

## Mitigation Monitoring and Reporting Program

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
<b>Air Quality</b>					
<b>Impact 4.2-1:</b> Implementation of the Project would not violate air quality standards or substantially contribute to an existing or projected air quality violation during construction.	Less than Significant with Mitigation Incorporated.	<p><b>MM AQ-1</b> Prior to issuance of any Grading Permit, the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> <li>All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the</li> </ul>	Contractor	Construction	DPR Construction Manager

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		<p><i>project site to prevent excessive amounts of dust;</i></p> <ul style="list-style-type: none"> <li><i>• Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;</i></li> <li><i>• Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;</i></li> <li><i>• All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;</i></li> <li><i>• Disturbed areas shall be replaced with ground cover or paved immediately after</i></li> </ul>			

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		<p><i>construction is completed in the affected area;</i></p> <ul style="list-style-type: none"> <li><i>Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track out from unpaved truck exit routes. Alternatively a wheel washer shall be used at truck exit routes;</i></li> <li><i>On-site vehicle speed shall be limited to 15 miles per hour;</i></li> <li><i>All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;</i></li> <li><i>If construction activities occur during drought conditions the use of non-toxic soil stabilizers shall be used</i></li> </ul>			

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		<p><i>instead of additional watering to the greatest extent feasible.</i></p> <ul style="list-style-type: none"> <li><i>Trucks associated with soil-hauling activities shall avoid residential streets and utilize County-designated truck routes to the extent feasible.</i></li> </ul> <p><b>MM AQ-2</b> <i>Any trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.</i></p>	<b>Contractor</b>	<b>Construction</b>	<b>DPR Construction Manager</b>
<b>Impact 4.2-4:</b> <i>Implementation of the Project would not conflict with or obstruct implementation of applicable air quality plans.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM AQ-1 and MM AQ-2.	<b>Contractor</b>	<b>Construction</b>	<b>DPR Construction Manager</b>
<b>Impact 4.2-5:</b> <i>Implementation of the Project would not create objectionable odors affecting a substantial number of people.</i>	Less than Significant with Mitigation Incorporated.	<b>MM AQ-3</b> <i>Prior to issuance of occupancy permits for any equestrian related facility, the County shall prepare a program that includes the</i>	<b>DPR South Agency Leasee</b>	<b>Post-Construction / During Operation</b>	<b>DPR Construction Manager</b>

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		<p><i>following measures to control objectionable odors:</i></p> <ul style="list-style-type: none"> <li><i>Each horse stall shall be cleaned twice per day, seven days per week by facility staff;</i></li> <li><i>The manure and soiled bedding shall be gathered along with any waste, bedding, or feed that might be in the barn aisle pathways and hauled to the manure storage bins for haul-out;</i></li> <li><i>Manure storage areas shall have a concrete (or similar) bottom and shall be covered during rain.</i></li> <li><i>Provide berm or other design solution to keep runoff away from manure storage areas;</i></li> <li><i>Storage bins shall be covered at all times; and</i></li> <li><i>Storage bins shall be removed and emptied by a commercial manure removal company no less than three times per week.</i></li> </ul>			

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		<i>During peak facility operation times, such as horse shows, the storage bins shall be removed and emptied daily.</i>			
<b>Impact 4.2-6:</b> <i>Short-term construction activities associated with the implementation of the proposed project and other related cumulative projects, would not result in significant air pollutant emission impacts.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM AQ-1 and MM AQ-2.	Contractor	Construction	DPR Construction Manager
<b>Biological Resources</b>					
<b>Impact 4.3-1:</b> <i>Implementation of the proposed Project may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</i>	Less than Significant with Mitigation Incorporated.	<b>MM BIO-1</b> <i>If ground-disturbing activities are scheduled within the maternity season (breeding season), April 1 – to September 30, avoidance measures must be implemented, and a pre-construction clearance survey should be conducted no more than 3 days prior to any maintenance activities to ensure that a bat nursery is not present and disturbances to roosting bats will be avoided. The biologist conducting the clearance survey should document a negative survey with a brief letter report</i>	Qualified Biological Consultant	Pre-Construction	DPR Planning Division

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		<p><i>indicating that no impacts to bat nurseries will occur. If an active bat nursery is discovered during the pre-construction clearance survey, maintenance activities will not be allowed to begin until breeding is complete and young are reared.</i></p> <p><i>If maintenance activities are scheduled outside of the breeding season, October 1 to March 31, bats can be flushed from roosting locations, if present. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away.</i></p> <p><b>MM BIO-2</b> <i>If construction related clearing of vegetation (grubbing) will occur during the avian breeding season, a pre-construction nesting bird clearance survey shall be conducted to ensure no birds are nesting on or within 300 feet of the affected area.</i></p>	<b>Qualified Biological Consultant</b>	<b>Pre-Construction</b>	<b>DPR Planning Division</b>

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		<p><i>If an active avian nest is discovered during the pre-construction clearance survey, construction activities will rerouted, a no-work buffer will be established around the nest, or construction will be delayed until the nest is inactive. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and</i></p>			



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		<i>confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.</i>			
<b>Impact 4.3-2:</b> Implementation of the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM BIO-1 and MM BIO-2.	Qualified Biological Consultant	Pre-Construction	DPR Planning Division
<b>Cultural Resources</b>					
<b>Impact 4.4-1:</b> Implementation of the Project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.	Less than Significant with Mitigation Incorporated.	<b>MM CUL-1</b> <i>Should a significant historical or archaeological resource(s) be discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The Project archeologist and a representative of the appropriate Native</i>	<b>Contractor to halt construction if potential resource is discovered.</b>	<b>Construction</b>	<b>DPR Construction Manager</b>

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		<i>American Tribe(s) (when necessary), and the County of Los Angeles shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified historical or archaeological resource(s) from damage and destruction. Any recovered historical or archaeological resources shall be processed and curated according to current professional repository standards as appropriate. The collections and associated records shall be donated to an extent curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the County.</i>	<b>Qualified Archaeologist, representative of the appropriate Native American Tribes(s) (when necessary), and County to confer on discovered resources and appropriate mitigation.</b>		

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<i><b>Impact 4.4-2:</b> Implementation if the Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA guidelines Section 15064.5.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM CUL-1	Contractor to halt construction if potential resource is discovered. Qualified Archaeologist, representative of the appropriate Native American Tribes(s) (when necessary), and County to confer on discovered resources and appropriate mitigation.	Construction	DPR Construction Manager
<i><b>Impact 4.4-3:</b> Implementation of the Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating</i>	Less than Significant with Mitigation Incorporated.	<b>MM CUL-2</b> <i>Should paleontological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The Project paleontologist and the County shall confer regarding mitigation</i>	Contractor to halt construction if potential resource is discovered.	Construction	DPR Planning Division

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potential paleontological resources.		of the discovered resource(s). A treatment plan shall be prepared and implemented by the paleontologist to protect the identified historical or archaeological resource(s) from damage and destruction. Any recovered paleontological resources shall be processed and curated according to current professional repository standards as appropriate. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the County.	Qualified paleontologist and the County to confer on discovered resources and appropriate mitigation.		
<b>Geology and Soils</b>					
<b>Impact 4.5-1:</b> Implementation of the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent	Less than Significant with Mitigation Incorporated.	<b>MM GEO-1</b> For each phase of development of EMJ Park the County shall have project and site specific geotechnical evaluations prepared by a qualified geotechnical engineer. The County shall implement all recommended design features identified in the	<b>Contractor</b>	<b>Construction</b>	<b>DPR Construction Manager</b>

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<i>Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic groundshaking; seismic-related ground failure, including liquefaction; or landslides.</i>		<i>geotechnical evaluations during construction of future phases of development.</i>			
<b>Impact 4.5-2:</b> <i>Implementation of the Project would not result in substantial soil erosion or the loss of topsoil.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM GEO-1.	Contractor	Construction	DPR Construction Manager
<b>Hazards and Hazardous Materials</b>					
<b>Impact 4.7-2:</b> <i>Implementation of the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</i>	Less than Significant with Mitigation Incorporated.	<b>MM HAZ-1</b> <i>The County shall not develop any portions of the site with contaminated soils from the former Athens Tank Farm until all remediation actions have been completed and both the LARWQCB and the DTSC have deemed each particular use area to have been remediated below the thresholds appropriate for public use of the Project site.</i>	LARWQCB and DTSC	Pre-Construction	DPR Planning Division

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<b>Noise</b>					
<b>Impact 4.10-1</b> Grading and construction associated with project implementation could result in significant temporary noise impacts to nearby noise sensitive receptors.	Less than Significant with Mitigation Incorporated.	<b>MM NOI-1</b> The County shall require the contractor to implement the following noise management procedures during construction. The measures outlined below shall be included in the construction specifications and periodically verified by the County's Construction Manager: <ul style="list-style-type: none"> <li>All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.</li> <li>The construction shall be maintained and tuned-up to minimize noise emissions.</li> <li>Stationary equipment shall be placed so as to</li> </ul>	Contractor	Construction	DPR Construction Manager

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		<p><i>maintain the greatest possible distance to the sensitive receptors.</i></p> <ul style="list-style-type: none"> <li><i>• All cement crushing activities onsite and associated noise generating equipment to reuse existing pavement shall be performed such that emitted noise is directed the greatest possible distance away from the sensitive receptors.</i></li> <li><i>• All equipment servicing shall be performed so as to maintain the greatest possible distance to the sensitive receptors.</i></li> <li><i>• Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for Project construction shall be hydraulically or electronically powered wherever possible to avoid</i></li> </ul>			

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		<p><i>noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</i></p> <ul style="list-style-type: none"> <li><i>A qualified "Noise Disturbance Coordinator" shall be retained amongst the construction crew who shall be responsible for responding to any local complaints about construction noise. When</i></li> </ul>			



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		<p><i>a complaint is received, the Disturbance Coordinator shall notify the County and City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the County of Los Angeles Department of Regional Planning.</i></p> <ul style="list-style-type: none"> <li><i>Construction activities shall not take place outside of the allowable hours specified by the County and City of Los Angeles Municipal Code Section 41.40 (7:00 AM and 9:00 PM) and shall not exceed maximum noise levels specified in the County of Los Angeles Municipal</i></li> </ul>			

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		<i>Code Section 12.08.440 and County and City of Los Angeles Municipal Code Section 112.05.</i>			
<b>Impact 4.10-2:</b> Implementation of the proposed Project would result in significant vibration impacts to nearby sensitive receptors.	Significant and unavoidable even with Mitigation Incorporated.	<b>MM NOI-2</b> Prior to large bulldozers, large loaded trucks, and vibratory compactor/rollers being operated on the Project site within 100 feet of an occupied residence the County will notify the affected residential property owners in writing of upcoming construction including the anticipated start and end dates and hours of operation. Prior to large bulldozers, large loaded trucks, and vibratory compactor/ rollers being operated on the Project site within 100 feet of an institutional structure the County will contact the school administration and coordinate with them to identify and schedule construction activities on the best dates and times to minimize disruption of school activities. Consistent with Section 12.08.560 of the Los Angeles County Municipal Code, this restriction	<b>Contractor</b>	<b>Construction</b>	<b>DPR Construction Manager</b>

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		<i>does not apply to trucks on a public right-of-way.</i>			
<b>Impact 4.10-4</b> <i>The proposed Project would not result in a significant increase in long-term stationary ambient noise levels.</i>	Less than Significant with Mitigations Incorporated	<b>MM NOI-3</b> <i>Prior to issuance of building permits for the equestrian facilities center, aquatic center, and/or multi-purpose sports stadium at EMJ Park, DPR Construction Manager shall ensure that the public address (PA) systems shall include and utilize a processor to control the maximum output that the speakers can attain; so that even if the announcer shouts into the microphone, the levels will be controlled to the maximum allowable level programmed into the processor. The maximum output noise level shall be set to not exceed the following limits as measured at one meter (3.28 feet) from the source:</i> <i>Equestrian Event: 88.5 dBA <math>L_{max}</math>;</i> <ul style="list-style-type: none"> <li><i>Aquatic Center Event: 93.8 dBA <math>L_{max}</math>; and</i></li> <li><i>Multi-purpose Sports Stadium: 81.0 dBA <math>L_{max}</math>.</i></li> </ul>	<b>DPR Construction Manager</b>	<b>Pre-Construction</b>	<b>DPR Construction Manager</b>

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		<p><i>Additionally, the speakers of the proposed PA system shall be located and shielded to directionally focus the emitted sound away from the residential land uses located surrounding the project site (i.e., residential land uses to the north of the Equestrian Event, residential land uses to the east of the Aquatic Center, and residential land uses to the south and east of the Multi-purpose Sports Stadium). In addition, the hours of operation of the PA system shall be restricted to daytime (between 7:00 AM and 10:00 PM) in order to not cause additional impacts related to sleep disturbance of nearby residential property owners.</i></p> <p><i>Alternatively, a future Noise Study may be prepared to determine the specific noise-generating sources and associated noise levels at nearby sensitive receptors. The Noise Study may include, but is not limited to,</i></p>			

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		<p><i>recommendations for noise attenuation (e.g., sound wall barrier or berm, noise-level limits on the use of a public address/announcement systems, etc.) to ensure Project compliance with the City of Los Angeles and County of Los Angeles noise standards. The Noise Study shall be submitted for review and approval to the County of Los Angeles Regional Planning Department.</i></p> <p><b>MM NOI-4</b> <i>Prior to issuance of building permits for the aquatic center at EMJ Park, DPR Construction Manager shall ensure that pool mechanical equipment, such as pool pumps and filters, are fully enclosed on the Project site in order to provide proper attenuation at nearby sensitive receptors.</i></p>	<b>DPR Construction Manager</b>	<b>Pre-Construction</b>	<b>DPR Construction Manager</b>

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<b>Recreation</b>					
<b>Impact 4.12-2:</b> Implementation of the Project includes the expansion of a recreational facility and construction of additional amenities which would have an adverse physical effect on the environment. As identified in Section 4.10 Noise, the proposed Project would result in significant and unavoidable impacts from construction vibration. However potential safety hazards to park users during construction is minimized with implementation of MM REC-1.	Significant and Unavoidable even with Mitigation Incorporated (Construction Vibration).	<b>MM REC-1</b> Prior to construction, the County shall implement a Pedestrian Safety Plan that would include signage to identify routes of minimal impact, potential amenity closures, and permitted hours of construction activity. The Pedestrian Safety Plan may also include plans for installing fencing as appropriate or other barriers to assure that open trenches are not accessible, and rerouting pedestrian traffic away from potentially hazardous construction areas or conditions.	<b>DPR Construction Manager</b>	<b>Construction</b>	<b>DPR Construction Manager and Public Health</b>