

# City-Wide Exclusive Franchise System for Municipal Solid Waste Collection and Handling

SCH# 2013021052



Prepared by  
Bureau of Sanitation



Solid Resources Citywide Recycling Division

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**MITIGATION MONITORING AND REPORTING PROGRAM**

**CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM for  
MUNICIPAL SOLID WASTE COLLECTION  
and HANDLING PROGRAM**

**SCH #2013021052**

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## **TABLE OF CONTENTS**

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<i>SECTION</i>	<i>PAGE</i>
<b>MITIGATION MONITORING AND REPORTING PROGRAM.....</b>	<b>1-1</b>
INTRODUCTION.....	1-1
PROJECT OVERVIEW.....	1-1
MONITORING AND REPORTING PROCEDURES .....	1-3

### *TABLES*

1	Mitigation Monitoring and Reporting Program City-Wide Exclusive Franchise System for Municipal Solid Waste Collection and Handling Program.....	1-5
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# ***MITIGATION MONITORING AND REPORTING PROGRAM***

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## **INTRODUCTION**

Assembly Bill 3180 (AB 3180) codified in Section 21081.6 of the California Public Resources Code, became effective January 1, 1989, and requires a Lead or Responsible Agency to adopt a mitigation monitoring and reporting program (MMRP) when approving or carrying out a project. The purpose of this program is to ensure that when an environmental document, either an Environmental Impact Report (EIR) or a Mitigated Negative Declaration, identifies measures to reduce potential adverse environmental impacts of the Project, that those measures are implemented as detailed in the environmental document. As the lead agency for the City-Wide Exclusive Franchise System for Municipal Solid Waste Collection and Handling Program, and pursuant to AB 3180, the City of Los Angeles Bureau of Sanitation is responsible for implementation of this MMRP.

A Program EIR has been prepared for the City-Wide Exclusive Franchise System for Municipal Solid Waste Collection and Handling Project that addresses the potential environmental impacts, and where appropriate, recommends measures to mitigate these impacts. As such, this MMRP will be used to track and record the adopted mitigation measures. A monitoring strategy was prepared and is included in this MMRP for each mitigation measure identified in the Program EIR. Once the Los Angeles City Council certifies the Program EIR and adopts the MMRP, the applicable City Department(s) will incorporate the mitigation monitoring/reporting requirements in the appropriate approvals, actions or permits (i.e., conditional use permits, variances, or other project approvals). This document lists each mitigation measure, and describes the methods for implementation and verification, and identifies the responsible party or parties as detailed below in the MMRP Implementation section.

## **PROJECT OVERVIEW**

The Proposed Project (Exclusive Franchise Waste Collection and Hauling System) is the staff-recommended Project that would replace the current open market system for the collection and handling of commercial Solid Resources in the City, with a franchised Solid Resources collection system comprised of 11 zones, with one exclusive Franchised Hauler per zone. Under the Proposed Project, Franchised Haulers would operate under the following conditions:

- The City would establish 11 geographical franchise collection zones. These zones would delineate the boundaries in which the Franchised Hauler would be allowed to operate.
- The City would award a Franchise Hauler the exclusive rights to operate in 1 of the 11 franchise collection zones.
- A single Franchised Hauler may be awarded more than one franchise collection zone.
- The City would establish a fair and equitable rate structure for each collection zone. The rate structure may be similar for multiple or all franchise collection zones. This rate structure would detail the rate schedule for Solid Resources collection services that Commercial Establishments will pay.
- The City would establish a formula and caps on how rates charged for Solid Resources collection services to Commercial Establishments can be increased annually.

- Under the Proposed Project, three collection streams are anticipated: Blue Bin Commingled Recyclables, Green Bin Organics, and Black Bin Solid Waste.
- Recycling services would include a blue bin system for the collection of commingled recyclables.
- Existing Organics recycling will be preserved. This includes restaurants participating in Sanitation's existing commercial food waste diversion program, existing green waste diversion from multifamily properties, and other recycling programs such as organics recycling from grocery stores. Haulers would be required, in a phased manner, to offer expanded Organics recycling as the necessary processing capacity is established.
- The City would mandate that every Commercial Establishment is provided a recycling service.
- The City would mandate maximum annual disposal levels and specific diversion requirements for each franchise zone to promote Solid Resources diversion from landfills.
- The City would mandate that all Solid Resources collection vehicles operated by the Franchised Hauler be late model, low-emission, clean-fuel vehicles.
- The City would require employees working under the franchise agreements to be paid, at a minimum, a living wage, in accordance with the City's Living Wage Ordinance.
- The Franchised Hauler would assist the City in complying with existing and new regulations.
- The Franchised Hauler would assist the City in citywide public education.
- The Franchised Hauler will provide consistent reporting on all downstream recycling activities.
- The Franchise program will provide a partnership between the City and the franchised hauler to increase diversion and identify challenges.
- New or expanded material recovery facilities (MRFs) would be needed as recycling increases under the Proposed Project.
- New or expanded facilities that support collection activities, such as transfer stations and truck base yards, would be required.
- The location and processing capacity of the new or expanded MRFs, Organics processing facilities, and the locations of transfer stations and truck base yards are not known at this time.

The following material types will not be collected as part of the Proposed Project:

- Construction and Demolition (C&D) Waste, debris generated from construction activities
- Medical Waste
- Hazardous Waste
- Radioactive Waste
- Pharmaceutical Waste
- Recyclables that have value to the generator, and are sold or donated



- Green waste removed and recycled from a site as incidental to a landscaping business
- Other specialty waste as designated by Sanitation (e.g., biosolids, fats, oils, and grease)

The expansion of existing or the construction of new MRFs and Organics processing facilities will be needed under the Proposed Project, as the amount of Solid Resources diverted from landfills is expected to increase over time. Although the City estimates that two new commingled "Blue Bin" MRFs and four new Organics processing facilities will eventually be needed, their locations and capacities are not known at this time. The initial implementation of the Proposed Project is not contingent on these new facilities. While it is expected that new or expanded facilities will be needed to reach the City's Zero Waste Goals, initial diversion efforts can be implemented under the Proposed Project, prior to additional facilities becoming available. Meeting the City's other Project Goals and Objectives, such as requiring late model, clean fuel, low emission vehicles, and fair and equitable rates, is not contingent on new or expanded facilities.

As the locations of expanded or new facilities are not known, the expanded or new facilities were evaluated at a conceptual level in the Program EIR. The expanded or new facilities could be located within the City of Los Angeles or in another jurisdiction. In addition, expanded or new facilities will be further addressed in the project-specific environmental documentation prepared by the lead agency for the jurisdiction in which such new or expanded facilities are located. The Program EIR may be used upon certification by the Los Angeles City Council, as appropriate as a tiering document for future facilities.

## **MONITORING AND REPORTING PROCEDURES**

This MMRP for the Proposed Project will be in place through all phases of the project that result in expanded or new facilities, including design, construction, and operation of expanded or new facilities. The Program EIR determined that collection activities under the Proposed Project would not result in significant environmental impacts, but that the expanded or new transfer stations, processing facilities, and truck base yards could result in potentially significant impacts. As a result, this MMRP is applicable to expanded or new facilities that may occur as a result of the Proposed Project within the City.

Because expanded or new facilities would be undertaken as a result of the Proposed Project, which would be managed by the City's Bureau of Sanitation, the Bureau would monitor implementation of the applicable mitigation measures. Further, it is also likely that expanded or new facilities would be proposed by third parties and have to be approved by the City's Planning Department for facilities located within the City. In these circumstances, the City's Planning Department would be responsible for conducting site-specific CEQA review, and applying applicable mitigation measures from the Program EIR and this MMRP. The City's Planning Department's approval of each future facility within the City of Los Angeles would include conditions of approval, including mitigation measures identified during the site-specific CEQA review. The Planning Department will require the owner of expanded or new facilities to provide documentation on the progress of, and completion of applicable mitigation measures included in the MMRP for new or expanded facilities proposed to meet the diversion goals under the Proposed Project.

A designated environmental monitor within Sanitation or the City Planning Department will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

The MMRP provides: (1) descriptions of the proposed mitigation measures, (2) the timing or phase in which the measures would be implemented, (3) the methods of implementing the mitigation measures, (4) the party(s) who would be responsible for implementing the mitigation measure, and (5) the party(s) who would be responsible for monitoring and reporting on mitigation compliance.

For expanded existing facilities or new facilities located in other jurisdictions, the local jurisdiction in which such expanded or new facilities are located will be responsible for compliance with CEQA and, as required, for implementation of appropriate mitigation measures and tracking of those mitigation measures in a MMRP adopted by the local jurisdiction.

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<b>Aesthetic Resources</b>		
<p><b>VR-1:</b> Future facilities shall be sited in accordance with all applicable zoning and planning restrictions. To the greatest extent possible, future facilities shall be sited in areas not identified as visually significant or historic.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department, through its CEQA compliance process, will evaluate future facility consistency with general plan and zoning, as well as impacts on historic and visual resources. Planning will require this measure, as applicable, in its planning approval.</p>	<p><b>Implementation:</b> Planning Department via their project approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>VR-2:</b> Future facilities shall include design features that allow the facility to blend in with nearby buildings. These design features may include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Landscape screening (i.e., use of tall trees or shrubs around the perimeter);</li> <li>• Neutral wall or fencing that obstructs the view of the facility from the nearby roads;</li> <li>• Use of varying facades to break up bulk and scale;</li> <li>• Building materials that minimize glare potential;</li> <li>• Shielded lighting so as to minimize spillage to adjacent parcels and minimize night sky pollution;</li> <li>• Modifying structure design to eliminate or screen contrasting/detracting features; and</li> <li>• Utilizing architectural styles, materials, scale, massing, setbacks, signage, circulation patterns, pedestrian orientation, streetscape amenities, and landscaping common to and/or consistent with the character of existing surrounding uses.</li> </ul>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department, through its CEQA compliance process, will verify that appropriate design features required by VR-2 are applied to the new or expanded facilities, where applicable.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

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Mitigation Measure	Timing and Methods	Responsible Parties
<b>VR-3:</b> Existing natural aesthetic features proposed for removal shall be replaced.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department, though its CEQA compliance process, will implement VR-3, where applicable.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department though their compliance process.
<b>VR-4:</b> Grading of natural and semi-natural open space shall be minimized to the maximum extent.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department, though its CEQA compliance process, will implement VR-4, where applicable.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department though their compliance process.
<b>VR-5:</b> Design features shall be incorporated into the project which effectively integrates natural aesthetics (i.e., cluster development, greenbelts, landscaping, etc.).	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department, though its CEQA compliance process, will implement VR-5, where applicable.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department though their compliance process.
<b>VR-6:</b> New utilities shall be placed underground, where appropriate.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department, though its CEQA compliance process, will implement VR-6, where applicable.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department though their compliance process.
<b>VR-7:</b> Rooftop mechanical equipment, garbage dumpsters, and other outdoor equipment shall be screened from public view.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department, though its CEQA compliance process, will implement VR-7, where applicable.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department though their compliance process.
<b>Agricultural Resources</b>		
<b>AG-1:</b> Future facilities shall be sited away from Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. If facilities are sited on such farmland, impacts to the farmland shall be mitigated at a 1:1 ratio or through payment of fees into an agricultural conservation trust. Proof of agricultural land acquisition or fee payment shall be provided to the local jurisdiction that is issuing the grading permit. The Planning Director of that local jurisdiction shall confirm that the land has been acquired or fees paid.	<b>Timing:</b> Planning phase <b>Methods:</b> Sanitation will require Franchise haulers to provide documentation that new or expanded facilities are sited in manner that avoids or minimizes farmlands, or mitigates at the required ratio or through payment of required fees.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department though their compliance process.

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Mitigation Measure	Timing and Methods	Responsible Parties
<b>AG-2:</b> Future facilities shall be sited away from lands under a Williamson Act Contract or within a Farmland Security Zone to the maximum extent.	<b>Timing:</b> Planning phase <b>Methods:</b> Sanitation will require Franchise haulers to provide documentation that new or expanded facilities are sited in manner that avoids Williamson Act restrictions.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AG-3:</b> Future facilities (except for composting facilities) shall be sited away from areas that are zoned for agricultural use to the maximum extent possible.	<b>Timing:</b> Planning phase <b>Methods:</b> Sanitation will require Franchise haulers to provide documentation that new or expanded facilities are sited in manner that avoids or minimizes lands zoned for agricultural uses.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AG-4:</b> Future facilities shall be sited away from areas zoned for Timberland Production to the maximum extent. If facilities are sited on such farmland, impacts to the farmland shall be mitigated at a 1:1 ratio or through payment of fees into a forest conservation trust.	<b>Timing:</b> Planning phase <b>Methods:</b> Sanitation will require Franchise haulers to provide documentation that new or expanded facilities are sited in manner that avoids or minimizes timberlands, or mitigates at the required ratio or through payment of required fees.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>Air Quality and Greenhouse Gas Emissions - Construction</b>		
<b>AQ-1:</b> Future facilities within the jurisdiction of the SCAQMD shall prepare and implement a fugitive dust control program pursuant to the provisions of SCAQMD Rules 402 and 403 prior to any ground disturbance. For future facilities outside the jurisdiction of the SCAQMD, adherence to any applicable fugitive dust control programs shall be required.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> The City's Planning Department, through its CEQA compliance process, will require this measure, as applicable, in its planning approval. The applicant shall incorporate the requirement in its contract specifications for ground disturbances associated with facility construction. Enforcement shall include oversight by the City's Planning Department (or designee) and SCAQMD.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-2:</b> Minimize combustion emissions during construction activities.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> The City's Planning Department, through its CEQA compliance process, will require this measure, as applicable, in its planning approval, and a project requirement.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.

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Mitigation Measure	Timing and Methods	Responsible Parties
	The applicant shall incorporate the requirement in its contract specifications for facility construction. Enforcement shall include oversight by the City's Planning Department or designee.	
<b>AQ-3:</b> Low VOC paintings and coatings shall be used on future facilities.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-4:</b> Excavation, grading, and other construction activity shall be limited to one activity or phase at a time.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-5:</b> Hours of operation of heavy-duty equipment shall be limited to a maximum of 8 hours per day, 5 days per week.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-6:</b> Fossil-fueled equipment shall be replaced with electrically driven equivalents (provided they are not run via a portable generator set) or clean fuel options, to the maximum extent practicable.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-7:</b> All diesel engines shall be shut off when not in use to reduce emissions from idling.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-8:</b> Curtail construction during periods of high ambient pollutant concentrations as determined by local air districts. Activities may include ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.

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<b>AQ-9:</b> Implement activity management (e.g., rescheduling activities to reduce short-term impacts) to minimize concurrent operation of construction equipment and concurrent construction of project phases.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-10:</b> During the smog season (May through October), lengthen the construction period to minimize the vehicles and equipment operating at the same time.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-11:</b> Minimize the obstruction of traffic on adjacent roadways.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-12:</b> Power construction equipment with diesel engines fueled by alternative diesel fuel blends or ultra-low sulfur diesel (ULSD). Only fuels that have been certified by the CARB should be used. The CARB has verified specific alternative diesel fuel blends for NOx and PM emissions reduction. The applicant also should use CARB-certified alternative fueled (e.g., compressed natural gas [CNG], liquid natural gas [LNG], liquid propane gas, electric motors, or other CARB-certified off-road technologies) engines in construction equipment where practicable.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-13:</b> Use construction equipment that meets the current off-road engine emission standard (as certified by the CARB) or that is re-powered with an engine that meets this standard. Tier I, Tier II, and Tier III engines have significantly less NOx and PM emissions compared with uncontrolled engines.	<b>Timing:</b> Planning and construction phases <b>Methods:</b> Same as AQ-2	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.

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Mitigation Measure	Timing and Methods	Responsible Parties
<b>Air Quality and Greenhouse Gas Emissions - Operation</b>		
<b>AQ-14:</b> During the facility design phase, a review of local SCAQMD rules shall be conducted to determine site-specific permit requirements for waste processing or handling facilities that may emit or potentially emit VOCs, particulates, CO, NOx, or SOx. Emissions of nonconventional pollutants and hazardous air pollutants (Title V-Major Sources) shall comply with federal and state permitting rules.	<b>Timing:</b> Planning and operational phase <b>Methods:</b> The City's Planning Department, through its CEQA compliance process, will require this measure, as applicable, in its planning approval (such as Conditional Use Permit or similar). The applicant shall implement the requirements as part of its permit compliance process. Enforcement shall include oversight by the City's Planning Department or designee.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-15:</b> Future facility applicant(s) shall properly maintain ROG emission control devices within the gasoline/fueling dispensing station.	<b>Timing:</b> Planning and operational phase <b>Methods:</b> Same as AQ-14	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-16:</b> Future facility applicant(s) shall ensure combustion operational emissions are minimized.	<b>Timing:</b> Planning and operational phase <b>Methods:</b> Same as AQ-14	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-17:</b> All diesel truck operators shall strictly abide by the applicable state law requirements for idling. Idling of the primary engine shall be limited to 5 minutes.	<b>Timing:</b> Planning and operational phase <b>Methods:</b> Same as AQ-14	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>AQ-18:</b> Energy-efficient design will be provided for buildings, including automated control systems for heating, air conditioning, and energy efficiency beyond California Code of Regulations (CCR) Title 24 (California Building Standards Code) requirements, lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light-colored roof materials to reflect heat.	<b>Timing:</b> Planning and operational phase <b>Methods:</b> Same as AQ-14	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.



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<p><b>AQ-19:</b> Landscaping shall be used to maximize building protection from energy-consuming environmental conditions and to shade paved areas. Such landscaping could include planting of shade trees to shade 50 percent of paved areas within 15 years and planting deciduous trees on the south- and west-facing sides of buildings.</p>	<p><b>Timing:</b> Planning and operational phase  <b>Methods:</b> Same as AQ-14</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>AQ-20:</b> Implement measures to reduce the amount of vehicle traffic to and from future facilities. This could include provisions such as encouraging employees to rideshare or carpool to the project site, or incentives for employees to use alternative transportation.</p>	<p><b>Timing:</b> Planning and operational phase  <b>Methods:</b> Same as AQ-14</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>AQ-21:</b> An odor analysis shall be prepared as part of future project-specific air quality analysis. Should the odor analysis identify the potential for impacts, the facility shall incorporate odor-reducing design features. Such features could include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Provision of exhaust fans to provide multiple air exchanges every hour;</li> <li>• Treatment of air leaving the building by an odor-neutralizing misting system; and</li> <li>• Maintaining negative pressure at the building entrances to minimize the amount of untreated air leaving the building.</li> </ul>	<p><b>Timing:</b> Planning and operational phase  <b>Methods:</b> Same as AQ-14. Not a required mitigation measure for Greenhouse Gas Emissions.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<b>Biological Resources</b>		
<p><b>BIO-1:</b> Prior to the approval of any new or expanded transfer stations, processing facility, or truck base yard that could result in earth-disturbing activities (e.g., grubbing, grading), a qualified Biologist shall conduct a habitat assessment to evaluate the site's potential to support special status plant and wildlife species and jurisdictional wetlands/waters. To the extent feasible, the location(s) of all new project facilities shall be on</p>	<p><b>Timing:</b> Planning phase  <b>Methods:</b> The City's Planning Department will require evaluation of biological impacts for future facilities, and alternative sites, as applicable, through its CEQA compliance process.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

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Mitigation Measure	Timing and Methods	Responsible Parties
<p>previously disturbed or developed sites and shall avoid undisturbed, high-quality, natural habitat that supports special status biological resources, areas that are used for regional or local wildlife movement, and jurisdictional wetlands and associated waters. If the habitat assessment determines that there is the potential for significant impacts to any biological resources, additional surveys and/or documentation would be required pursuant to CEQA and mitigation measure BIO-2.</p>		
<p><b>BIO-2:</b> If it has been determined that a new or expanded transfer station, processing facility, or truck base yard has the potential for significant impacts to any biological resources, then prior to commencement of any earthmoving activities, the Lead Agency shall conduct the appropriate focused survey(s) to determine the presence or absence of special status species (i.e., plant and/or wildlife surveys) that could be significantly impacted by the Proposed Project. If special status species are identified on or adjacent to the facility site, then appropriate avoidance and/or mitigation measures shall be implemented, as approved by the resource agencies with jurisdiction over that species and subject to the necessary permits under FESA, CESA, the California Fish and Game Code, and other applicable regional or local regulations or plans, and ensure that impacts would be less than significant after mitigation. If any jurisdictional wetlands or associated waters are identified, appropriate avoidance and/or mitigation measures shall be implemented as approved by the resource agencies, and subject to the necessary permits under the Section 404 of the Clean Water Act issued by U.S. Army Corps of Engineers, Section 401 of the Clean Water Act (Water Quality Certification) issued by the</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> Same as BIO-1. Also, the Planning Depart will establish avoidance or minimization measures, as applicable, through its CEQA compliance and planning approval process.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<p>Regional Water Quality Control Board, and Section 1600 of the California Fish and Game Code, and ensure that impacts would be less than significant after mitigation.</p>		
<p><b>BIO-3:</b> All project-related ground-disturbing activities shall comply with applicable federal, state, regional, and local biological resource protection regulations to avoid and/or minimize potential impacts to biological resources including, but not limited to, use of BMPs during construction and in the design of project facilities; protection of native trees as required by local tree ordinances; and pre-construction nesting bird surveys and nesting raptor surveys (if appropriate based on season and habitat present) in compliance with the Migratory Bird Treaty Act and/or California Department of Fish and Game regulations.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> Same as BIO-1. Also, the Planning Dept will establish avoidance or minimization measures, as applicable, through its CEQA compliance and planning approval process.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<b>Cultural Resources</b>		
<p><b>CR-1:</b> Future projects that would result in earth-disturbing activities involving native sediments with the potential for producing archaeological materials, or projects located near known cultural resources, shall implement the following:</p> <ol style="list-style-type: none"> <li>1. Prior to commencement of any earth-disturbing activities, a Phase I study shall be undertaken to evaluate the current conditions of a project site. The study shall consist of: (1) an initial records search, including records, maps, and literature housed at the appropriate Archaeological Information Center depending on the specific county that the project is within; (2) a Sacred Lands check with the Native American Heritage Commission (NAHC) and initial scoping with interested Native American tribes and individuals identified by the NAHC; (3) a pedestrian field survey by a</li> </ol>	<p><b>Timing:</b> Planning phase for evaluations, and construction phase for archaeological resource monitoring of excavation, as applicable. <b>Methods:</b> The City's Planning Department will require evaluation of archaeological resource impacts for future facilities, as applicable, through its CEQA compliance process. The applicant shall incorporate the monitoring requirement in its contract specifications for ground disturbances associated with facility construction. Enforcement shall include oversight by the City's Planning Department (or designee)</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<p>qualified Archaeologist to determine the presence or absence of surficial artifactual material or the potential for buried resources; and (4) a technical report describing the study and offering management recommendations for potential further investigation.</p> <p>2. If archaeological sites or resources are discovered as a result of the Phase I study, a Phase II study of the significance of any prehistoric material that is present shall be undertaken. The evaluation shall include further archival research, ethnographic research, and subsurface testing and excavation to determine the horizontal and vertical extent of the site, the density and diversity of cultural material, and the overall integrity of the site. The evaluation shall include a technical report describing the findings and offering management recommendations for sites determined to be significant. Nonsignificant resources would require no further study.</p> <p>3. If the Phase II study indicates that a significant site is present, the qualified Archaeologist shall determine appropriate actions, in cooperation with the City, for preservation and data recovery of the resource. Preservation in place is the preferred manner of mitigation, as provided in the California Code of Regulations (CCR) Title 14 Section 15126.5(b)(3). This could include (1) avoidance of resources; (2) incorporation of resources into open space; (3) capping the resource with chemically stable sediments; and (4) deeding the resource into a permanent conservation easement. To the extent that a resource</p>		

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MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p>cannot be preserved in place, a Phase III data recovery excavation shall be completed to recover the scientifically consequential information from the resource. A technical report shall be completed that adheres to the Office of Historic Preservation's (OHP) Archaeological Resources Management Report (ARMR) guidelines.</p> <p>4. Monitoring of ground-disturbing activities shall be undertaken by a qualified Archaeologist as a final mitigation measure in areas that contain or are sensitive for the presence of cultural resources.</p>		
<p><b>CR-2:</b> Future projects that would excavate into alluvial sediments (e.g., Older Quaternary Alluvium deposits) or bedrock formations shall implement the following:</p> <ol style="list-style-type: none"> <li>1. Prior to commencement of any earth-disturbing activities, an archival records search shall be undertaken at the Natural History Museum of Los Angeles County, San Bernardino County Museum, or other appropriate institution to determine the depositional environment in the project area and to evaluate the likelihood of fossils being present.</li> <li>2. A field survey shall be undertaken prior to ground-disturbing activities in areas of potential but unknown sensitivity to evaluate the site for the presence of significant fossil resources and to establish the need for paleontological salvage or monitoring.</li> <li>3. If significant fossils are discovered as a result of a field survey or during monitoring operations, a qualified Paleontologist shall determine appropriate actions, in cooperation with the City, for the</li> </ol>	<p><b>Timing:</b> Planning phase for evaluations, and construction phase for paleontological resource monitoring during excavation, as applicable.</p> <p><b>Methods:</b> The City's Planning Department will require evaluation of paleontological resource impacts for future facilities, as applicable, though its CEQA compliance process. The applicant shall incorporate the monitoring requirement in its contract specifications for ground disturbances associated with facility construction. Enforcement shall include oversight by the City's Planning Department (or designee).</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p>preservation and/or salvage of the resource.</p> <p>4. Any monitoring activities shall be accomplished by a qualified Paleontologist so that fossils discovered during grading can be scientifically and efficiently recovered and preserved.</p> <p>5. A qualified Paleontologist shall prepare collected specimens to the point of identification and place the prepared fossils in the appropriate institution for permanent curation.</p> <p>6. Upon completion of recovery and curation, all studies and actions shall be described in a paleontological technical report prepared by a qualified Paleontologist.</p>		
<p><b>CR-3:</b> If human remains are encountered during future projects, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. Section 7050.5 of the California Health and Safety Code provides for the disposition of accidentally discovered human remains and states that if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the resources would require no further study.</p>	<p><b>Timing:</b> Construction phase.</p> <p><b>Methods:</b> The City’s Planning Department will require evaluation of impacts to human remains from future facilities, as applicable, though its CEQA compliance process. The applicant shall incorporate the construction restrictions (in the event human remains are discovered) in its contract specifications for ground disturbances associated with facility construction. Enforcement shall include oversight by the City’s Planning Department (or designee)</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>CR-4:</b> Implementation of the project could include development near historical resources or resources considered to be potential historical resources. This development has the potential to result in significant impacts to individual historical resources in the project area, including resources listed in or eligible for listing in the National</p>	<p><b>Timing:</b> Planning phase for evaluations, and design phase for ensuring new construction meets Secretary of Interior Standards, where applicable.</p> <p><b>Methods:</b> The City’s Planning Department will require evaluation of historic resource impacts for future facilities, as applicable,</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p>Register of Historic Places (NRHP), California Register of Historical Resources (California Register), and local registers. This could include the delisting or loss of eligibility of such resources. In addition, there is the potential for significant impacts to buildings or structures of historic age (45 years old or older), or buildings or structures that may eventually be of historic age, and that may qualify as historical resources pursuant to CEQA.</p> <p>Prior to development of future facilities that would demolish or alter buildings or structures 45 years old or older or affect their historic setting, the project applicant shall employ a cultural resource professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History to determine if the project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the <i>CEQA Guidelines</i>. The cultural resource professional in conjunction with the City shall determine an appropriate scope of investigation including archival research, if necessary, an updated records search at any of the appropriate California Historical Resources Information System (CHRIS) information centers, and a pedestrian survey of the project area to determine if any significant historical resources would be adversely affected by the proposed development. A technical report shall be completed per the Office of Historic Preservation (OHP) Archaeological Resources Management Report (ARMR) guidelines. The report shall evaluate any historical resources in the project area and include recommendations for eliminating or reducing impacts to historical resources. The technical report shall be submitted to the Lead Agency for approval.</p>	<p>though its CEQA compliance process. The applicant shall incorporate into facility design elements required to meet the Secretary of Interior standards or other mitigative requirements identified in the site-specific CEQA documentation, as applicable. Enforcement shall include oversight by the City's Planning Department (or designee).</p>	

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MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p>As determined necessary by the Lead Agency, environmental documentation (e.g., CEQA documentation) prepared for future development of the project site shall utilize the findings and recommendations of the technical report. The project applicant shall be responsible for implementing methods for eliminating or reducing impacts to historical resources. Such methods could include, but not be limited to: (1) preparing a preservation plan or element that provides guidelines to ensure that the project conforms to the standards for rehabilitation established by the Secretary of the Interior and the OHP; (2) requiring new construction to be compatible with historical resources on the site and in the vicinity (e.g., mass, height, materials, setback, retention of mature landscaping); (3) requiring the project sponsor to relocate the historical resource or offer it for relocation by another individual or organization (provided that eligibility will be maintained following the relocation); (4) requiring the project sponsor to adaptively reuse the historical resource or incorporate it into the project; (5) undertaking documentation according to the requirements of the Historic American Building Survey such as large-format photography, measured drawings, and written narrative; (6) making copies of this documentation available to the Los Angeles Public Library and local preservation organizations and historical societies; or (7) requiring the project sponsor to allow local preservation organizations and historical societies to document the resource or remove significant historic elements for archives.</p>		



**TABLE 1**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR**  
**MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<b>Geology and Soils</b>		
<b>GS-1:</b> Future new or expanded facilities shall not be located within a mapped Alquist-Priolo Earthquake Fault Zone. Placement of structures for human occupancy shall be restricted from areas designated as an Alquist-Priolo Earthquake Fault Zone.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require evaluation of seismic impacts for future facilities and alternative sites, as applicable, though its CEQA compliance process.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>GS-2:</b> At the time a site is selected for a new or expanded facility, a site-specific geotechnical report shall be prepared, particularly in areas subject to earthquake-induced landslides or liquefaction, as mandated by the State Seismic Hazard Mapping Act. Mitigation measures and design recommendations identified in those site-specific reports shall be implemented to minimize the potential for injury and loss related to earthquake- or project-induced landslides, liquefaction, lateral spreading, subsidence, unstable or expansive soils, or seismic hazards.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require evaluation of seismic impacts (geology and soils report) for future facilities, as applicable, though its CEQA compliance and planning approval processes.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>GS-3:</b> Future new or expanded facilities shall not be located in an area known for or designated with a high potential for liquefaction. Placement of structures for human occupancy shall be restricted from areas known for ground failure or liquefaction.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require evaluation of geology impacts (geology and soils report) for future facilities, and alternative sites, as applicable, though its CEQA compliance and planning approval processes.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>GS-4:</b> Future new or expanded facilities shall not be located in areas mapped as a landslide or mudslide hazard area in local planning documents (e.g., General Plans).	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require evaluation of geotechnical hazards, including landslides and mudslides (in a geology and soils report) for future facilities, as applicable, though its CEQA compliance and planning approval processes.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<b>Hazards and Hazardous Materials</b>		
<p><b>HAZ-1:</b> Prior to siting waste facilities, a Phase I Environmental Site Assessment (ESA) shall be conducted in conformance with industry-accepted practices, American Society of Testing Materials (ASTM) Designation E1527-05, and the EPA All Appropriate Inquiry Rule.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require preparation of a Phase I Environmental Site Assessment for future facilities, as applicable, through its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>HAZ-2:</b> If future facilities are sited within an area governed by an airport land use plan or within two miles of a public or private airport, analysis shall be undertaken to assess if the proposed facility would result in any impacts to airport operations or if it would subject people to a significant risk due to airport operations. If potential impacts are identified, a different site shall be selected or mitigation measures shall be implemented during the project-level environmental analysis to reduce the potential impact to airport operations to below a level of significance. Such mitigation measures could include maintaining certain percentages of low-occupancy areas (e.g., undeveloped areas, parking areas), building heights and building lights.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require preparation of an airport risk evaluation for future facilities, as applicable, that would be located within an airport land use plan or within 2-miles of an airport, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>HAZ-3:</b> Upon approval of future facilities, an applicable community emergency plan shall be developed, reviewed and updated, as needed, to account for new waste facilities and updated routes for the transportation of hazardous wastes.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require preparation of a community emergency plan for future facilities, as applicable, that would transport hazardous wastes, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>HAZ-4:</b> Future facilities shall provide barriers, as needed, to contain hazardous materials. Such barriers could include providing appropriate buffers between facility operations and adjacent, off-site uses.</p>	<p><b>Timing:</b> Planning and operational phase <b>Methods:</b> The City's Planning Department will require hazardous materials barriers and buffers in the design of future facilities, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval verification. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR**  
**MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<p><b>HAZ-5:</b> At future facilities, hazardous substances shall be stored away from site boundaries.</p>	<p><b>Timing:</b> Planning phase  <b>Methods:</b> The City's Planning Department will require hazardous materials to be stored away from site boundaries in the design of future facilities, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>HAZ-6:</b> A Health and Safety Plan shall be developed in accordance with local, state, and federal occupational health regulations.</p>	<p><b>Timing:</b> Operational phase  <b>Methods:</b> The facility operator will prepare a Health and Safety Plan, as required by applicable laws and regulations.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval verification.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>HAZ-7:</b> Spill containment measures shall be developed and implemented on site for any new facility.</p>	<p><b>Timing:</b> Planning and Operational phase  <b>Methods:</b> The facility operator will develop and implement spill containment measures for future facilities, as required by applicable laws and regulations.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval verification.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>HAZ-8:</b> A Fire Safety Plan shall be developed for use during construction and operation of any new facility.</p>	<p><b>Timing:</b> Planning, Construction and Operational phase  <b>Methods:</b> The City's Planning Department will require evaluation of fire hazards for future facilities located in areas subject to wildfires, as applicable, as part of its CEQA compliance and planning approval processes. Fire Safety Plans will be included in the planning approval, as applicable, for implementation during facility construction and operation.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<b>Hydrology and Water Quality</b>		
<p><b>WQ-1:</b> Prior to entitlement of any future facility and to assist in preparation of final engineering documents, a project-specific water quality study would be required to address impacts on water quality and identify potential mitigation measures. The project-specific water quality study shall identify downstream bodies of water, their beneficial uses, any impairment, and applicable water quality standards. The water quality report shall identify permanent BMPs to mitigate water quality impacts and ensure that water quality standards are not violated.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require study of water quality impacts and identification of BMPs for future facilities, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>WQ-2:</b> Construction stormwater quality will need to be addressed in a construction Stormwater Pollution Prevention Plan (SWPPP), in accordance with the State General Construction Permit. The construction SWPPP shall provide a plan for addressing water quality associated with construction activities. SWPPPs would be prepared during final engineering or prior to construction. For operations, facilities would comply with the General Industrial Activities Stormwater Permit, which also requires development and implementation of operational SWPPPs to control discharges from industrial sites. The operational SWPPPs emphasize BMPs and provide the flexibility necessary to establish appropriate BMPs for different types of industrial activities and pollutant sources. The operational SWPPPs also require monitoring to ensure effectiveness.</p>	<p><b>Timing:</b> Construction phase for SWPPP ; operational phase for compliance with General Industrial Activities Stormwater Permit <b>Methods:</b> The facility applicant or contractor will prepare and implement a SWPPP prior to commencing and during construction. The facility operator will meet the requirement of the General Industrial Activities Stormwater permit and will prepare and implement a SWPPP for facility operations.</p>	<p><b>Implementation:</b> Planning Department and Sanitation via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department and Sanitation through their compliance process.</p>

**TABLE 1**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR**  
**MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<p><b>WQ-3:</b> Specific and detailed BMPs shall be required. BMPs will address the site design, source control, and treatment. Individual facility development shall implement applicable local jurisdictional BMP standards. Facilities will be required to implement all site design, source control, and treatment BMPs to the maximum extent practicable. A number of counties and cities are emphasizing LID design features as a way to address water quality concerns through the use of multiple sustainable BMP alternatives at the local level. To facilitate this sustainable approach, development should aim to maximize the number of LID mitigation alternatives implemented in site design.</p> <p>In addition to the use of construction BMPs, an operation and maintenance plan must be established to demonstrate long-term performance of the features. Typically, part of the operation and maintenance discussion for BMPs will include a funding source and identify the entity responsible for implementing the operation and maintenance plan.</p>	<p><b>Timing:</b> Planning phase</p> <p><b>Methods:</b> The City's Planning Department will require BMPs and LID measures for future facilities, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>WQ-4:</b> Future facilities shall include the use of new or improved stormwater management BMPs to reduce or retard the amount of peak runoff from the facility sites. Such measures may include the construction of detention basins or other structures that will slow down or delay the peak flow of stormwater runoff from the site.</p>	<p><b>Timing:</b> Planning phase</p> <p><b>Methods:</b> The City's Planning Department will require stormwater runoff BMPs for future facilities, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>WQ-5:</b> Future facilities shall reduce impervious surfaces and materials, maximize landscaped and natural areas, and meet LID requirements, thus reducing runoff.</p>	<p><b>Timing:</b> Planning phase</p> <p><b>Methods:</b> The City's Planning Department will require BMPs and LID measures for future facilities, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<p><b>WQ-6:</b> Prior to entitlement of any future facility and to assist in preparation of final engineering documents, a project-specific drainage study will be required for development of any facility demonstrating the impacts on local and regional hydrology. The drainage study shall include a review of the existing drainage facility capacity and demonstrate that site runoff will not overwhelm existing drainage capacities. Any increase in runoff above the existing drainage facility capacity would require hydraulic analysis to determine alternatives to safely convey site runoff under design storm conditions without overburdening the drainage system. Alternatives could include connecting with the storm drain system below the point of inadequate capacity, or other alternatives that avoid contributing to the constraints. Future facilities would implement improvements to the drainage system, if the analysis concludes that existing capacity is not adequate.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will require study of drainage impacts of future facilities, and identify measures to address drainage issues, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>WQ-7:</b> If a future facility is proposed to be sited in a floodplain, a floodplain study shall be prepared to address FEMA or jurisdictional floodplain management requirements. The floodplain study shall be completed during entitlement and final engineering. The floodplain study shall investigate the hydrology of the river system and develop a hydraulic model to quantify existing and proposed water surface elevations and velocities. The study shall identify feasible mitigation measures to meet FEMA water surface elevation requirements<sup>1</sup>. These mitigation measures shall be implemented as part of the</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will require a floodplain study for future facilities, and identify floodplain issues, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

<sup>1</sup> These requirements are based on Title 44 Code of Federal Regulations: Emergency Management and Assistance, Chapter 1: Federal Emergency Management Agency, Department of Homeland Security.

**TABLE 1**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR**  
**MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
project design and/or construction.		
<b>WQ-8:</b> Future facilities shall be designed so that structures and other important facilities that would be adversely affected by flooding are no longer located within flood hazard areas.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require study of potential flooding impacts to future facilities, and identify measures to address issues, as applicable, as part of its CEQA compliance and planning approval processes.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>WQ-9:</b> Future facilities shall raise the building pad or ground floor of proposed structures to an elevation above flood-prone areas.	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will require study of potential flooding impacts to future facilities, and identify measures to address issues, as applicable, as part of its CEQA compliance and planning approval processes.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>Land Use and Planning</b>		
<b>LU-1:</b> Future facilities shall be sited in locations that support the appropriate general plan and zoning designations for the use being proposed. The project's proposed land use shall be modified to be consistent with designated land uses, zoning classification, and/or general plan element(s).	<b>Timing:</b> Planning phase <b>Methods:</b> The City's Planning Department will evaluate the consistency of future facilities with the General Plan and site zoning, and identify measures to address issues, as applicable, as part of its CEQA compliance and planning approval processes.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.
<b>LU-2:</b> Future facilities shall be fully enclosed to the maximum extent practicable to minimize nuisance issues such as noise, odor and visual impact and achieve maximum compatibility with surrounding land uses. If a nuisance is found to occur as result of facility operations, certain restrictions on the operational characteristics of the facility shall be implemented to reduce or eliminate impacts, such as limiting hours of operation or placing restrictions on specific types of uses or activities proposed for the facility.	<b>Timing:</b> Planning and design phases <b>Methods:</b> The City's Planning Department will evaluate the compatibility of future facilities with surrounding land uses, and identify operational or design measures to address issues, as applicable, as part of its CEQA compliance and planning approval processes.	<b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p><b>LU-3:</b> Project design, configuration, visual screening, setbacks, building heights, etc., shall be compatible with surrounding uses.</p>	<p><b>Timing:</b> Planning and design phases <b>Methods:</b> The City’s Planning Department will evaluate the compatibility of future facilities with surrounding land uses, and identify design features to address issues, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<b>Mineral Resources</b>		
<p><b>MR-1:</b> Future facilities shall be sited so as to avoid areas mapped as MRZ-2, MRZ-3, and MRZ-3a by the California Mineral Land Classification System. Other known or potential mineral resource areas shall be avoided to the maximum extent.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential for future facilities to affect availability of mineral resources, and evaluate alternative site locations, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>MR-2:</b> Future facilities shall be sited so as to avoid active oil, gas or geothermal operations. The project shall be designed so that no or only nonpermanent structures are atop or blocking the mineral resource area.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential for future facilities to affect active oil, gas, or geothermal operations, and evaluate alternative site locations, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>MR-3:</b> Future facilities shall be sited so as to avoid area mapped as locally important mineral resources on general plans, specific plans, or other land use plans.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential for future facilities to affect availability of mineral resources, and evaluate alternative site locations, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>MR-4:</b> Easements shall be established, when necessary, to preserve possible future use of mineral resources.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential for future facilities to affect availability of mineral resources, and evaluate establishment of easements to preserve access to mineral resources, as</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>



**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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	applicable, as part of its CEQA compliance and planning approval processes.	
<b>Noise</b>		
<p><b>N-1:</b> A noise study shall be prepared for future facilities<sup>2</sup>. The noise study shall include measurements of the existing noise environment and quantify the facility’s noise contribution to the ambient environment for both the construction and operation phase. If impacts are identified, mitigation measures shall be implemented to reduce sound levels to a level that is consistent with the applicable jurisdiction’s noise ordinance or noise element. Such mitigation measures could include, but are not limited to: fencing; noise walls; or increasing the distance between noise generating equipment and off-site sensitive receptors. The noise study shall be submitted to, and approved by, the Planning Director, or designee, of the jurisdiction where the facility will be constructed.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential noise effects of future facilities, and identify construction or operational measures to address issues, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>N-2:</b> Construction activities shall be limited to 7:00 AM to 7:00 PM, Monday through Saturday. If the local jurisdiction has more stringent construction timing limits, those limits shall be applied.</p>	<p><b>Timing:</b> Construction phase <b>Methods:</b> The City’s Police Department would enforce the requirements of the City’s Noise Ordinance, which includes limits on construction activities in proximity to sensitive uses. Deviations from the allowable construction hours in the Noise Ordinance would be addressed by the Board of Police Commissioners.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

<sup>2</sup> The City, acting as Lead CEQA Agency, may not require preparation of a noise study during CEQA documentation for facilities located in industrial areas due to the lack of sensitive receptors in the vicinity. In this case, the City may chose to qualitatively evaluate potential noise impacts within the CEQA documentation (accepted when a Negative Declaration is determined to be appropriate CEQA documentation) which may not include or require measurement of ambient noise levels.

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p><b>N-3:</b> The construction contractor shall operate and maintain a City-approved haul truck traffic route along major traffic arteries.</p>	<p><b>Timing:</b> Planning and construction phases <b>Methods:</b> The City's Planning Department will identify haul routes for facility construction, as applicable, as part of its CEQA compliance and planning approval processes. Contractor will comply with project requirements.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>N-4:</b> All construction equipment shall be equipped, operated, and maintained with manufacturer-recommended mufflers or the equivalent.</p>	<p><b>Timing:</b> Planning and construction phases <b>Methods:</b> The City's Planning Department will identify construction equipment requirements to reduce noise during facility construction, as applicable, as part of its CEQA compliance and planning approval processes. Contractor will comply with project requirements.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>N-5:</b> Mobile and stationary construction equipment shall be turned-off when not in operation.</p>	<p><b>Timing:</b> Planning and construction phases <b>Methods:</b> The City's Planning Department will identify construction equipment requirements to reduce noise during facility construction, as applicable, as part of its CEQA compliance and planning approval processes. Contractor will comply with project requirements.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>N-6:</b> All stationary noise-generating construction equipment, such as pumps and generators, shall be located as far as possible from nearby noise-sensitive receptors. Noise-generating equipment shall be shielded from nearby noise sensitive receptors by noise-attenuating buffers, such as structures or haul truck trailers. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise sensitive receptors as possible.</p>	<p><b>Timing:</b> Planning and construction phases <b>Methods:</b> The City's Planning Department will identify construction equipment requirements to reduce noise during facility construction, as applicable, as part of its CEQA compliance and planning approval processes. Contractor will comply with project requirements.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR**  
**MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p><b>N-7:</b> Operational activities at future facilities shall not produce noise levels at the property line that exceed the levels identified in the applicable jurisdiction's noise ordinance. If proposed activities are forecast to exceed applicable noise standard levels at the property line, noise attenuation measures shall be implemented or incorporated in the facility design to reduce the operational noise level at the property line noise levels to the applicable community noise standard level. Such measures could include, but are not limited to, fencing, sound walls, and screening of mechanical equipment.</p>	<p><b>Timing:</b> Planning and operational phases  <b>Methods:</b> The City's Planning Department will identify operating requirements to reduce noise during facility operations, as applicable, as part of its CEQA compliance and planning approval processes. Contractor will comply with project requirements.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>N-8:</b> If future facilities are proposed within two miles of a public or private airport, the project-specific noise study shall include an analysis of the potential for the facility's adjacency to an airport to result in exposure of employees to excessive noise levels. If excessive noise levels are identified, mitigation measures shall be implemented to reduce the interior noise levels to acceptable levels. Such mitigation could include, but is not limited to, enhanced insulation or dual-paned windows.</p>	<p><b>Timing:</b> Planning phase  <b>Methods:</b> The City's Planning Department will identify measures to reduce noise effects associated with siting facilities in an airport land use plan or in close proximity to an airport, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<b>Population and Housing</b>		
<p><b>PH-1:</b> If future new or expanded facilities result in the displacement of existing residential units or persons, appropriate compensation to property owners or relocation of displaced people shall occur.</p>	<p><b>Timing:</b> Planning phase  <b>Methods:</b> The City's Planning Department will evaluate the potential for future facilities to displace residences, and identify compensation, relocation, or other functionally equivalent measures to address the displacement impacts, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.  <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1  
MITIGATION MONITORING AND REPORTING PROGRAM  
CITY-WIDE EXCLUSIVE FRANCHISE SYSTEM FOR  
MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

Mitigation Measure	Timing and Methods	Responsible Parties
<p><b>PH-2:</b> If acquisition of public or private residences is necessary for construction of future new or expanded facilities, all applicable federal, state, and local laws regarding acquisition of property, compensation to displaced property owners or tenants, and relocation assistance and benefits for persons who may be displaced shall be adhered to or exceeded, as appropriate.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential for future facilities to displace persons, and identify compensation, relocation, or other functionally equivalent measures to address the displacement impacts, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<b>Recreation</b>		
<p><b>REC-1:</b> If future new or expanded facilities are located on a site that results in an impact to existing recreation facilities, replacement recreation facilities shall be acquired or constructed prior to demolition of existing recreational facilities. Replacement recreational facilities shall be located in the general vicinity of the demolished recreational facility.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential for future facilities to impact recreational facilities, and identify measures to address the impacts, including replacing recreational facilities, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<b>Transportation</b>		
<p><b>TR-1:</b> Prior to the approval of any future facility, a project-level traffic impact report shall be prepared by a qualified traffic consultant. The report shall be prepared to the standard of the local jurisdiction that would be providing approvals for the project. The report shall include existing traffic information, thresholds of significance, construction and operation-related trip generation and a project and cumulative-level analysis. The traffic report shall identify mitigation measures to reduce project- and cumulative-level impacts to the maximum extent practicable. Such mitigation measures could include roadway and intersection improvements, payment of traffic impact fees, timing of collection truck schedules to avoid peak hours, encouraging carpool, vanpool, or alternative transportation for employees through the use of incentives.</p>	<p><b>Timing:</b> Planning phase <b>Methods:</b> The City’s Planning Department will evaluate the potential traffic impacts of future facilities, and identify measures to address the impacts, as applicable, as part of its CEQA compliance and planning approval processes.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval. <b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
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**MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<b>Utilities</b>		
<p><b>UT-1:</b> Future processing facilities shall incorporate water conservation design features. These features may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Landscaping plans shall incorporate water-efficient, well-adapted plants and native shrubs, trees, and grasses (i.e., drought and heat tolerant).</li> <li>• Recycled water for landscaping irrigation shall be used to the maximum extent practicable.</li> <li>• High-efficiency/low-flow toilets and sink faucets shall be used.</li> <li>• If truck washing will occur onsite, a water recycling system shall be implemented to reduce water demand.</li> </ul>	<p><b>Timing:</b> Planning and design phases</p> <p><b>Methods:</b> The City's Planning Department will evaluate the impact of future facilities on water supplies, and identify water conservation features to address issues, as applicable, as part of its CEQA compliance and planning approval processes. Required water conservation measures will be incorporated into the facility design and specifications.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>
<p><b>UT-2:</b> Development applications for future new facilities greater than 40 acres of land, having more than 650,000 square feet of floor area, or employing more than 1,000 persons shall include a water supply assessment. The water supply assessment shall be prepared by the water agency serving the facility and shall require the facility to document wholesale water supplies, and to identify and quantify the existing and planned sources of water available to the water supplier in 5-year increments for the 20-year projection. For each identified supply, the assessment shall detail the quantity available and state whether it is a water supply entitlement, water right, or water service contract; document the project demand; document dry year supplies; document dry year demand; and determine if the projected water supply is sufficient or insufficient for the proposed facility.</p>	<p><b>Timing:</b> Planning phase</p> <p><b>Methods:</b> The City's Planning Department will evaluate the impact of future facilities on water supplies, and prepare a water supply assessment, as applicable, as part of its CEQA compliance and planning approval processes. Identified water conservation measures will be incorporated into the facility design and specifications.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

**TABLE 1**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
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**MUNICIPAL SOLID WASTE COLLECTION AND HANDLING PROGRAM**

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<p><b>UT-3:</b> Future new or expanded materials processing facilities, transfer stations, and truck base yards shall be required to incorporate energy efficient design features.</p> <p>These features shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Energy efficient light fixtures;</li> <li>• Energy efficient equipment/machinery; and</li> <li>• Alternative energy source (i.e., solar power, wind power, thermal).</li> </ul>	<p><b>Timing:</b> Design phase</p> <p><b>Methods:</b> The City’s Planning Department will ensure that applicable energy efficiency standards are and code requirements are incorporated by the facilities as part of its plan check or review process.</p>	<p><b>Implementation:</b> Planning Department via facilities approval process and conditions of approval.</p> <p><b>Monitoring and Reporting:</b> Planning Department through their compliance process.</p>

Notes: Facilities within the City of Los Angeles will have to undergo a site-specific CEQA review. The Planning Department could apply conditions of approval for the future facilities that include applicable site-specific mitigation measures identified during the site-specific CEQA review, identified as part of the Department’s project review process, or other conditions, as applicable.