident and/or migratory wildlife corridors, and native wildlife nursery sites that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, U.S. Forest Service, public agencies and/or Lead Agencies, as applicable and feasible. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with regulations of the USFWS, USFS, CDFW, and related regulations, goals and policies of counties and cities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>● Consult with the USFWS, USFS, CDFW, and counties and cities in the SCAG region, where impacts to birds afforded protection pursuant to the Migratory Bird Treaty Act during the breeding season may occur.</li> <li>● Consult with the USFS where impacts to migratory wildlife corridors may occur in an area afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-County area: Angeles, Cleveland, Los Padres, and San Bernardino.</li> <li>● Consult with counties, cities, and other local organizations when impacts may occur to open space areas that have been designated as important for wildlife movement.</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site is not located within or adjacent to migratory fish, wildlife species, or established native resident and/or migratory wildlife corridors, and native wildlife nursery sites. The Project Site is improved with three commercial buildings, three single-family residential buildings, and a paved surface parking lot and located in an urbanized area of the City. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.</p>

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>• Prohibit construction activities within 500 feet of occupied breeding areas for wildlife afforded protection pursuant to Title 14 § 460 of the California Code of Regulations protecting fur-bearing mammals, during the breeding season.</li> <li>• Prohibit clearing of vegetation and construction within the peak avian breeding season (February 1<sup>st</sup> through September 1<sup>st</sup>), where feasible.</li> <li>• Conduct weekly surveys to identify active raptor and other migratory nongame bird nests by a qualified biologist with experience in conducting breeding bird surveys within three days prior to the work in the area from February 1 through August 31.</li> <li>• Prohibit construction activities with 300 feet (500 feet for raptors) of occupied nests of birds afforded protection pursuant to the Migratory Bird Treaty Act, during the breeding season. Delineate the non-disturbance buffer by temporary fencing and keep the buffer in place until construction is complete, or the nest is no longer active. No construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions or expansions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.</li> <li>• Ensure that suitable nesting sites for migratory nongame native bird species protected under the Migratory Bird Treaty Act and/or trees with unoccupied raptor nests should only be removed prior to February 1, or following the nesting season.</li> <li>• Conduct site-specific analyses of opportunities to preserve or improve habitat linkages with areas on- and off-site. Analyze habitat linkages/wildlife movement corridors on a broader and cumulative impact analysis scale to avoid adverse impacts from linear projects that have potential for impacts on a broader scale or critical narrow choke points that could reduce function of recognized movement corridors on a larger scale. Require review of construction drawings and habitat connectivity mapping provided by the CDFW or CNDDDB by a qualified biologist to determine the risk of habitat</li> </ul>	

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 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>fragmentation.</p> <ul style="list-style-type: none"> <li>• Pursue mitigation banking to preserve habitat linkages and corridors (opportunities to purchase, maintain, and/or restore offsite habitat).</li> <li>• Demonstrate that proposed projects would not adversely affect movement of any native resident or migratory fish or wildlife species, wildlife movement corridors, or wildlife nursery sites through the incorporation of avoidance strategies into project design, wherever practicable and feasible.</li> <li>• Evaluate the potential for overpasses, underpasses, and culverts in cases where a roadway or other transportation project may interrupt the flow of species through their habitat. Provide wildlife crossings in accordance with proven standards, such as FHWA’s Critter Crossings or Ventura County Mitigation Guidelines and in consultation with wildlife corridor authorities with sufficient knowledge of both regional and local wildlife corridors, and at locations useful and appropriate for the species of concern.</li> <li>• Install wildlife fencing where appropriate to minimize the probability of wildlife injury due to direct interaction between wildlife and roads or construction.</li> <li>• Establish native vegetation and facilitate the enhancement and maintenance of biological diversity within existing habitat pockets in urban environments that provide connectivity to large-scale habitat areas.</li> <li>• Where avoidance is determined to be infeasible, design sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) and in accordance with the respective counties and cities general plans to establish plans to mitigate for the loss of fish and wildlife movement corridors and/or wildlife nursery sites. The consideration of conservation measures may include the following measures, in addition to the measures outlined in <b>MM-BIO-1(b)</b>, where applicable:             <ul style="list-style-type: none"> <li>○ Wildlife movement buffer zones</li> <li>○ Corridor realignment</li> <li>○ Appropriately spaced breaks in center barriers</li> </ul> </li> </ul>	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>○ Stream rerouting</li> <li>○ Culverts</li> <li>○ Creation of artificial movement corridors such as freeway under- or overpasses</li> <li>○ Other comparable measures</li> <li>● Where the Lead Agency has identified that a RTP/SCS project, or other regionally significant project, has the potential to impact other open space or nursery site areas, seek comparable coverage for these areas in consultation with the USFWS, CDFW, NMFS, or other local jurisdictions.</li> <li>● Project sponsors should emphasize that urban habitats and the plant and wildlife species they support are indeed valuable, despite the fact they are located in urbanized (previously disturbed) areas. Established habitat connectivity and wildlife corridors in these urban ecosystems will likely be impacted with further urbanization, as proposed in the Project. Appropriate mitigation measures should be proposed, developed, and implemented in these sensitive urban microhabitats to support or enhance the rich diversity of urban plant and wildlife species.</li> <li>● Establish native vegetation within habitat pockets or the “wildling of urbanized habitats” that facilitate the enhancement and maintenance of biological diversity in these areas. These habitat pockets, as the hopscotch across an urban environment, provide connectivity to large-scale habitat areas.</li> </ul>	
<p><u>Biological Resources</u>  <i>Conflict with Local Policies or Ordinances Protecting Biological Resources, Conflict with Habitat Conservation Plan, Natural Community Conservation Plan, or</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-BIO-5(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts related to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, that are in the jurisdiction and responsibility of local jurisdictions and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to comply with county, city and local policies or ordinances, protecting biological resources, such as tree preservation policies or ordinances, as</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site is completely paved and developed, and no significant vegetation exists, including protected trees. No protected biological resources or tree species, such as oak trees, currently exist on the Project Site. As such, none of the mitigation measures that pertain to local policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance, are applicable. The Project Site and its vicinity are not part of any draft or</p>

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p align="center"><i>Other Conservation Plan</i></p>	<p>applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Consult with the appropriate local agency responsible for the administration of the policy or ordinance protecting biological resources.</li> <li>• Prioritize retention of trees on-site consistent with local regulations. Provide adequate protection during the construction period for any trees that are to remain standing, as recommended by a certified arborist.</li> <li>• If specific project area trees are designated as “Protected Trees,” “Landmark Trees,” or “Heritage Trees,” obtain approval for encroachment or removals through the appropriate entity, and develop appropriate mitigation measures at that time, to ensure that the trees are replaced. Mitigation trees shall be locally collected native species.</li> <li>• Before the start of any clearing, excavation, construction or other work on the site, securely fence off every protected tree deemed to be potentially endangered by said site work. Keep such fences in place for duration of all such work. Clearly mark all trees to be removed. Establish a scheme for the removal and disposal of logs, brush, earth and other debris that will avoid injury to any protected tree.</li> <li>• Where proposed development or other site work could encroach upon the protected perimeter of any protected tree, incorporate special measures to allow the roots to breathe and obtain water and nutrients. Minimize any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter. Require that no change in existing ground level occur from the base of any protected tree at any time. Require that no burning or use of equipment with an open flame occur near or within the protected perimeter of any protected tree.</li> <li>• Require that no storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees occur from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. Require that no heavy construction equipment or construction materials be operated or stored within a</li> </ul>	<p>adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.</p>

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>distance from the base of any protected trees. Require that wires, ropes, or other devices not be attached to any protected tree, except as needed for support of the tree. Require that no sign, other than a tag showing the botanical classification, be attached to any protected tree.</p> <ul style="list-style-type: none"> <li>• Thoroughly spray the leaves of protected trees with water periodically during construction to prevent buildup of dust and other pollution that would inhibit leaf transpiration.</li> <li>• If any damage to a protected tree should occur during or as a result of work on the site, the appropriate local agency will be immediately notified of such damage. If, such tree cannot be preserved in a healthy state, require replacement of any tree removed with another tree or trees on the same site deemed adequate by the local agency to compensate for the loss of the tree that is removed.</li> <li>• Remove all debris created as a result of any tree removal work from the property within two weeks of debris creation, and such debris shall be properly disposed of in accordance with all applicable laws, ordinances, and regulations.</li> <li>• Design projects to avoid conflicts with local policies and ordinances protecting biological resources.</li> <li>• Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the applicable policy or ordinance shall be developed, such as to support issuance of a tree removal permit. The consideration of conservation measures may include:               <ul style="list-style-type: none"> <li>○ Avoidance strategies</li> <li>○ Contribution of in-lieu fees</li> <li>○ Planting of replacement trees at a minimum ratio of 2:1</li> <li>○ Re-landscaping areas with native vegetation post-construction</li> <li>○ Other comparable measures</li> </ul> </li> </ul>	
<p><u>Biological Resources</u>  <i>Conflict with Habitat Conservation Plan, Natural Community</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-BIO-6(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant impacts on HCP and NCCPs that are in the jurisdiction and responsibility of public agencies and/or Lead</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as no locally designated natural communities are known to occur on or adjacent to the Project Site. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation</p>



**Table 5.1  
Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p><i>Conservation Plan, or Other Conservation Plan</i></p>	<p>Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act; and implementing regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Consult with the appropriate federal, state, and/or local agency responsible for the administration of HCPs, NCCPs or other conservation programs.</li> <li>• Wherever practicable and feasible, the project shall be designed to avoid through project design lands preserved under the conditions of an HCP, NCCP, or other conservation program.</li> <li>• Where avoidance is determined to be infeasible, sufficient conservation measures to fulfill the requirements of the HCP and/or NCCP or other conservation program, which would include but not be limited to applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal Endangered Species Act or Section 2081 of the California Endangered Species Act, shall be developed to support issuance of an Incidental take permit or any other permissions required for development within the HCP/NCCP boundaries. The consideration of additional conservation measures would include the measures outlined in <b>MM-BIO-1(b)</b>, where applicable.</li> </ul>	<p>Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project, and no mitigation is required.</p>
<p><i>Cultural Resources Potential to Destroy Unique Paleontological Resources or Unique Geological Features</i></p>	<p><b>Project-Level Mitigation Measure MM-CUL-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on unique paleontological resources or sites and unique geologic features that are within the jurisdiction and responsibility of National Park Service, Office of Historic Preservation, and Native American Heritage Commission, other public agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> It is not anticipated that the Project Site contains unique paleontological resources or sites and unique geologic features. However, if unexpected discovery should occur compliance with the following regulatory compliance measure, which is capable of avoiding or reducing significant impacts on unique paleontological resources or sites or unique geologic features, are</p>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on unique paleontological resources or sites or unique geologic features. Ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Obtain review by a qualified geologist or paleontologist to determine if the project has the potential to require excavation or blasting of parent material with a moderate to high potential to contain unique paleontological or resources, or to require the substantial alteration of a unique geologic feature.</li> <li>• Avoid exposure or displacement of parent material with a moderate to high potential to yield unique paleontological resources.</li> <li>• Where avoidance of parent material with a moderate to high potential to yield unique paleontological resources is not feasible:               <ul style="list-style-type: none"> <li>○ All on-site construction personnel receive Worker Education and Awareness Program (WEAP) training to understand the regulatory framework that provides for protection of paleontological resources and become familiar with diagnostic characteristics of the materials with the potential to be encountered.</li> <li>○ Prepare a Paleontological Resource Management Plan (PRMP) to guide the salvage, documentation and repository of representative samples of unique paleontological resources encountered during construction. If unique paleontological resources are encountered during excavation or blasting, use a qualified paleontologist to oversee the implementation of the PRMP.</li> <li>○ Monitor blasting and earth-moving activities in parent material, with a moderate to high potential to yield unique paleontological resources using a qualified paleontologist or</li> </ul> </li> </ul>	<p>equal to or more effective than this mitigation measure:</p> <p>Under California Public Resources Code Sections 5097.5 and 30244, if any paleontological materials are encountered during the course of project development, all further development activities shall halt and:</p> <ul style="list-style-type: none"> <li>• The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.</li> <li>• The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.</li> <li>• The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.</li> <li>• Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.</li> </ul> <p>Compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts.</p>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>archeologists cross-trained in paleontology to determine if unique paleontological resources are encountered during such activities, consistent with the specified or comparable protocols.</p> <ul style="list-style-type: none"> <li>○ Identify where excavation and earthmoving activity is proposed in a geologic unit having a moderate or high potential for containing fossils and specify the need for a paleontological or archeological (cross-trained in paleontology) to be present during earth-moving activities or blasting in these areas.</li> <li>● Avoid routes and project designs that would permanently alter unique features with archaeological and/or paleontological significance.</li> <li>● Salvage and document adversely affected resources sufficient to support ongoing scientific research and education.</li> </ul>	
<p><i>Cultural Resources Substantial Adverse Change in Significance of a Historical Resource, Substantial Adverse Change in the Significance of an Archaeological Resource</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-CUL-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of on historical resources within the jurisdiction and responsibility of the Office of Historical Preservation, Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Section 15064.5 of the State CEQA Guidelines capable of avoiding or reducing significant impacts on historical resources, to ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans and other federal, state and local regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>● Pursuant to CEQA Guidelines Section 15064.5, conduct a record search at the appropriate Information Center to determine whether the</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Project does not involve and will not affect any historic resources. Further, it is not anticipated that the Project Site contains significant archaeological resources. However, if an unexpected discovery should occur compliance with the following regulatory compliance measure, which is consistent with the SCAG RTP/SCS Program EIR MM-CUL-2(b)CUL in avoiding potential impacts to inadvertent finds of historic or archeological cultural resources:</p> <ul style="list-style-type: none"> <li>● Cultural Resources (Archaeological Resources): In the event that archaeological resources (sites, features, artifacts, or fossilized material) are exposed during construction activities for the Proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior’s</li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>project area has been previously surveyed and whether historic resources were identified.</p> <ul style="list-style-type: none"> <li>• Obtain a qualified architectural historian to conduct historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for historical resources within 1,000 feet of the project.</li> <li>• Comply with Section 106 of the National Historic Preservation Act including, but not limited to, projects for which federal funding or approval is required for the individual project. This law requires federal agencies to evaluate the impact of their actions on resources included in or eligible for listing in the National Register. Federal agencies must coordinate with the State Historic Preservation Officer in evaluating impacts and developing mitigation. These mitigation measures may include, but are not limited to the following:           <ul style="list-style-type: none"> <li>○ Employ design measures to avoid historical resources and undertake adaptive reuse where appropriate and feasible. If resources are to be preserved, as feasible, carry out the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction in a manner consistent with the Secretary of the Interior’s Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If resources would be impacted, impacts should be minimized to the extent feasible.</li> <li>○ Where feasible, noise buffers/walls and/or visual buffers/landscaping should be constructed to preserve the contextual setting of significant built resources.</li> </ul> </li> <li>• Secure a qualified environmental agency and/or architectural historian, or other such qualified person to document any significant historical resource(s), by way of historic narrative, photographs, and architectural drawings, as mitigation for the effects of demolition of a resource.</li> <li>• Consult with the Native American Heritage Commission to determine whether known</li> </ul>	<p>Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. 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.</p> <p>Compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts.</p> <p>See also discussion regarding Tribal Cultural Resources in Section 6.18.</p>

**Table 5.1  
Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>sacred sites are in the project area, and identify the Native American(s) to contact to obtain information about the project site.</p> <ul style="list-style-type: none"> <li>• Prior to construction activities, obtain a qualified archaeologist to conduct a record search at the appropriate Information Center of the California Archaeological Inventory to determine whether the project area has been previously surveyed and whether resources were identified.</li> <li>• Prior to construction activities, obtain a qualified archaeologist or architectural historian (depending on applicability) to conduct archaeological and/or historic architectural surveys as recommended by the Information Center. In the event the records indicate that no previous survey has been conducted, the Information Center will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources.</li> <li>• If a record search indicates that the project is located in an area rich with cultural materials, retain a qualified archaeologist to monitor any subsurface operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property.</li> <li>• Conduct construction activities and excavation to avoid cultural resources (if identified). If avoidance is not feasible, further work may be needed to determine the importance of a resource. Retain a qualified archaeologist familiar with the local archaeology, and/or as appropriate, an architectural historian who should make recommendations regarding the work necessary to determine importance. If the cultural resource is determined to be important under state or federal guidelines, impacts on the cultural resource will need to be mitigated.</li> <li>• Stop construction activities and excavation in the area where cultural resources are found until a qualified archaeologist can determine the importance of these resources.</li> </ul>	
<p><u>Cultural Resources</u> <i>Disturb Human Remains</i></p>	<p><u>Project-Level Mitigation Measure</u> <b>MM-CUL-4(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> It is not anticipated that the Project Site will</p>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>human remains that are within the jurisdiction and responsibility of the Native American Heritage Commission, other public agencies, and/or Local Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency should consider mitigation measures capable of avoiding or reducing significant impacts on human remains, to ensure compliance with the California Health and Safety Code, Section 7060 and Section 18950-18961 and Native American Heritage Commission, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• In the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required.</li> <li>• If any discovered remains are of Native American origin:           <ul style="list-style-type: none"> <li>○ Contact the County Coroner to contact the Native American Heritage Commission to ascertain the proper descendants from the deceased individual. The coroner should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.</li> <li>○ If the Native American Heritage Commission is unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the commission, obtain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any</li> </ul> </li> </ul>	<p>disturb human remains. However, if an unexpected discovery should occur compliance with the following regulatory compliance measure, which is capable of avoiding or reducing significant impacts on historical resources within the jurisdiction and responsibility of the Office of Historical Preservation, Native American Heritage Commission, other public agencies, and/or Local Agencies:</p> <ul style="list-style-type: none"> <li>• Cultural Resources (Human Remains): If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:           <ul style="list-style-type: none"> <li>○ Stop immediately and contact the County Coroner:                1104 N. Mission Road                Los Angeles, CA 90033                323-343-0512                (8 a.m. to 5 p.m. Monday through Friday) or                323-343-0714                (After Hours, Saturday, Sunday, and Holidays)</li> <li>○ If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).</li> <li>○ The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.</li> </ul> </li> </ul>

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	<p>associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance where the following conditions occur:</p> <ul style="list-style-type: none"> <li>▪ The Native American Heritage Commission is unable to identify a descendent;</li> <li>▪ The descendant identified fails to make a recommendation; or</li> <li>▪ The landowner or their authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ If the owner does not accept the descendant’s recommendations, the owner or the descendent may request mediation by the NAHC.</li> </ul> <p>Compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure, and would reduce any potentially significant impacts.</p>
<p><i>Energy            Increase Residential Energy Use,            Increase Building Energy Use</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-EN-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of increased residential energy consumption that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with CALGreen, local building codes, and other applicable laws and regulations governing residential building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including:               <ul style="list-style-type: none"> <li>○ Use energy efficient materials in building design, construction, rehabilitation, and retrofit.</li> <li>○ Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems.</li> <li>○ Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs,</li> </ul> </li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> With compliance with regulatory compliance measures, the Proposed Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Proposed Project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The following regulatory compliance measure(s), which is capable of avoiding or reducing the significant effects of increased residential energy consumption that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies, substantially complies with this Mitigation Measure:</p> <ul style="list-style-type: none"> <li>• Energy (Green Building Code): In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the Los Angeles Green Building</li> </ul>

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	<p>trees for shade, and sunlight.</p> <ul style="list-style-type: none"> <li>○ Incorporate passive environmental control systems that account for the characteristics of the natural environment.</li> <li>○ Use high-efficiency lighting and cooking devices.</li> <li>○ Incorporate passive solar design.</li> <li>○ Use high-reflectivity building materials and multiple glazing.</li> <li>○ Prohibit gas-powered landscape maintenance equipment.</li> <li>○ Install electric vehicle charging stations.</li> <li>○ Reduce wood burning stoves or fireplaces.</li> <li>○ Provide bike lanes accessibility and parking at residential developments.</li> </ul>	<p>Code and as it may be subsequently amended or modified.</p>
<p><u>Geology and Soils</u> <i>Adverse Effects due to Earthquake or Other Seismic Activity, Unstable Geologic Unit or Soil, Expansive Soil</i></p>	<p><u>Project-Level Mitigation Measure</u> <b>MM-GEO-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Consistent with Section 4.7.2 of the Alquist-Priolo Earthquake Fault Zoning Act, conduct a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site can and should be prepared by a licensed geologist. If an active fault is found and unfit for human occupancy over the fault, place a setback of 50 feet from the</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> As described in Section 6.7 (Geology and Soils) below, the Proposed Project will not result in significant impacts with implementation of the following regulatory compliance measure(s), which is capable of avoiding or reducing the significant effects on the potential for projects to result in the exposure of people and infrastructure to the effects of earthquakes, seismic related ground-failure, liquefaction, and seismically induced landslides, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies:</p> <ul style="list-style-type: none"> <li>• Geology (Seismic): The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.</li> <li>• Geology (Geotechnical Investigation): The Proposed Project shall comply with the conditions contained within the Department of Building and Safety’s Geology and Soils Report Approval Letter for the proposed</li> </ul>



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	<p>fault.</p> <ul style="list-style-type: none"> <li>• Use site-specific fault identification investigations conducted by licensed geotechnical professionals in accordance with the requirements of the Alquist-Priolo Act, as well as any applicable Caltrans regulations that exceed or reasonably replace the requirements of the Act to either determine that the anticipated risk to people and property is at or below acceptable levels or site-specific measures have been incorporated into the project design, consistent with the CBC and UBC.</li> <li>• Ensure that projects located within or across Alquist-Priolo Zones comply with design requirements provided in Special Publication 117, published by the California Geological Survey, as well as relevant local, regional, state, and federal design criteria for construction in seismic areas.</li> <li>• Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that projects are designed in accordance with county and city code requirements for seismic ground shaking. With respect to design, consider seismicity of the site, soil response at the site, and dynamic characteristics of the structure, in compliance with the appropriate California Building Code and State of California design standards for construction in or near fault zones, as well as all standard design, grading, and construction practices in order to avoid or reduce geologic hazards.</li> <li>• Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert be required prior to preparation of project designs. These investigations shall identify areas of potential expansive soils and recommend remedial geotechnical measures to eliminate any problems. Recommended corrective measures, such as structural reinforcement and replacing soil with engineered fill, shall be implemented in project designs. Geotechnical investigations identify areas of potential failure and recommend remedial geotechnical</li> </ul>	<p>project, and as it may be subsequently amended or modified.</p> <p>Although no mitigation is required, compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure.</p>

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	<p>measures to eliminate any problems.</p> <ul style="list-style-type: none"> <li>Adhere to design standards described in the CBC and all standard geotechnical investigation, design, grading, and construction practices to avoid or reduce impacts from earthquakes, ground shaking, ground failure, and landslides.</li> <li>Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, design projects to avoid geologic units or soils that are unstable, expansive soils and soils prone to lateral spreading, subsidence, liquefaction, or collapse wherever feasible.</li> </ul>	
<p><u>Geology and Soils</u>  <i>Soil Erosion or Loss of Topsoil</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-GEO-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the California Building Code (CBC), and other applicable laws and regulations governing building standards, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that site-specific geotechnical investigations conducted by a qualified geotechnical expert are conducted to ascertain soil types prior to preparation of project designs. These investigations can and should identify areas of potential failure and recommend remedial geotechnical measures to eliminate any problems.</li> <li>Consistent with the requirements of the State</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> As described in Section 6.7 (Geology and Soils) below, the Proposed Project will not result in significant impacts with implementation of the following regulatory compliance measure(s), which are capable of avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies:</p> <p>Site grading is regulated under Chapter IX, Division 70 of the Los Angeles Municipal Code.</p> <ul style="list-style-type: none"> <li>Geology (Erosion/Grading/Short-Term Construction Impacts): The Applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.</li> <li>Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading</li> </ul>

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>Water Resources Control Board (SWRCB) for projects over one acre in size, obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB and conduct the following:</p> <ul style="list-style-type: none"> <li>○ File a Notice of Intent (NOI) with the SWRCB.</li> <li>○ Prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Regional Water Quality Control Board (RWQCB). At a minimum, the SWPPP should include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; best management practices (BMPs); and an inspection and monitoring program.</li> <li>○ Submit to the RWQCB a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP should start with the commencement of construction and continue through the completion of the project.</li> <li>○ After construction is completed, the project sponsor can and should submit a notice of termination to the SWRCB.</li> </ul> <ul style="list-style-type: none"> <li>• Consistent with the requirements of the SWRCB and local regulatory agencies with oversight of development associated with the Plan, ensure that project designs provide adequate slope drainage and appropriate landscaping to minimize the occurrence of slope instability and erosion. Design features should include measures to reduce erosion caused by storm water. Road cuts should be designed to maximize the potential for revegetation.</li> <li>• Consistent with the CBC and local regulatory agencies with oversight of development associated with the Plan, ensure that, prior to preparing project designs, new and abandoned wells are identified within construction areas to ensure the stability of nearby soils.</li> </ul>	<p>permits from the Department of Building and Safety. The Applicant shall implement Best Management Practices (“BMPs”) during grading and excavation to reduce erosion, including, but not limited to the following:</p> <ul style="list-style-type: none"> <li>○ Excavation and grading activities shall be scheduled during dry weather periods to the extent practical. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.</li> <li>○ Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.</li> </ul> <ul style="list-style-type: none"> <li>• Hydrology (National Pollutant Discharge Elimination System General Permit): Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Proposed Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the Proposed</li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		<p>Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.</p> <p>Although no mitigation is required, compliance with the above-listed regulatory compliance measures substantially conforms to this Mitigation Measure.</p>
<p><u>Greenhouse Gases</u>  <i>Cumulative Impacts, Forest Land Conversion</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-GHG-3(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases that are within the jurisdiction and authority of California Air Resources Board, local air districts, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases, the Lead Agency can and should consider mitigation measures to mitigate the significant effects of greenhouse gas impacts to ensure compliance with all applicable laws, regulations, governing CAPs, general plans, adopted policies and plans of local agencies, and standards set forth by responsible public agencies for the purpose of reducing emissions of greenhouse gases, as applicable and feasible. Consistent with Section 15126.4(c) of the State CEQA Guidelines, compliance can be achieved through adopting greenhouse gas mitigation measures that have been used for projects in the SCAG region as set forth below, or through comparable measures identified by Lead Agency:</p> <ul style="list-style-type: none"> <li>• Measures in an adopted plan or mitigation program for the reduction of emissions that are</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Proposed Project is located on an infill development site that is currently improved with three commercial buildings, three single-family residential buildings, an office building, and a surface parking lot. The Project Site is also located in an area that is adequately served by existing infrastructure and would not require the extension of utilities or roads to accommodate the proposed development. Further, the Proposed Project is substantially consistent with the applicable policies and/or regulations outlined in the Scoping Plan, SB 375, SCAG's 2016 RTP/SCS, and the L.A. Green Building Code, and thus no mitigation is required. The Proposed Project's project design features and compliance with regulatory compliance measures that are capable of avoiding or reducing the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases that are within the</p>

**Table 5.1  
Applicability of Project-Level Mitigation Measures from the  
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>required as part of the Lead Agency’s decision.</p> <ul style="list-style-type: none"> <li>• Reduction in emissions resulting from a project through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines.</li> <li>• Off-site measures to mitigate a project’s emissions.</li> <li>• Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: <ul style="list-style-type: none"> <li>○ Use energy and fuel efficient vehicles and equipment. Project proponents are encouraged to meet and exceed all EPA/NHTSA/CARB standards relating to fuel efficiency and emission reduction;</li> <li>○ Use alternative (non-petroleum based) fuels;</li> <li>○ Deployment of zero- and/or near zero emission technologies as defined by CARB;</li> <li>○ Use lighting systems that are energy efficient, such as LED technology;</li> <li>○ Use the minimum feasible amount of GHG-emitting construction materials that is feasible;</li> <li>○ Use cement blended with the maximum feasible amount of fly ash or other materials that reduce GHG emissions from cement production;</li> <li>○ Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste reduction, recycling, and reuse;</li> <li>○ Incorporate passive solar and other design measures to reduce energy consumption and increase production and use of renewable energy;</li> <li>○ Incorporate design measures like WaterSense fixtures and water capture to reduce water consumption;</li> <li>○ Use lighter-colored pavement where feasible;</li> <li>○ Recycle construction debris to maximum extent feasible;</li> <li>○ Protect and plant shade trees in or near construction projects where feasible; and</li> <li>○ Solicit bids that include concepts listed above.</li> </ul> </li> </ul>	<p>jurisdiction and authority of California Air Resources Board, local air districts, and/or Lead Agencies, substantially conforms to this Mitigation Measure:</p> <p>The following is a list of project design features and regulatory compliance measures that substantially conform to this Mitigation Measure:</p> <ul style="list-style-type: none"> <li>• The Project must meet Title 24 2016 standards and include ENERGY STAR appliances. Energy Star-rated appliances would reduce the projects energy demand during the operational life of the multi-family dwelling units.</li> <li>• The Project is subject to construction waste reduction of at least 50 percent. In addition, Project Site operations are subject to AB 939 requirements to divert 50 percent of solid waste to landfills through source reduction, recycling, and composting. Finally, the Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials.</li> <li>• As mandated by the LA Green Building Code, the Project would be required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development by at least 20 percent. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants’ needs.</li> <li>• The Project would use energy from the Los Angeles Department of Water and Power (LADWP), which has goals to diversify its portfolio of energy sources to increase the use of renewable energy.</li> </ul>

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 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>• Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to, transit-active transportation coordinated strategies, increased bicycle carrying capacity on transit and rail vehicles.</li> <li>• Incorporating bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; providing adequate bicycle parking and planning for and building local bicycle projects that connect with the regional network.</li> <li>• Improving transit access to rail and bus routes by incentives for construction of transit facilities within developments, and/or providing dedicated shuttle service to transit stations.</li> <li>• Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs.</li> <li>• Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles.</li> <li>• Land use siting and design measures that reduce GHG emissions, including:               <ul style="list-style-type: none"> <li>○ Developing on infill and brownfields sites;</li> <li>○ Building high density and mixed-use developments near transit;</li> <li>○ Retaining on-site mature trees and vegetation, and planting new canopy trees;</li> <li>○ Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and</li> <li>○ Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The Project would use water-efficient landscaping including point-to-point irrigation and a smart controller drip system to reduce water use.</li> <li>• The Project would include a minimum of five percent of the total number of parking spaces to include Electric Vehicle (EV) Charging Stations.</li> <li>• The Project would be consistent with the following key GHG reduction strategies in SCAG’s 2016-2040 RTP/SCS which are based on changing the region’s land use and travel patterns:               <ul style="list-style-type: none"> <li>○ Compact growth in areas accessible to transit;</li> <li>○ More multi-family housing;</li> <li>○ Jobs and housing closer to transit;</li> <li>○ New housing and job growth focused in High Quality Transit Areas (HQTA); and</li> <li>○ Biking and walking infrastructure to improve active transportation options, transit access.</li> </ul> </li> <li>• Greenhouse Gas Emissions (Green Building Code): In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the Los Angeles Green Code and as it may be subsequently amended or modified.</li> </ul>
<p><u>Hazards and Hazardous Materials Significant Hazard due to</u></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-HAZ-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project.</b> As discussed in Section 6.8 (hazards and Hazardous Materials) no</p>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p><i>Routine Transport, Use, or Disposal of Hazardous Materials, Reasonably Foreseeable Upset and Accident Conditions, Hazardous Emissions or Materials Near School</i></p>	<p>the routine transport, use or disposal of hazardous materials that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the provisions of the Hazardous Waste Control Act, the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, the Hazardous Waste Source Reduction and Management Review Act of 1989, the California Vehicle Code, and other applicable laws and regulations, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Where the construction or operation of projects involves the transport of hazardous material, provide a written plan of proposed routes of travel demonstrating use of roadways designated for the transport of such materials.</li> <li>• Where the construction or operation of projects involves the transport of hazardous materials, avoid transport of such materials within one-quarter mile of schools, when school is in session, wherever feasible.</li> <li>• Where it is not feasible to avoid transport of hazardous materials, within one-quarter mile of schools on local streets, provide notification of the anticipated schedule of transport of such materials.</li> <li>• Specify the need for interim storage and disposal of hazardous materials to be undertaken consistent with applicable federal, state, and local statutes and regulations in the plans and specifications of the transportation improvement project.</li> <li>• Submit a Hazardous Materials Business/Operations Plan for review and approval by the appropriate local agency. Once approved, keep the plan on file with the Lead Agency (or other appropriate government agency) and update, as applicable. The purpose of the Hazardous Materials Business/Operations Plan is to ensure that employees are adequately trained to handle the materials and provides information to the local fire protection agency should emergency response be required. The Hazardous Materials Business/Operations Plan</li> </ul>	<p>hazardous materials other than modest amounts of typical cleaning supplies and solvents used for janitorial purposes would routinely be transported to the Project Site. The acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements. As such, no impacts would occur.</p>

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>should include the following:</p> <ul style="list-style-type: none"> <li>○ The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.</li> <li>○ The location of such hazardous materials.</li> <li>○ An emergency response plan including employee training information.</li> <li>○ A plan that describes the manner in which these materials are handled, transported and disposed.</li> </ul> <ul style="list-style-type: none"> <li>● Specify the appropriate procedures for interim storage and disposal of hazardous materials, anticipated to be required in support of operations and maintenance activities, in conformance with applicable federal, state, and local statutes and regulations, in the Operations Manual for projects.</li> <li>● Follow manufacturer’s recommendations on use, storage, and disposal of chemical products used in construction.</li> <li>● Avoid overtopping construction equipment fuel gas tanks.</li> <li>● During routine maintenance of construction equipment, properly contain and remove grease and oils.</li> <li>● Properly dispose of discarded containers of fuels and other chemicals.</li> </ul>	
<p><u>Hazards and Hazardous Materials</u>  <i>Located on a Hazardous Materials Site</i>            Section 65962.5</p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-HAZ-4(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to a project placed on a hazardous materials site, that are in the jurisdiction and responsibility of regulatory agencies, other public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the provisions of the Government Code Section 65962.5, Occupational Safety and Health Code of 197; the Response Conservation, and Recovery Act; the Comprehensive Environmental Response, Compensation, and Liability Act; the Hazardous Materials Release and Clean-up Act, and the Uniform Building Code, and County and City building standards, and all applicable federal, state, and local</p>	<p><b>This Mitigation Measure is no longer applicable to the Proposed Project.</b> As discussed in Section 6.8 (hazards and Hazardous Materials), the Project Site consisting of 614 Juanita Avenue was evaluated in a Phase I Environmental Site Assessment and a Phase II ESA (See Appendices F.1 and F.2 to this SCEA). The property at 3812-3838 Oakwood Avenue was evaluated in a separate Phase I ESA (see Appendix F3 to this SCEA). As noted in the Phase I and II ESAs for 316 Juanita Avenue, the Project Site was identified on the Cortese database as a duplicate listing to the LUST database. The historic UST and LUST cases have all been resolved.</p>



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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>laws and regulations governing hazardous waste sites, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Complete a Phase I Environmental Site Assessment, including a review and consideration of data from all known databases of contaminated sites, during the process of planning, environmental clearance, and construction for projects.</li> <li>• Where warranted due to the known presence of contaminated materials, submit to the appropriate agency responsible for hazardous materials/wastes oversight a Phase II Environmental Site Assessment report if warranted by a Phase I report for the project site. The reports should make recommendations for remedial action, if appropriate, and be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer.</li> <li>• Implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the project, for remedial action.</li> <li>• Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II Environmental Site Assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans.</li> <li>• Conduct soil sampling and chemical analyses of samples, consistent with the protocols established by the U.S. EPA to determine the extent of potential contamination beneath all underground storage tanks (USTs), elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition or construction activities would potentially affect a particular development or building.</li> <li>• Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or</li> </ul>	<p>The Phase I ESA for 614 Juanita Avenue concluded no evidence of recognized environmental conditions (RECs) in connection with the Subject Property were identified with the exception of prior automotive service activities that include petroleum hydrocarbons and generate regulated wastes (used oil and other automotive fluids such as automatic transmission fluid and antifreeze) and automotive lifts. The former AT&amp;T operations also included the operation of an in-ground oil/water separator and three aboveground hydraulic lifts. The Phase II ESA concluded that significant subsurface impacts related to the historical uses of the OWS, former wash rack, and hydraulic lifts were not identified. The soil and groundwater results show that the contaminant concentrations (e.g., TPH-DRO, TPH-ORO, and MTBE) detected in the samples collected during EBI's 2018 Phase II ESA investigation are comparable to those collected by others during previous sampling events, which was issued a no further action (NFA) determination by the RWQCB in 2009.</p> <p>Due to the age of structures on the Project Site, the presence of asbestos containing materials (ACM) and lead based paint (LBP) is also suspected. However, the removal and disposal of such materials would be handled in accordance with State, federal, and local regulatory compliance measures during site clearing, grading, and construction, and potential impacts associated with the release of a hazardous material would be less than significant. As such, significant impacts would not occur and no further mitigation for 614 Juanita Avenue is warranted.</p> <p>The Phase I ESA for 3812-3838 Oakwood Avenue concluded there is no</p>

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 Applicability of Project-Level Mitigation Measures from the  
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	<p>other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps.</p> <ul style="list-style-type: none"> <li>• Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency.</li> <li>• Cease work if soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), in the vicinity of the suspect material. Secure the area as necessary and take all appropriate measures to protect human health and the environment, including but not limited to: notification of regulatory agencies and identification of the nature and extent of contamination. Stop work in the areas affected until the measures have been implemented consistent with the guidance of the appropriate regulatory oversight authority.</li> <li>• Use best management practices (BMPs) regarding potential soil and groundwater hazards.</li> <li>• Soil generated by construction activities should be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Complete sampling and handling and transport procedures for reuse or disposal, in accordance with applicable local, state and federal laws and policies.</li> <li>• Groundwater pumped from the subsurface should be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Utilize engineering controls, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.</li> <li>• Prior to issuance of any demolition, grading, or building permit, submit for review and approval by the Lead Agency (or other appropriate government agency) written verification that the appropriate federal, state and/or local oversight authorities, including but not limited to the</li> </ul>	<p>evidence of RECs in connection with the subject property. Other environmental conditions noted in the Phase I ESA included a storm drain and three-chambered clarifier system on the central portion of 3812-3814 1/2 Oakwood Avenue, adjacent to the Galindo Commissary food truck parking area. The clarifier was installed in 1995, and is used for occasional food truck rinsing. No evidence of wash detergents or chemicals was observed onsite. Reportedly, engine and undercarriage washing are not performed onsite. While some diluted concentrations of the petroleum products and hazardous materials used on site may be present in the waste streams discharged to the drain, they drain system is not expected to represent a significant environmental concern at this time. Due to the age of structures on the Project Site, the presence of asbestos containing materials (ACM) and lead based paint (LBP) is also suspected in some of the building materials. Accordingly a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs. Additionally, the requirements of OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62 would be followed prior to any demolition activities. As such, no significant impacts would occur and no further mitigation for 3812-3838 Oakwood Avenue is warranted.</p>

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	<p>Regional Water Quality Control Board (RWQCB), have granted all required clearances and confirmed that the all applicable standards, regulations, and conditions have been met for previous contamination at the site.</p> <ul style="list-style-type: none"> <li>• Develop, train, and implement appropriate worker awareness and protective measures to assure that worker and public exposure is minimized to an acceptable level and to prevent any further environmental contamination as a result of construction.</li> <li>• If asbestos-containing materials (ACM) are found to be present in building materials to be removed, submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health and Safety Code Section 25915- 25919.7; and other local regulations.</li> <li>• Where projects include the demolitions or modification of buildings constructed prior to 1968, complete an assessment for the potential presence or lack thereof of ACM, lead-based paint (LBP), and any other building materials or stored materials classified as hazardous waste by state or federal law.</li> <li>• Where the remediation of lead-based paint has been determined to be required, provide specifications to the appropriate agency, signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: California Occupational Safety and Health Administration’s (Cal OSHA’s) Construction Lead Standard, Title 8 California Code of Regulations (CCR) Section 1532.1 and Department of Health Services (DHS) Regulation 17 CCR Sections 35001– 36100, as may be amended. If other materials classified as hazardous waste by state or federal law are present, the project sponsor should submit written confirmation to the appropriate local agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing</li> </ul>	

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	<p>of such materials.</p> <ul style="list-style-type: none"> <li>Where a project site is determined to contain materials classified as hazardous waste by state or federal law are present, submit written confirmation to appropriate agency that all state and federal laws and regulations should be followed when profiling, handling, treating, transporting, and/or disposing of such materials.</li> </ul>	
<p><u>Hazards and Hazardous Materials</u>  <i>Wildland Fire Risk</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-HAZ-8(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the potential exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands; that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with local general plans, specific plans, and regulations provided by County and City fire departments, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>Adhere to fire code requirements, including ignition-resistant construction with exterior walls of noncombustible or ignition resistant material from the surface of the ground to the roof system. Other fire-resistant measures would be applied to eaves, vents, windows, and doors to avoid any gaps that would allow intrusion by flame or embers.</li> <li>Adhere to the Multi-Jurisdictional Hazards Mitigation Plan, as well as local general plans, including policies and programs aimed at reducing the risk of wildland fires through land use compatibility, training, sustainable development, brush management, and public outreach.</li> <li>Encourage the use of fire-resistant vegetation native to Southern California and/or to the local microclimate (e.g., vegetation that has high moisture content, low growth habits, ignition-</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site is located in a fully urbanized area and there are no wildlands in the vicinity. Furthermore, the Proposed Project is subject to adherence to fire code requirements.</p>

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	<p>resistant foliage, or evergreen growth), eliminate brush and chaparral, and discourage the use of fire-promoting species especially non-native, invasive species (e.g., pampas grass, fennel, mustard, or the giant reed) in the immediate vicinity of development in areas with high fire threat.</p> <ul style="list-style-type: none"> <li>• Encourage natural revegetation or seeding with local, native species after a fire and discourage reseeding of non-native, invasive species to promote healthy, natural ecosystem regrowth. Native vegetation is more likely to have deep root systems that prevent slope failure and erosion of burned areas than shallow-rooted non-natives.</li> <li>• Submit a fire safety plan (including phasing) to the Lead Agency and local fire agency for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. The local fire protection agency may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase.</li> <li>• Utilize Fire-wise Land Management by encouraging the use of fire-resistant vegetation and the elimination of brush and chaparral in the immediate vicinity of development in areas with high fire threat.</li> <li>• Promote Fire Management Planning that would help reduce fire threats in the region as part of the Compass Blueprint process and other ongoing regional planning efforts.</li> <li>• Encourage the use of fire-resistant materials when constructing projects in areas with high fire threat.</li> </ul>	
<p><i>Hydrology and Water Quality Violate Water Quality Standards or Waste Discharge Requirements, Alteration of Site Drainage Pattern, Runoff</i></p>	<p><b>Project-Level Mitigation Measure</b>  <b>MM-HYD-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts on water quality on related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> As discussed below in Section 6.10 (Hydrology and Water Quality), the Proposed Project would not result in significant impacts with implementation of the below-listed regulatory compliance measure(s), which are capable of avoiding or reducing the potential impacts on water</p>

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 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p><i>Exceeding Stormwater Drainage System Capacity, Otherwise Degrade Water Quality</i></p>	<p>consider mitigation measures to ensure compliance with all applicable laws, regulations, and health and safety standards set forth by regulatory agencies responsible for regulating and enforcing water quality and waste discharge requirements in a manner that conforms with applicable water quality standards and/or waste discharge requirements, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Complete, and have approved, a Stormwater Pollution Prevention Plan (SWPPP) prior to initiation of construction.</li> <li>• Implement Best Management Practices to reduce the peak stormwater runoff from the project site to the maximum extent practicable.</li> <li>• Comply with the Caltrans storm water discharge permit as applicable; and identify and implement Best Management Practices to manage site erosion, wash water runoff, and spill control.</li> <li>• Complete, and have approved, a Standard Urban Stormwater Management Plan (SWMP), prior to occupancy of residential or commercial structures.</li> <li>• Ensure adequate capacity of the surrounding stormwater system to support stormwater runoff from new or rehabilitated structures or buildings.</li> <li>• Prior to construction within an area subject to Section 404 of the Clean Water Act, obtain all required permit approvals and certifications for construction within the vicinity of a watercourse:             <ul style="list-style-type: none"> <li>○ U.S. Army Corps of Engineers (Corps): Section 404. Permit approval from the Corps should be obtained for the placement of dredge or fill material in Waters of the U.S., if any, within the interior of the project site, pursuant to Section 404 of the federal Clean Water Act.</li> <li>○ Regional Water Quality Control Board (RWQCB): Section 401 Water Quality Certification. Certification that the project will not violate state water quality standards is required before the Corps can issue a 404 permit, above.</li> <li>○ California Department of Fish and Wildlife (CDFW): Section 1602 Lake and Streambed Alteration Agreement. Work that will alter the bed or bank of a stream requires</li> </ul> </li> </ul>	<p>quality on related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory agencies.</p> <p>Although no mitigation is required, compliance with the below-listed regulatory compliance measures substantially conforms to this Mitigation Measure:</p> <ul style="list-style-type: none"> <li>• Hydrology (National Pollutant Discharge Elimination System General Permit): Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Proposed Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the Proposed Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.</li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>authorization from CDFW.</p> <ul style="list-style-type: none"> <li>• Where feasible, restore or expand riparian areas such that there is no net loss of impervious surface as a result of the project.</li> <li>• Install structural water quality control features, such as drainage channels, detention basins, oil and grease traps, filter systems, and vegetated buffers to prevent pollution of adjacent water resources by polluted runoff where required by applicable urban storm water runoff discharge permits, on new facilities.</li> <li>• Provide structural storm water runoff treatment consistent with the applicable urban storm water runoff permit. Where Caltrans is the operator, the statewide permit applies.</li> <li>• Provide operational best management practices for street cleaning, litter control, and catch basin cleaning are implemented to prevent water quality degradation in compliance with applicable storm water runoff discharge permits; and ensure treatment controls are in place as early as possible, such as during the acquisition process for rights-of-way, not just later during the facilities design and construction phase.</li> <li>• Comply with applicable municipal separate storm sewer system discharge permits as well as Caltrans' storm water discharge permit including long-term sediment control and drainage of roadway runoff.</li> <li>• Incorporate as appropriate treatment and control features such as detention basins, infiltration strips, and porous paving, other features to control surface runoff and facilitate groundwater recharge into the design of new transportation projects early on in the process to ensure that adequate acreage and elevation contours are provided during the right-of-way acquisition process.</li> <li>• Design projects to maintain volume of runoff, where any downstream receiving water body has not been designed and maintained to accommodate the increase in flow velocity, rate, and volume without impacting the water's beneficial uses. Pre-project flow velocities, rates, and volumes must not be exceeded. This applies not only to increases in storm water runoff from the project site, but also to hydrologic changes induced by flood plain encroachment. Projects should not cause or contribute to</li> </ul>	<ul style="list-style-type: none"> <li>• Hydrology (Stormwater Pollution (Demolition, Grading, and Construction Activities): Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.       <ul style="list-style-type: none"> <li>○ Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</li> <li>○ All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.</li> <li>○ Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.</li> <li>○ Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.</li> </ul> </li> <li>• Hydrology (Standard Urban Stormwater Mitigation Plan): Prior to the issuance of a grading permit, the Project shall comply with the SUSMP and/or the Site-Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance Nos. 172,176 and 173,494. The appropriate design and application of BMP devices and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works.</li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>conditions that degrade the physical integrity or ecological function of any downstream receiving waters.</p> <ul style="list-style-type: none"> <li>• Provide culverts and facilities that do not increase the flow velocity, rate, or volume and/or acquiring sufficient storm drain easements that accommodate an appropriately vegetated earthen drainage channel.</li> <li>• Upgrade stormwater drainage facilities to accommodate any increased runoff volumes. These upgrades may include the construction of detention basins or structures that will delay peak flows and reduce flow velocities, including expansion and restoration of wetlands and riparian buffer areas. System designs shall be completed to eliminate increases in peak flow rates from current levels.</li> <li>• Encourage Low Impact Development (LID) and incorporation of natural spaces that reduce, treat, infiltrate and manage stormwater runoff flows in all new developments, where practical and feasible.</li> <li>• If a proposed project has the potential to create a major new stormwater discharge to a water body with an established Total Maximum Daily Load (TMDL), a quantitative analysis of the anticipated pollutant loads in the stormwater discharges to the receiving waters should be carried out.</li> </ul>	
<p><u>Hydrology and Water Quality</u>  <i>Deplete Groundwater Supply or Interfere with Groundwater Recharge</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-HYD-2(b):</b> Consistent with the provisions of the Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, Regional Water Quality Control Boards, Water Districts, and other groundwater management agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with applicable laws, regulations, and health and safety standards set forth by federal, state, regional, and local authorities that regulate groundwater management, consistent with the provisions of the Groundwater Management Act and implementing regulations, including recharge in a manner that conforms with federal, state, regional, and local standards for sustainable management of</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> As discussed below in Section 6.10 (Hydrology and Water Quality), the Proposed Project would not result in significant impacts with implementation of the below-listed regulatory compliance measure(s), which are capable of avoiding or reducing the potential impacts to groundwater resources that are within the jurisdiction and authority of the State Water Resources Control Board, Regional Water Quality Control Boards, Water Districts, and other groundwater management agencies. Although no mitigation is required, compliance with the below-listed regulatory compliance</p>



**Table 5.1  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>groundwater basins, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• For projects requiring continual dewatering facilities, implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent possible, adverse impacts on groundwater for the life of the project, Construction designs shall comply with appropriate building codes and standard practices including the Uniform Building Code.</li> <li>• Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimize to the greatest extent possible, new impervious surfaces, including the use of in-lieu fees and off-site mitigation.</li> <li>• Avoid designs that require continual dewatering where feasible.</li> <li>• Avoid construction and siting on groundwater recharge areas, to prevent conversion of those areas to impervious surface.</li> <li>• Reduce hardscape to the extent feasible to facilitate groundwater recharge as appropriate.</li> </ul>	<p>measures substantially conforms to this Mitigation Measure:</p> <ul style="list-style-type: none"> <li>• Hydrology (Low Impact Development Plan): Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.</li> <li>• Hydrology (Best Management Practices): The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period or the rainfall from an 85<sup>th</sup> percentile 24-hour runoff event, whichever is greater, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.</li> </ul>
<p><u>Hydrology and Water Quality Structures within a 100-Year Floodplain Hazard Area, Risk due to Levee or Dam Failure, Risks due to Seiche,</u></p>	<p><u>Project-Level Mitigation Measure</u> <b>MM-HYD-8(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential impacts of locating structures that would impede or redirect flood flows in a 100-year flood hazard area that are within the jurisdiction and authority of the Flood Control District, County Public Works Departments, local agencies, regulatory agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> as the Project Site is not, according to the Federal Emergency Management Agency (FEMA) flood insurance rate map, located within a designated flood zone.</p>

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<i>Tsunami, or Mudflow</i>	<p>potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with all federal, state, and local floodplain regulations, consistent with the provisions of the National Flood Insurance Program, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Comply with Executive Order 11988 on Floodplain Management, which requires avoidance of incompatible floodplain development, restoration and preservation of the natural and beneficial floodplain values, and maintenance of consistency with the standards and criteria of the National Flood Insurance Program.</li> <li>• Ensure that all roadbeds for new highway and rail facilities be elevated at least one foot above the 100-year base flood elevation. Since alluvial fan flooding is not often identified on FEMA flood maps, the risk of alluvial fan flooding should be evaluated and projects should be sited to avoid alluvial fan flooding. Delineation of floodplains and alluvial fan boundaries should attempt to account for future hydrologic changes caused by global climate change.</li> </ul>	
<p><u>Land Use and Planning</u>  <i>Conflict with Applicable Land Use Plan, Policy, or Regulation</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-LU-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects regarding the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that are within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid conflicts with zoning and ordinance codes, general plans, land use plan, policy, or regulation of an agency with jurisdiction over the project, as applicable and feasible. Such measures may include the following, and/or other comparable measures identified by the Lead Agency:</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> Considering the social and economic benefits of allowing affordable housing at the Project Site, the Proposed Project seeks the appropriate General Amendment, Specific Plan Amendment and Zone Change. With the zone change and the requested entitlements, the Proposed Project conforms to the zoning and land use designations that have jurisdiction over the Project Site, and the Proposed Project would result no significant impacts. Therefore, no mitigation is required.</p>

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 Applicability of Project-Level Mitigation Measures from the  
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	<ul style="list-style-type: none"> <li>Where an inconsistency with the adopted general plan is identified at the proposed project location, determine if the environmental, social, economic, and engineering benefits of the project warrant a variance from adopted zoning or an amendment to the general plan.</li> </ul>	
<p><u>Land Use and Planning</u>  <i>Physically Divide a Community</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-LU-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to the physical division of an established community in a project area within the jurisdiction and responsibility of local jurisdictions and Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the goals and policies established within the applicable adopted county and city general plans within the SCAG region to avoid the creation of barriers that physically divide such communities, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>Consider alignments within or adjacent to existing public rights-of-way.</li> <li>Consider designs to include sections above- or below-grade to maintain viable vehicular, cycling, and pedestrian connections between portions of communities where existing connections are disrupted by the transportation project.</li> <li>Wherever feasible incorporate direct crossings, overcrossings, or undercrossings at regular intervals for multiple modes of travel (e.g., pedestrians, bicyclists, vehicles).</li> <li>Consider realigning roadway or interchange improvements to avoid the affected area of residential communities or cohesive neighborhoods.</li> <li>Where it has been determined that it is infeasible to avoid creating a barrier in an established community, consider other measures to reduce impacts, including but not limited to:             <ul style="list-style-type: none"> <li>Alignment shifts to minimize the area affected.</li> </ul> </li> </ul>	<p><b>This Mitigation Measure is not applicable as the Proposed Project</b> does not physically divide an established community. The Proposed Project would replace three existing commercial buildings, three single-family residential buildings, and a surface parking lot, and will provide all required street dedications and improvements. Although the Proposed Project will replace an existing underutilized telecommunications utility yard, and would permit residential land uses within a M1 zone, the proposed permanent supportive housing uses are compatible with the surrounding multi-family residential land uses located on Juanita Avenue and Madison Avenue immediately adjacent to the Project Site. Moreover, residential land uses already exist on the Project Site. Thus the Proposed Project would not introduce a land use that does not already exist on site.</p>

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	<ul style="list-style-type: none"> <li>○ Reduction of the proposed right-of-way take to minimize the overall area of impact.</li> <li>○ Provisions for bicycle, pedestrian, and vehicle access across improved roadways.</li> <li>● Design new transportation facilities that consider access to existing community facilities. Identify and consider during the design phase of the project, community amenities and facilities in the design of the project.</li> <li>● Design roadway improvements that minimize barriers to pedestrians and bicyclists. Determine during the design phase, pedestrian and bicycle routes that permit connections to nearby community facilities.</li> </ul>	
<p><u>Mineral Resources</u>  <i>Loss of Availability of a Known Mineral Resource</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-MIN-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan that are within the jurisdiction and responsibility of the California Department of Conservation, and/or Lead Agencies.</p> <p>Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with SMARA, California Department of Conservation regulations, local general plans, specific plans, and other laws and regulation governing mineral or aggregate resources, as applicable and feasible. Such measures may include the following, other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>● Provide for the efficient use of known aggregate and mineral resources or locally important mineral resource recovery sites, by ensuring that the consumptive use of aggregate resources is minimized and that access to recoverable sources of aggregate is not precluded, as a result of construction, operation and maintenance of projects.</li> <li>● Where avoidance is infeasible, minimize impacts to the efficient and effective use of recoverable sources of aggregate through measures that</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project.</b></p> <p>The Project Site is zoned M1-1. The Project Site is not located within a Mineral Resources Zone 2 (MRZ-2). The Project Site is not located within the boundaries of the State-Designated LA City Oil Field, and there is no evidence to suggest that the Project Site has been historically used for the extraction of oil. The Project Site is currently developed with three commercial buildings, three single-family residential buildings, and a paved surface parking lot. Development of the Project Site would not block or hinder access or availability of mineral resources. Therefore, the development of the Proposed Project would not result in the loss of availability of a known mineral resource.</p>

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	<p>have been identified in county and city general plans, or other comparable measures:</p> <ul style="list-style-type: none"> <li>○ Recycle and reuse building materials resulting from demolition, particularly aggregate resources, to the maximum extent practicable.</li> <li>○ Identify and use building materials, particularly aggregate materials, resulting from demolition at other construction sites in the SCAG region, or within a reasonable hauling distance of the project site.</li> <li>○ Design transportation network improvements in a manner (such as buffer zones or the use of screening) that does not preclude adjacent or nearby extraction of known mineral and aggregate resources following completion of the improvement and during long-term operations.</li> <li>○ Avoid or reduce impacts on known aggregate and mineral resources and mineral resource recovery sites through the evaluation and selection of project sites and design features (e.g., buffers) that minimize impacts on land suitable for aggregate and mineral resource extraction by maintaining portions of MRZ-2 areas in open space or other general plan land use categories and zoning that allow for mining of mineral resources.</li> </ul>	
<p><i>Noise Exposure of Persons to Noise in Excess of Local Standards, Excessive Groundborne Vibration or Noise Levels, Substantial Permanent Increase in Noise Level, Substantial Temporary Increase in Noise Levels</i></p>	<p><b>Project-Level Mitigation Measure</b>  <b>MM-NOISE-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of noise impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure consistency with the Federal Noise Control Act, California Government Code Section 65302, the Governor’s Office of Planning and Research (OPR) Noise Element Guidelines, and the noise ordinances and general plan noise elements for the counties or cities where projects are undertaken, Federal Highway Administration and Caltrans guidance documents and other health and safety standards set forth by federal, state, and local authorities that</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure</b> As discussed in Section 6.13 (Noise), the Proposed Project could result in potentially significant noise impacts related to construction. The Proposed Project is subject to the following regulatory compliance measures that avoid or reduce the significant effects of noise impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies:</p> <ul style="list-style-type: none"> <li>• The Project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent</li> </ul>

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	<p>regulate noise levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Install temporary noise barriers during construction.</li> <li>• Include permanent noise barriers and sound-attenuating features as part of the project design.</li> <li>• Schedule construction activities consistent with the allowable hours pursuant to applicable general plan noise element or noise ordinance. Where construction activities are authorized outside the limits established by the noise element of the general plan or noise ordinance, notify affected sensitive noise receptors and all parties who will experience noise levels in excess of the allowable limits for the specified land use, of the level of exceedance and duration of exceedance; and provide a list of protective measures that can be undertaken by the individual, including temporary relocation or use of hearing protective devices.</li> <li>• Limit speed and/or hours of operation of rail and transit systems during the selected periods of time to reduce duration and frequency of conflict with adopted limits on noise levels.</li> <li>• Post procedures and phone numbers at the construction site for notifying the Lead Agency staff, local Police Department, and construction contractor (during regular construction hours and off-hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.</li> <li>• Notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.</li> <li>• Hold a preconstruction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.</li> <li>• Designate an on-site construction complaint and enforcement manager for the project.</li> <li>• Ensure that construction equipment are properly maintained per manufacturers' specifications and</li> </ul>	<p>ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.</p> <ul style="list-style-type: none"> <li>• The Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.</li> </ul> <p>Additionally, as discussed in Section 6.13, Noise, the City has determined that the proposed noise-related Mitigation Measures (N-1 through N-5, described below) would be effective in reducing construction noise levels to less than significant levels and substantially conform to the recommended measures as identified in RTP/SCS MM-Noise-1(b) as applicable to the Proposed Project.</p> <p><b>N-1</b> Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.</p> <p><b>N-2</b> The project contractor(s) shall employ noise minimization strategies when using mechanized construction equipment. To the maximum extent practical, demolition and construction activities shall be scheduled and coordinated so as</p>

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	<p>fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.</p> <ul style="list-style-type: none"> <li>• Ensure that impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust can and should be used. External jackets on the tools themselves can and should be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures can and should be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.</li> <li>• Ensure that construction equipment are not idle for an extended time in the vicinity of noise-sensitive receptors.</li> <li>• Locate fixed/stationary equipment (such as generators, compressors, rock crushers, and cement mixers) as far as possible from noise-sensitive receptors.</li> <li>• Locate new roadway lanes, roadways, rail lines, transit-related passenger station and related facilities, park-and-ride lots, and other new noise-generating facilities away from sensitive receptors to the maximum extent feasible.</li> <li>• Where feasible, eliminate noise-sensitive receptors by acquiring freeway and rail rights-of-way.</li> <li>• Use noise barriers to protect sensitive receptors from excessive noise levels during construction.</li> <li>• Construct sound-reducing barriers between noise sources and noise-sensitive receptors to minimize exposure to excessive noise during operation of transportation improvement projects, including but not limited to earth-berms or sound walls.</li> <li>• Where feasible, design projects so that they are depressed below the grade of the existing noise-sensitive receptor, creating an effective barrier between the roadway and sensitive receptors.</li> <li>• Where feasible, improve the acoustical insulation of dwelling units where setbacks and sound</li> </ul>	<p>to avoid operating several pieces of equipment simultaneously, which cause high noise levels. Construction equipment shall not idle when not in use. The contractor shall place noise construction equipment as far from the Project Site edges as practicable.</p> <p><b>N-3</b> The project contractor shall use power construction equipment with noise shielding and muffling devices. The noise mufflers shall be consistent with manufacturers' standards and be equipped with all construction equipment, fixed or mobile.</p> <p><b>N-4</b> The project contractor shall erect a temporary noise-attenuating sound barrier along the perimeter of the Project Site fronting residential land uses. The sound wall shall be a minimum of 8 feet in height to block the line-of-site of construction equipment and off site receptors at the ground level. The sound barrier shall include ¾ inch plywood or other sound absorbing material capable of achieving a 14 dBA reduction in sound level.</p> <p><b>N-5</b> An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.</p>

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>barriers do not provide sufficient noise reduction.</p> <ul style="list-style-type: none"> <li>Monitor the effectiveness of noise reduction measures by taking noise measurements and installing adaptive mitigation measures to achieve the standards for ambient noise levels established by the noise element of the general plan or noise ordinance.</li> </ul>	
<p><u>Noise</u>  <i>Exposure of Persons to Excessive Groundborne Vibration or Noise Levels</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-NOISE-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects of vibration impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the Federal Transportation Authority and Caltrans guidance documents, county or city transportation commission, noise and vibration ordinances and general plan noise elements for the counties and cities where projects are undertaken and other health and safety regulations set forth by federal state, and local authorities that regulate vibration levels, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the potential vibration impacts to the structural integrity of the adjacent buildings within 50 feet of pile driving locations.</li> <li>For projects that require pile driving or other construction techniques that result in excessive vibration, such as blasting, determine the threshold levels of vibration and cracking that could damage adjacent historic or other structure, and design means and construction methods to not exceed the thresholds.</li> <li>For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as predrilling the piles to the maximum feasible depth, where feasible. Predrilling pile holes will reduce the number of blows required</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project</b> because no significant impacts related to groundborne vibration will occur. Therefore, no mitigation is required.</p>



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	<p>to completely seat the pile and will concentrate the pile driving activity closer to the ground where pile driving noise can be shielded more effectively by a noise barrier/curtain.</p> <ul style="list-style-type: none"> <li>For projects where pile driving would be necessary for construction due to geological conditions, utilize quiet pile driving techniques such as the use of more than one pile driver to shorten the total pile driving duration.</li> </ul>	
<p><u>Population and Housing Displacement of Housing, Requiring Replacement Housing Elsewhere</u></p>	<p><u>Project-Level Implementation Measures</u>  <b>MM-PHE-2(b).</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects related to displacement that are within the jurisdiction and responsibility of Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to minimize the displacement of existing housing and people and to ensure compliance with local jurisdiction’s housing elements of their general plans, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people.</li> <li>Prioritize the use existing ROWs, wherever feasible.</li> <li>Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction.</li> </ul>	<p><b>This Mitigation Measure is not applicable to the Proposed Project.</b> The Proposed Project would consist of the development of new housing on a site that is currently occupied by three commercial buildings, three single-family residential buildings, and a paved surface parking lot. The tenants within the three existing residences have been notified of the Proposed Project and have been offered relocation assistance in accordance with City of Los Angeles Policies. The Proposed Project would provide 454 permanent supportive housing units and is consistent with the City’s Housing Element of the General Plan to provide much needed housing and support services for the homeless population. As such, no further mitigation is warranted.</p>
<p><u>Public Services Adverse Impacts Associated with New or Physically Altered Governmental</u></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-PS-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response</p>	<p><b>This Mitigation Measure is not applicable to the Proposed Project.</b> As discussed in Section 6.15 (Public Services), existing facilities are capable of providing acceptable response times for fire protection and emergency response services. Specifically, the</p>

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 Applicability of Project-Level Mitigation Measures from the  
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<p><i>Facilities for Public Protective Fire and Emergency Services</i></p>	<p>services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the performance objectives established in the adopted county and city general plans, to provide sufficient structures and buildings to accommodate fire and emergency response, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking into account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> <li>• Where the project has the potential to generate the need for expanded emergency response services which exceed the capacity of existing facilities, provide for the construction of new facilities directly as an element of the project or through dedicated fair share contributions toward infrastructure improvements.</li> <li>• During project-level review of government facilities projects, require implementation of Mitigation Measures <b>MM-AES-1(b)</b>, <b>MM-AES-3(b)</b>, <b>MM-AES-4(b)</b>, <b>MM-AF-1(b)</b>, <b>MM-AF-2(b)</b>, <b>MM-BIO-1(b)</b>, <b>MM-BIO-2(b)</b>, <b>MM-BIO-3(b)</b>, <b>MM-CUL-1(b)</b>, <b>MM-CUL-2(b)</b>, <b>MM-CUL-3(b)</b>, <b>MM-CUL-4(b)</b>, <b>MM-GEO-1(b)</b>, <b>MM-GEO-1(b)</b>, <b>MM-HYD-1(b)</b>, <b>MM-USS-3(b)</b>, <b>MM-USS-4(b)</b>, and <b>MM-USS-6(b)</b> to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.</li> </ul>	<p>Los Angeles Fire Department considers fire protection services for a project adequate if a project is within the maximum response distance (1.5 miles in this instance). The Project Site is served by LAFD Station No. 6, approximately 800 feet (0.2 mile) east of the Project Site. Therefore, fire protection response with existing facilities is therefore considered adequate, and Projects impacts would not be significant.</p> <p>Additionally, the City has determined that the following regulatory compliance measures are equal to or more effective than this Mitigation Measure with respect to avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions:</p> <ul style="list-style-type: none"> <li>• Public Services (LAFD): The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:             <ul style="list-style-type: none"> <li>○ Fire lanes, where required, shall be a minimum of 20 feet in width;</li> <li>○ All structures must be within 300 feet of an approved fire hydrant; and</li> <li>○ Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge</li> </ul> </li> </ul>

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		<p>of the roadway of an improved street or approved fire lane.</p> <ul style="list-style-type: none"> <li>• Prior to plan check review, the Project Applicant shall consult with the Los Angeles Fire Department regarding the installation of public and/or private fire hydrants, sprinklers, access, and/or other fire protection features within the Project. All required fire protection features shall be installed to the satisfaction of the Los Angeles Fire Department.</li> </ul>
<p><u>Public Services</u>  <i>Adverse Impacts Associated with New or Physically Altered Governmental Facilities for Public Protective Security Services</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-PS-2(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and responsibility of law enforcement agencies and local jurisdictions. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with the Community Facilities Act of 1982, the goals and policies established within the applicable adopted county and city general plans and the standards established in the safety elements of county and city general plans to maintain police response performance objectives, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible, including:</p> <ul style="list-style-type: none"> <li>• Coordinate with public security agencies to ensure that there are adequate governmental facilities to maintain acceptable service ratios, response times, or other performance objectives for public protective security services and that any required additional construction of buildings is incorporated into the project description.</li> <li>• Where current levels of services at the project site are found to be inadequate, provide fair share contributions towards infrastructure improvements and/or personnel.</li> <li>• During project-level review of government</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> As discussed in Section 6.15 (Public Services), existing facilities are capable of providing acceptable response times for police protection. The Project Site is currently served by the City of Los Angeles Police Department’s (LAPD) Central Bureau, which oversees LAPD operations in the Central, Hollenbeck, Newton, and Rampart areas. The Rampart Community Police Station, located at 1401 W. 6<sup>th</sup> Street, approximately 2.4 miles southeast (driving distance) from the Project Site.</p> <p>Additionally, the City has determined that the following design features substantially conform with this Mitigation Measure as they avoid or reduce the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and responsibility of law enforcement agencies and local jurisdictions:</p> <ul style="list-style-type: none"> <li>• (Police–Demolition/Construction Sites):        Fences shall be constructed around the site to minimize</li> </ul>

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	<p>facilities projects, require implementation of Mitigation Measures <b>MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b),</b> and <b>MM-USS-6(b)</b> to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.</p>	<p>trespassing, vandalism, short-cut attractions and attractive nuisances.</p> <ul style="list-style-type: none"> <li>Public Services (Police):            The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1<sup>st</sup> Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.</li> <li>Public Services (Police):            The Applicant will provide an on-site security personnel to operate 24 hours a day, seven days a week.</li> </ul>
<p><u>Public Services</u>  <i>Adverse Impacts Associated with New or Physically Altered Governmental Facilities for School Services</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-PS-3(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives that are within the jurisdiction and responsibility of school districts and local jurisdictions. Where the Lead Agency has</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> As discussed in Section 6.15 (Public Services), the Proposed Project will comply with the following regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the significant effects from the need for new or physically altered governmental facilities, the construction</p>

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	<p>identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures consistent with Community Facilities Act of 1982, the California Education Code, and the goals and policies established within the applicable adopted county and city general plans to ensure that the appropriate school district fees are paid in accordance with state law, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency, taking in to account project and site-specific considerations as applicable and feasible:</p> <ul style="list-style-type: none"> <li>• Where construction or expansion of school facilities is required to meet public school service ratios, require school district fees, as applicable.</li> <li>• During project-level review of government facilities projects, require implementation of Mitigation Measures <b>MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b),</b> and <b>MM-USS-6(b)</b> to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.</li> </ul>	<p>of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives that are within the jurisdiction and responsibility of school districts and local jurisdictions:</p> <ul style="list-style-type: none"> <li>• <b>Public Services (Schools):</b> The Applicant shall pay all applicable school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.</li> </ul> <p>With implementation of this regulatory compliance measure, the Proposed Project would have no significant impacts and no mitigation is required.</p>
<p><u>Recreation</u>  <i>Increased Use or Physical Deterioration of Recreational Facilities</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-REC-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures capable of</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Proposed Project would not result in significant impacts with implementation of the below-listed regulatory compliance measures and project design features that avoid or reduce the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs and other applicable development projects, that</p>

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	<p>avoiding or reducing significant impacts on the use of existing neighborhood and regional parks or other recreational facilities to ensure compliance with county and city general plans and the Quimby Act, as applicable and feasible. Such measures may include the following, or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, consider increasing the accessibility to natural areas and lands for outdoor recreation from the proposed project area, in coordination with local and regional open space planning and/or responsible management agencies.</li> <li>• Prior to the issuance of permits, where projects require the construction or expansion of recreational facilities or the payment of equivalent Quimby fees, encourage patterns of urban development and land use which reduce costs on infrastructure and make better use of existing facilities, using strategies such as:             <ul style="list-style-type: none"> <li>○ Increasing the accessibility to natural areas for outdoor recreation.</li> <li>○ Promoting infill development and redevelopment to revitalize existing communities.</li> <li>○ Utilizing “green” development techniques.</li> <li>○ Promoting water-efficient land use and development.</li> <li>○ Encouraging multiple uses.</li> <li>○ Including trail systems and trail segments in General Plan recreation standards.</li> </ul> </li> <li>• Prior to the issuance of permits, where construction and operation of projects would require the acquisition or development of protected open space or recreation lands, demonstrate that existing neighborhood parks can be expanded or new neighborhood parks developed such that there is no net decrease in acres of neighborhood park area available per capita in the HQTAs.</li> <li>• Where construction or expansion of recreational facilities is included in the project or required to meet public park service ratios, require implementation of Mitigation Measures <b>MM-AES-1(b), MM-AES-3(b), MM-AES-4(b), MM-AF-1(b), MM-AF-2(b), MM-BIO-1(b), MM-BIO-</b></li> </ul>	<p>are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies. Although no mitigation is required, compliance with the below-listed regulatory compliance measure substantially conforms to this Mitigation Measure:</p> <ul style="list-style-type: none"> <li>• Recreation (Increased Demand for Parks or Recreational Facilities): Pursuant to Sections 12.33 and/or 17.12 of the Los Angeles Municipal Code, the Project Applicant shall pay the applicable Quimby fees for construction of dwelling units.</li> </ul> <p>In addition, the Proposed Project incorporates the following project design feature:</p> <ul style="list-style-type: none"> <li>• The Proposed Project would include 36,580 square feet of open space. Recreational amenities would include ground level courtyards and community rooms. These areas provide the opportunity for Project residents and visitors space to gather.</li> </ul>

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>2(b), MM-BIO-3(b), MM-CUL-1(b), MM-CUL-2(b), MM-CUL-3(b), MM-CUL-4(b), MM-GEO-1(b), MM-GEO-1(b), MM-HYD-1(b), MM-USS-3(b), MM-USS-4(b), and MM-USS-6(b) to avoid or reduce significant environmental impacts associated with the construction or expansion of such facilities, through the imposition of conditions required to be followed to avoid or reduce impacts associated with air quality, noise, traffic, biological resources, greenhouse gas emissions, hydrology and water quality, and others that apply to specific construction or expansion of new or expanded public service facilities.</p>	
<p><i>Transportation/ Traffic Conflict with Measures of Effectiveness For Performance of the Circulation System</i></p>	<p><u>Project-Level Mitigation Measure</u> <b>MM-TRA-1(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies. This measure need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.</li> <li>• Create a ride-sharing program by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.</li> <li>• Provide a vanpool for employees.</li> <li>• Fund capital improvement projects to accommodate future traffic demand in the area.</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Proposed Project incorporates the following design elements and regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies:</p> <ul style="list-style-type: none"> <li>• As an infill residential development in an urban area, the Proposed Project is expected to have a higher percentage of internal and pass-by trips. Furthermore, because of its proximity to public transit, employment, and entertainment destinations, a number of Project trips would be expected to be walk or transit trips rather than auto vehicle trips.</li> <li>• The Proposed Project would include 251 on-site bicycle parking spaces, which is pursuant to the standards and requirements of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan Specific Plan.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Provide a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use, including:               <ul style="list-style-type: none"> <li>○ Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement</li> <li>○ Construction of bike lanes per the prevailing Bicycle Master Plan (or other similar document)</li> <li>○ Signage and striping onsite to encourage bike safety</li> <li>○ Installation of pedestrian safety elements (such as cross walk striping, curb ramps, countdown signals, bulb outs, etc.) to encourage convenient crossing at arterials</li> <li>○ Installation of amenities such as lighting, street trees, trash and any applicable streetscape plan.</li> <li>○ Direct transit sales or subsidized transit passes</li> <li>○ Guaranteed ride home program</li> <li>○ Pre-tax commuter benefits (checks)</li> <li>○ On-site car-sharing program (such as City Car Share, Zip Car, etc.)</li> <li>○ On-site carpooling program</li> <li>○ Distribution of information concerning alternative transportation options</li> <li>○ Parking spaces sold/leased separately</li> <li>○ Parking management strategies; including attendant/valet parking and shared parking spaces.</li> </ul> </li> <li>• Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, and designating adequate passenger loading and unloading and waiting areas.</li> <li>• Encourage bicycling to transit facilities by providing additional bicycle parking, locker facilities, and bike lane access to transit facilities when feasible.</li> <li>• Encourage the use of public transit systems by enhancing safety and cleanliness on vehicles and in and around stations, providing shuttle service to public transit, offering public transit incentives</li> </ul>	<ul style="list-style-type: none"> <li>• The Proposed Project includes the following features to improve pedestrian facilities and to provide a safe and walkable pedestrian environment, to increase the number of walking trips, and provide for on-site facilities to reduce the need to make vehicle trips off-site.               <ul style="list-style-type: none"> <li>○ Improve sidewalks adjacent to and within the Project.</li> <li>○ Add pedestrian amenities such as: landscaping and setbacks, shade, benches, pedestrian-scale lighting, etc, throughout the ground level courtyard</li> </ul> </li> <li>• Additionally, through the City's Site Plan Review authority, the city may impose conditions of approval or mitigation measures as necessary to avoid or reduce the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies.</li> </ul> <p>As discussed in Section 6.17 (Transportation/Traffic) and the Enlightenment Plaza Project VMT Analysis (contained in Appendix I-2 to this SCEA), the Proposed Project would not result in any significant VMT or traffic related impacts. Furthermore, through the conditions of approval associated with VTT 82798, the Proposed Project has been conditioned to implement specific construction traffic control measures to minimize and /or avoid traffic impacts during construction. Such measures include, but are not limited to, identifying permissible hours of hauling activities to avoid the peak commute hours, instituting a prohibition on staging any haul trucks on Madison Avenue or</p>



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	<p>and providing public education and publicity about public transportation services.</p> <ul style="list-style-type: none"> <li>• Encourage bicycling and walking by incorporating bicycle lanes into street systems in regional transportation plans, new subdivisions, and large developments, creating bicycle lanes and walking paths directed to the location of schools and other logical points of destination and provide adequate bicycle parking, and encouraging commercial projects to include facilities on-site to encourage employees to bicycle or walk to work.</li> <li>• Build or fund a major transit stop within or near transit development upon consultation with applicable CTCs.</li> <li>• Work with the school districts to improve pedestrian and bike access to schools and to restore or expand school bus service using lower-emitting vehicles.</li> <li>• Provide information on alternative transportation options for consumers, residents, tenants and employees to reduce transportation-related emissions.</li> <li>• Educate consumers, residents, tenants and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g., keeping tires inflated); and low or zero-emission vehicles.</li> <li>• Purchase, or create incentives for purchasing, low or zero-emission vehicles.</li> <li>• Create local “light vehicle” networks, such as neighborhood electric vehicle systems.</li> <li>• Enforce and follow limits idling time for commercial vehicles, including delivery and construction vehicles.</li> <li>• Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles.</li> <li>• Reduce VMT-related emissions by encouraging the use of public transit through adoption of new development standards that would require improvements to the transit system and infrastructure, increase safety and accessibility, and provide other incentives.</li> <li>• Project Selection:             <ul style="list-style-type: none"> <li>○ Give priority to transportation projects that would contribute to a reduction in vehicle miles traveled per capita, while maintaining</li> </ul> </li> </ul>	<p>Juanita Avenue, providing a flag person to assist with ingress/egress truck traffic, and prohibiting any use of Juanita Abvenue for hauling activities. These conditions would be enforced through the permit approval process and require the Applicant to record and execute a Covenant and Agreement binding the subdivider to follow the haul route conditions as specified in the approval letter. Therefore, no mitigation is required.</p>

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>economic vitality and sustainability.</p> <ul style="list-style-type: none"> <li>○ Separate sidewalks whenever possible, on both sides of all new street improvement projects, except where there are severe topographic or natural resource constraints.</li> <li>● Public Involvement:           <ul style="list-style-type: none"> <li>○ Carry out a comprehensive public involvement and input process that provides information about transportation issues, projects, and processes to community members and other stakeholders, especially to those traditionally underserved by transportation services.</li> </ul> </li> <li>● Transit and Multimodal Impact Fees:           <ul style="list-style-type: none"> <li>○ Assess transit and multimodal impact fees for new developments to fund public transportation infrastructure, bicycle infrastructure, pedestrian infrastructure and other multimodal accommodations.</li> <li>○ Implement traffic and roadway management strategies to improve mobility and efficiency, and reduce associated emissions.</li> </ul> </li> <li>● System Monitoring:           <ul style="list-style-type: none"> <li>○ Monitor traffic and congestion to determine when and where new transportation facilities are needed in order to increase access and efficiency.</li> </ul> </li> <li>● Arterial Traffic Management:           <ul style="list-style-type: none"> <li>○ Modify arterial roadways to allow more efficient bus operation, including bus lanes and signal priority/preemption where necessary.</li> </ul> </li> <li>● Signal Synchronization:           <ul style="list-style-type: none"> <li>○ Expand signal timing programs where emissions reduction benefits can be demonstrated, including maintenance of the synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic.</li> </ul> </li> <li>● HOV Lanes:           <ul style="list-style-type: none"> <li>○ Encourage the construction of high-occupancy vehicle (HOV) lanes or similar mechanisms whenever necessary to relieve congestion and reduce emissions.</li> </ul> </li> <li>● Delivery Schedules:           <ul style="list-style-type: none"> <li>○ Establish ordinances or land use permit conditions limiting the hours when deliveries can be made to off-peak hours in high traffic</li> </ul> </li> </ul>	

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>areas.</p> <ul style="list-style-type: none"> <li>○ Implement and supporting trip reduction programs.</li> <li>○ Support bicycle use as a mode of transportation by enhancing infrastructure to accommodate bicycles and riders, and providing incentives.</li> <li>● Establish standards for new development and redevelopment projects to support bicycle use, including amending the Development Code to include standards for safe pedestrian and bicyclist accommodations, and require new development and redevelopment projects to include bicycle facilities.</li> <li>● Bicycle and Pedestrian Trails:           <ul style="list-style-type: none"> <li>○ Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel, and will provide bike racks along these trails at secure, lighted locations.</li> </ul> </li> <li>● Bicycle Safety Program:           <ul style="list-style-type: none"> <li>○ Develop and implement a bicycle safety educational program to teach drivers and riders the laws, riding protocols, routes, safety tips, and emergency maneuvers.</li> </ul> </li> <li>● Bicycle and Pedestrian Project Funding: Pursue and provide enhanced funding for bicycle and pedestrian facilities and access projects.</li> <li>● Bicycle Parking:           <ul style="list-style-type: none"> <li>○ Adopt bicycle parking standards that ensure bicycle parking sufficient to accommodate 5 to 10 percent of projected use at all public and commercial facilities, and at a rate of at least one per residential unit in multiple-family developments (suggestion: check language with League of American Bicyclists).</li> </ul> </li> <li>● Adopt a comprehensive parking policy to discourage private vehicle use and encourage the use of alternative transportation by incorporating the following:           <ul style="list-style-type: none"> <li>○ Reduce the available parking spaces for private vehicles while increasing parking spaces for shared vehicles, bicycles, and other alternative modes of transportation;</li> <li>○ Eliminate or reduce minimum parking requirements for new buildings;</li> <li>○ “Unbundle” parking (require that parking is paid for separately and is not included in the</li> </ul> </li> </ul>	

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>base rent for residential and commercial space);</p> <ul style="list-style-type: none"> <li>○ Use parking pricing to discourage private vehicle use, especially at peak times;</li> <li>○ Create parking benefit districts, which invest meter revenues in pedestrian infrastructure and other public amenities;</li> <li>○ Establish performance pricing of street parking, so that it is expensive enough to promote frequent turnover and keep 15 percent of spaces empty at all times;</li> <li>○ Encourage shared parking programs in mixed-use and transit-oriented development areas.</li> </ul> <ul style="list-style-type: none"> <li>● Establish policies and programs to reduce onsite parking demand and promote ride-sharing and public transit at large events, including:           <ul style="list-style-type: none"> <li>○ Promote the use of peripheral parking by increasing on-site parking rates and offering reduced rates for peripheral parking;</li> <li>○ Encourage special event center operators to advertise and offer discounted transit passes with event tickets;</li> <li>○ Encourage special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking</li> <li>○ Promote the use of bicycles by providing space for the operation of valet bicycle parking service.</li> </ul> </li> <li>● Parking “Cash-out” Program:           <ul style="list-style-type: none"> <li>○ Require new office developments with more than 50 employees to offer a Parking “Cash-out” Program to discourage private vehicle use.</li> </ul> </li> <li>● Pedestrian and Bicycle Promotion:           <ul style="list-style-type: none"> <li>○ Work with local community groups and downtown business associations to organize and publicize walking tours and bicycle events, and to encourage pedestrian and bicycle modes of transportation.</li> </ul> </li> <li>● Fleet Replacement:           <ul style="list-style-type: none"> <li>○ Establish a replacement policy and schedule to replace fleet vehicles and equipment with the most fuel efficient vehicles practical, including gasoline hybrid and alternative fuel or electric models.</li> </ul> </li> </ul>	

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
<p>Transportation/            Traffic  <i>Conflict with            Applicable            Congestion            Management            Program</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-TRA-2(b)</b>. Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding conflict with an applicable congestion management program that are within the jurisdictions of the lead agencies, including, but not limited to, VMT, VHD and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This measure need only be considered where it is found by the Lead Agency to be appropriate and consistent with local transportation priorities. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures such as those set forth below, or through other relevant and feasible comparable measures identified by the Lead Agency. Not all measures and/or options within each measure may apply to all jurisdictions:</p> <ul style="list-style-type: none"> <li>• Encourage a comprehensive parking policy that prioritizes system management, increase rideshare, and telecommute opportunities, including investment in non-motorized transportation and discouragement against private vehicle use, and encouragement to maximize the use of alternative transportation:               <ul style="list-style-type: none"> <li>○ Advocate for a regional, market-based system to price or charge for auto trips during peak hours.</li> <li>○ Ensure that new developments incorporate both local and regional transit measures into the project design that promote the use of alternative modes of transportation.</li> <li>○ Coordinate controlled intersections so that traffic passes more efficiently through congested areas. Where traffic signals or streetlights are installed, require the use of Light Emitting Diode (LED) technology or similar technology.</li> <li>○ Encourage the use of car-sharing programs. Accommodations for such programs include providing parking spaces for the car-share vehicles at convenient locations accessible</li> </ul> </li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Proposed Project incorporates the following design elements that substantially conform to this Mitigation Measure and avoid or reduce the potential for conflicts with an applicable congestion management program that are within the jurisdictions of the lead agencies, including, but not limited to, VMT, VHD and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways:</p> <ul style="list-style-type: none"> <li>• As a residential development in an urban area, the Proposed Project is expected to have a higher percentage of internal and pass-by trips. Furthermore, because of its proximity to public transit, employment and entertainment destinations, a number of Project trips would be expected to be walk or transit trips rather than auto vehicle trips.</li> <li>• The Proposed Project would include 251 on-site bicycle parking spaces, which is pursuant to the standards and requirements of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan Specific Plan.</li> <li>• The Proposed Project includes the following features to improve pedestrian facilities and to provide a safe and walkable pedestrian environment, to increase the number of walking trips, and provide for on-site facilities to reduce the need to make vehicle trips off-site.               <ul style="list-style-type: none"> <li>○ Improve sidewalks adjacent to and within the Project.</li> </ul> </li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>by public transportation.</p> <ul style="list-style-type: none"> <li>○ Reduce VHDs, especially daily heavy-duty truck vehicle hours of delay, through goods movement capacity enhancements, system management, increasing rideshare and work-at-home opportunities to reduce demand on the transportation system, investments in non-motorized transportation, maximizing the benefits of the land use-transportation connection and key transportation investments targeted to reduce heavy-duty truck delay.</li> <li>● Determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. Develop a construction management plan that include the following items and requirements, if determined feasible and applicable by the Lead Agency:             <ul style="list-style-type: none"> <li>○ A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.</li> <li>○ Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.</li> <li>○ Location of construction staging areas for materials, equipment, and vehicles at an approved location.</li> <li>○ A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The Lead Agency shall be informed who the Manager is prior to the issuance of the first permit.</li> <li>○ Provision for accommodation of pedestrian flow.</li> <li>○ As necessary, provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on street spaces.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ Add pedestrian amenities such as: landscaping and setbacks, shade, benches, pedestrian-scale lighting, etc., throughout ground floor courtyards.</li> </ul> <p>Additionally, as summarized in Section 6.17 (Transportation/Traffic), the VMT Analysis for the Proposed Project concluded that the Project would result in less than significant traffic impacts with respect to regional VMT as the Project would generate less than 6.0 VMT per capita for households and 0.0 VMT per employees for work-related VMTs. Further, as discussed in Appendix I-1 Transportation Study, the Proposed Project would result in less than significant impacts with respect to City policies, plans and programs related to pedestrian safety, bicycle programs, and transit services. As such, no mitigation is warranted.</p>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>○ Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the project sponsor's expense., within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, r Repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the Lead Agency (or other appropriate government agency) and/or photo documentation, at the sponsor's expense, before the issuance of a Certificate of Occupancy.</li> <li>○ Any heavy equipment brought to the construction site shall be transported by truck, where feasible.</li> <li>○ No materials or equipment shall be stored on the traveled roadway at any time.</li> <li>○ Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.</li> <li>○ All equipment shall be equipped with mufflers.</li> <li>○ Prior to the end of each work-day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.</li> <li>○ Promote “least polluting” ways to connect people and goods to their destinations.</li> <li>● Create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling and walking, by incorporating the following, if determined feasible and applicable by the Lead Agency:             <ul style="list-style-type: none"> <li>○ Ensure transportation centers are multi-modal to allow transportation modes to intersect.</li> <li>○ Provide adequate and affordable public transportation choices, including expanded</li> </ul> </li> </ul>	

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>bus routes and service, as well as other transit choices such as shuttles, light rail, and rail.</p> <ul style="list-style-type: none"> <li>○ To the extent feasible, extend service and hours of operation to underserved arterials and population centers or destinations such as colleges.</li> <li>○ Focus transit resources on high-volume corridors and high-boarding destinations such as colleges, employment centers and regional destinations.</li> <li>○ Coordinate schedules and routes across service lines with neighboring transit authorities.</li> <li>○ Support programs to provide “station cars” for short trips to and from transit nodes (e.g., neighborhood electric vehicles).</li> <li>○ Study the feasibility of providing free transit to areas with residential densities of 15 dwelling units per acre or more, including options such as removing service from less dense, underutilized areas to do so.</li> <li>○ Employ transit-preferential measures, such as signal priority and bypass lanes. Where compatible with adjacent land use designations, right-of-way acquisition or parking removal may occur to accommodate transit-preferential measures or improve access to transit. The use of access management shall be considered where needed to reduce conflicts between transit vehicles and other vehicles.</li> <li>○ Provide safe and convenient access for pedestrians and bicyclists to, across, and along major transit priority streets.</li> <li>○ Use park-and-ride facilities to access transit stations only at ends of regional transit ways or where adequate feeder bus service is not feasible.</li> </ul> <ul style="list-style-type: none"> <li>● Upgrade and maintain transit system infrastructure to enhance public use, if determined feasible and applicable by the Lead Agency, including:           <ul style="list-style-type: none"> <li>○ Ensure transit stops and bus lanes are safe, convenient, clean and efficient.</li> <li>○ Ensure transit stops have clearly marked street-level designation, and are accessible.</li> <li>○ Ensure transit stops are safe, sheltered, benches are clean, and lighting is adequate.</li> </ul> </li> </ul>	



**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>○ Place transit stations along transit corridors within mixed-use or transit-oriented development areas at intervals of three to four blocks, or no less than one-half mile.</li> <li>● Enhance customer service and system ease-of-use, if determined feasible and applicable by the Lead Agency, including:               <ul style="list-style-type: none"> <li>○ Develop a Regional Pass system to reduce the number of different passes and tickets required of system users.</li> <li>○ Implement “Smart Bus” technology, using GPS and electronic displays at transit stops to provide customers with “real-time” arrival and departure time information (and to allow the system operator to respond more quickly and effectively to disruptions in service).</li> <li>○ Investigate the feasibility of an on-line trip-planning program.</li> </ul> </li> <li>● Prioritize transportation funding to support a shift from private passenger vehicles to transit and other modes of transportation, if determined feasible and applicable by the Lead Agency, including:               <ul style="list-style-type: none"> <li>○ Give funding preference to improvements in public transit over other new infrastructure for private automobile traffic.</li> <li>○ Before funding transportation improvements that increase roadway capacity and VMT, evaluate the feasibility and effectiveness of funding projects that support alternative modes of transportation and reduce VMT, including transit, and bicycle and pedestrian access.</li> </ul> </li> <li>● Promote ride sharing programs, if determined feasible and applicable by the Lead Agency, including:               <ul style="list-style-type: none"> <li>○ Designate a certain percentage of parking spaces for ride-sharing vehicles.</li> <li>○ Designate adequate passenger loading, unloading, and waiting areas for ride-sharing vehicles.</li> <li>○ Provide a web site or message board for coordinating shared rides.</li> <li>○ Encourage private, for-profit community car-sharing, including parking spaces for car share vehicles at convenient locations accessible by public transit.</li> <li>○ Hire or designate a rideshare coordinator to develop and implement ridesharing</li> </ul> </li> </ul>	

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>programs.</p> <ul style="list-style-type: none"> <li>• Support voluntary, employer-based trip reduction programs, if determined feasible and applicable by the Lead Agency, including:               <ul style="list-style-type: none"> <li>○ Provide assistance to regional and local ridesharing organizations.</li> <li>○ Advocate for legislation to maintain and expand incentives for employer ridesharing programs.</li> <li>○ Require the development of Transportation Management Associations for large employers and commercial/ industrial complexes.</li> <li>○ Provide public recognition of effective programs through awards, top ten lists, and other mechanisms.</li> </ul> </li> <li>• Implement a “guaranteed ride home” program for those who commute by public transit, ride-sharing, or other modes of transportation, and encourage employers to subscribe to or support the program.</li> <li>• Encourage and utilize shuttles to serve neighborhoods, employment centers and major destinations.</li> <li>• Create a free or low-cost local area shuttle system that includes a fixed route to popular tourist destinations or shopping and business centers.</li> <li>• Work with existing shuttle service providers to coordinate their services.</li> <li>• Facilitate employment opportunities that minimize the need for private vehicle trips, including:               <ul style="list-style-type: none"> <li>○ Amend zoning ordinances and the Development Code to include live/work sites and satellite work centers in appropriate locations.</li> <li>○ Encourage telecommuting options with new and existing employers, through project review and incentives, as appropriate.</li> </ul> </li> <li>• Enforce state idling laws for commercial vehicles, including delivery and construction vehicles.</li> <li>• Organize events and workshops to promote GHG-reducing activities.</li> <li>• Implement a Parking Management Program to discourage private vehicle use, including:               <ul style="list-style-type: none"> <li>○ Encouraging carpools and vanpools with preferential parking and a reduced parking fee.</li> <li>○ Institute a parking cash-out program.</li> </ul> </li> </ul>	

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 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>○ Renegotiate employee contracts, where possible, to eliminate parking subsidies.</li> <li>○ Install on-street parking meters with fee structures designed to discourage private vehicle use.</li> <li>○ Establish a parking fee for all single-occupant vehicles.</li> <li>● Work with school districts to improve pedestrian and bicycle to schools and restore school bus service</li> <li>● Encourage the use of bicycles to transit facilities by providing bicycle parking lockers facilities and bike land access to transit facilities.</li> <li>● Monitor traffic congestion to determine where and when new transportation facilities are needed to increase access and efficiency.</li> <li>● Develop and implement a bicycle and pedestrian safety educational program to teach drivers and riders the laws, riding protocols, safety tips, and emergency maneuvers.</li> <li>● Synchronize traffic signals to reduce congestion and air quality.</li> <li>● Work with community groups and business associations to organize and publicize walking tours and bicycle events.</li> <li>● Support legislative efforts to increase funding for local street repair.</li> </ul>	
<p><u>Transportation/</u>  <u>Traffic</u>  <i>Inadequate</i>  <i>Emergency</i>  <i>Access</i></p> <p><u>Hazards and</u>  <u>Hazardous</u>  <u>Materials</u>  <i>Impair or</i>  <i>Interfere with</i>  <i>Emergency</i>  <i>Response or</i>  <i>Evacuation</i>  <i>Plan</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-TRA-5(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing impacts to emergency access that are in the jurisdiction and responsibility of fire departments, local enforcement agencies, and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider improving emergency access and ensuring compliance with the provisions of the county and city general plan, Emergency Evacuation Plan, and other regional and local plans establishing access during emergencies, as applicable and feasible. Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>● Prior to construction, project implementation</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure</b> As discussed in Section 6.17, (Transportation/Traffic), the Proposed Project Transportation Analysis included an assessment of the Project’s potential impacts to emergency access and emergency evacuation plans. As concluded in the Transportation Impact Study (see Appendix I-1), the Proposed Project would not interfere with any emergency access plans and no further analysis or mitigation is warranted.</p>

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	<p>agencies can and should ensure that all necessary local and state road and railroad encroachment permits are obtained. The project implementation agency can and should also comply with all applicable conditions of approval. As deemed necessary by the governing jurisdiction, the road encroachment permits may require the contractor to prepare a traffic control plan in accordance with professional engineering standards prior to construction. Traffic control plans can and should include the following requirements:</p> <ul style="list-style-type: none"> <li>○ Identification of all roadway locations where special construction techniques (e.g., directional drilling or night construction) would be used to minimize impacts to traffic flow.</li> <li>○ Development of circulation and detour plans to minimize impacts to local street circulation. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone.</li> <li>○ Scheduling of truck trips outside of peak morning and evening commute hours.</li> <li>○ Limiting of lane closures during peak hours to the extent possible.</li> <li>○ Usage of haul routes minimizing truck traffic on local roadways to the extent possible.</li> <li>○ Inclusion of detours for bicycles and pedestrians in all areas potentially affected by project construction.</li> <li>○ Installation of traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones.</li> <li>○ Development and implementation of access plans for highly sensitive land uses such as police and fire stations, transit stations, hospitals, and schools. The access plans would be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions can and should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. Notify in advance the facility owner or operator of the timing, location, and duration of construction activities and the locations of detours and lane closures.</li> </ul>	

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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<ul style="list-style-type: none"> <li>○ Storage of construction materials only in designated areas.</li> <li>● Coordination with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary. Ensure the rapid repair of transportation infrastructure in the event of an emergency through cooperation among public agencies and by identifying critical infrastructure needs necessary for: a) emergency responders to enter the region, b) evacuation of affected facilities, and c) restoration of utilities.</li> <li>● Enhance emergency preparedness awareness among public agencies and with the public at large.</li> <li>● Provision for collaboration in planning, communication, and information sharing before, during, or after a regional emergency through the following:               <ul style="list-style-type: none"> <li>○ Incorporate strategies and actions pertaining to response and prevention of security incidents and events as part of the on-going regional planning activities.</li> <li>○ Provide a regional repository of GIS data for use by local agencies in emergency planning, and response, in a standardized format.</li> <li>○ Enter into mutual aid agreements with other local jurisdictions, in coordination with the California OES, in the event that an event disrupts the jurisdiction’s ability to function.</li> </ul> </li> </ul>	
<p><u>Utilities and Service Systems</u>  <i>Require New Water or Wastewater Treatment Facilities</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-USS-3(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on utilities and service systems, particularly for construction of storm water drainage facilities including new transportation and land use projects that are within the responsibility of local jurisdictions including the Riverside, San Bernardino, Los Angeles, Ventura, and Orange Counties Flood Control District, and County of Imperial. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures, as applicable and feasible. These mitigation measures are within the responsibility of the Lead Agencies and Regional Water Quality Control Boards of (Regions 4, 6, 8,</p>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Proposed Project is subject to the following regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the significant effects on utilities and service systems:</p> <ul style="list-style-type: none"> <li>● Utilities (Low Impact Development Plan): Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for</li> </ul>

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 Applicability of Project-Level Mitigation Measures from the  
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Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>and 9) pursuant to the provisions of the National Flood Insurance Act, stormwater permitting requirements for stormwater discharges for new constructions, the flood control act, and Urban Waste Management Plan.</p> <p>Such mitigation measures, or other comparable measures, capable of avoiding or reducing significant impacts on the use of existing storm water drainage facilities and can and should be adopted where Lead Agencies identify significant impacts on new storm water drainage facilities.</p>	<p>review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.</p> <ul style="list-style-type: none"> <li>• Utilities (Water): As part of the normal construction/building permit process, the Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phase.</li> <li>• Utilities (Water): The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).</li> <li>• Utilities (Water): The Proposed Project would be required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development in order to exceed the prescriptive water conservation plumbing fixture requirements of Sections 4.303.1.1 through 4.303.1.4.4 of the California Plumbing Code in accordance with the California Building Energy Efficiency Standards by 20%. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to</li> </ul>

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 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
		weather conditions and plants' needs.
<p><u>Utilities and Service Systems</u>  <i>Require New or Expanded Entitlements for Water Supply</i></p>	<p><u>Project-Level Mitigation Measure</u>  <b>MM-USS-4(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects on water supplies from existing entitlements requiring new or expanded services in the vicinity of HQTAs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance with EO B-29-15, provisions of the Porter –Cologne Water Quality Control Act, California Domestic Water Supply Permit requirements, and applicable County, City or other Local provisions. Such measures may include the following or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>• Reduce exterior consumptive uses of water in public areas, and should promote reductions in private homes and businesses, by shifting to drought-tolerant native landscape plantings (xeriscaping), using weather-based irrigation systems, educating other public agencies about water use, and installing related water pricing incentives.</li> <li>• Promote the availability of drought-resistant landscaping options and provide information on where these can be purchased. Use of reclaimed water especially in median landscaping and hillside landscaping can and should be implemented where feasible.</li> <li>• Implement water conservation best practices such as low-flow toilets, water-efficient clothes washers, water system audits, and leak detection and repair.</li> <li>• Ensure that projects requiring continual dewatering facilities implement monitoring systems and long-term administrative procedures to ensure proper water management that prevents degrading of surface water and minimizes, to the greatest extent possible, adverse impacts on groundwater for the life of the project. Comply with appropriate building codes and standard practices including the</li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Proposed Project is subject to the following regulatory compliance measures that substantially conform to this Mitigation Measure and avoid or reduce the significant effects on water supplies from existing entitlements requiring new or expanded services in the vicinity of HQTAs that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies:</p> <ul style="list-style-type: none"> <li>• As part of the normal construction/building permit process, the Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phase.</li> <li>• The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).</li> <li>• The Proposed Project would be required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development in order to exceed</li> </ul>

**Table 5.1  
Applicability of Project-Level Mitigation Measures from the  
2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>Uniform Building Code.</p> <ul style="list-style-type: none"> <li>Maximize, where practical and feasible, permeable surface area in existing urbanized areas to protect water quality, reduce flooding, allow for groundwater recharge, and preserve wildlife habitat. Minimized new impervious surfaces to the greatest extent possible, including the use of in-lieu fees and off-site mitigation.</li> <li>Avoid designs that require continual dewatering where feasible. Where feasible, do not site transportation facilities in groundwater recharge areas, to prevent conversion of those areas to impervious surface.</li> </ul>	<p>the prescriptive water conservation plumbing fixture requirements of Sections 4.303.1.1 through 4.303.1.4.4 of the California Plumbing Code in accordance with the California Building Energy Efficiency Standards by 20%. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs.</p>
<p><u>Utilities and Service Systems</u> <i>Landfill with Sufficient Capacity</i></p>	<p><u>Project-Level Mitigation Measure</u> <b>MM-USS-6(b):</b> Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs, in which 75 percent of the waste stream be recycled and waste reduction goal by 50 percent that are within the responsibility of public agencies and/or Lead Agencies. Where the Lead Agency has identified that a project that has the potential for significant effects, the Lead Agency can and should consider mitigation measures to ensure compliance pursuant to the provisions of the Solid Waste Diversion Goals and Integrated Waste Management Plan, as applicable and feasible. Such measures may include the following or other comparable measures identified by the Lead Agency:</p> <ul style="list-style-type: none"> <li>Integrate green building measures consistent with CALGreen (California Building Code Title 24) into project design including, but not limited to the following: <ul style="list-style-type: none"> <li>Reuse and minimization of construction and demolition (C&amp;D) debris and diversion of C&amp;D waste from landfills to recycling facilities.</li> <li>Inclusion of a waste management plan that promotes maximum C&amp;D diversion.</li> <li>Source reduction through (1) use of materials that are more durable and easier to repair and maintain, (2) design to generate less scrap material through dimensional planning, (3) increased recycled content, (4)</li> </ul> </li> </ul>	<p><b>The Proposed Project would substantially conform to this Mitigation Measure.</b> The Proposed Project is subject to the following regulatory compliance measure that substantially conforms to this Mitigation Measure and avoids or reduces the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs, in which 75 percent of the waste stream be recycled and waste reduction goal by 50 percent that are within the responsibility of public agencies and/or Lead Agencies:</p> <ul style="list-style-type: none"> <li>Utilities (Solid Waste Recycling) <ul style="list-style-type: none"> <li>(Operational) All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.</li> <li>(Operational) Recycling bins shall be provided at appropriate locations to promote recycling of</li> </ul> </li> </ul>



**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>use of reclaimed materials, and (5) use of structural materials in a dual role as finish material (e.g., stained concrete flooring, unfinished ceilings, etc.).</p> <ul style="list-style-type: none"> <li>○ Reuse of existing structure and shell in renovation projects.</li> <li>○ Design for deconstruction without compromising safety.</li> <li>○ Design for flexibility through the use of moveable walls, raised floors, modular furniture, moveable task lighting and other reusable building components.</li> <li>○ Development of indoor recycling program and space.</li> <li>○ Discourage the siting of new landfills unless all other waste reduction and prevention actions have been fully explored. If landfill siting or expansion is necessary, site landfills with an adequate landfill-owned, undeveloped land buffer to minimize the potential adverse impacts of the landfill in neighboring communities.</li> <li>○ Locally generated waste should be disposed of regionally, considering distance to disposal site. Encourage disposal near where the waste originates as much as possible. Promote green technologies for long-distance transport of waste (e.g., clean engines and clean locomotives or electric rail for waste-by-rail disposal systems) and consistency with SCAQMD and 2016 RTP/SCS policies can and should be required.</li> <li>○ Encourage waste reduction goals and practices and look for opportunities for voluntary actions to exceed the 50 percent waste diversion target.</li> <li>○ Encourage the development of local markets for waste prevention, reduction, and recycling practices by supporting recycled content and green procurement policies, as well as other waste prevention, reduction and recycling practices.</li> <li>○ Develop ordinances that promote waste prevention and recycling activities such as: requiring waste prevention and recycling efforts at all large events and venues; implementing recycled content procurement programs; and developing opportunities to divert food waste away from landfills and</li> </ul>	<p>paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Project's regular solid waste disposal program.</p> <ul style="list-style-type: none"> <li>○ (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.</li> <li>○ (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.</li> </ul>

**Table 5.1  
 Applicability of Project-Level Mitigation Measures from the  
 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy**

Impact	Project – Level Mitigation Measures (Implemented by Lead Agency)	Applicability to the Project
	<p>toward food banks and composting facilities.</p> <ul style="list-style-type: none"> <li>○ Develop alternative waste management strategies such as composting, recycling, and conversion technologies.</li> <li>○ Develop and site composting, recycling, and conversion technology facilities that have minimum environmental and health impacts.</li> <li>○ Require the reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).</li> <li>○ Integrate reuse and recycling into residential industrial, institutional and commercial projects.</li> <li>○ Provide recycling opportunities for residents, the public, and tenant businesses.</li> <li>○ Provide education and publicity about reducing waste and available recycling services.</li> <li>○ Continue to adopt programs to comply with state solid waste diversion rate mandates and, where possible, encourage further recycling to exceed these rates.</li> <li>○ Implement or expand city or county-wide recycling and composting programs for residents and businesses. This could include extending the types of recycling services offered (e.g., to include food and green waste recycling) and providing public education and publicity about recycling services.</li> </ul>	
<p><i>Source: Southern California Association of Governments, Final 2016 2016-2040 RTP/SCS Program Environmental Impact Report, Mitigation Monitoring and Reporting Program, April 2016.</i></p>		