
MITIGATION & MONITORING PROGRAM

A. INTRODUCTION

This Mitigation and Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a lead agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the *State CEQA Guidelines* requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the *CEQA Guidelines*.

The City of Los Angeles is the lead agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Initial Study (IS) / Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts takes into consideration project design features and identifies mitigation measures to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the mitigation measures identified for the Project.

B. ORGANIZATION

As shown on the following pages, each required mitigation measure for the Project is listed and categorized by impact area, with an accompanying identification of the following:

- **The Implementing Agency:** Implementing agency may include the Department of City Planning (DCP), Los Angeles Department of Building and Safety, Los Angeles Fire Department and/or City Council.
- **Enforcement Agency and Monitoring Agency:** The agency or agencies that will monitor the measure and ensure that it is implemented in accordance with this MMP;
- **Monitoring Phase/Monitoring Action:** The criteria that would determine when the measure has been accomplished and/or the monitoring actions to be undertaken to ensure the measure is implemented.

All agencies and departments are in the City of Los Angeles, unless otherwise noted. The implementing, enforcement and monitoring agencies, have authority to determine the applicability and compliance of all mitigation measures in their reasonable discretion.

C. PROGRAM MODIFICATION

The MMP describes the procedures for the implementation of the mitigation measures to be adopted for the Project as identified in the Mitigated Negative Declaration. The MMP for the Project will be in place through the lifetime of the ordinance (approximately 20 years) or until all well drilling in the City has ceased, whichever is first. DCP and other City Departments (e.g., Department of Building and Safety) shall be responsible for administering the MMP activities or delegating them to staff, other City departments (e.g., Department of Building and Safety [DBS], Department of Public Works [DPW], etc.), consultants, or contractors. The City may choose to designate one or more environmental monitor(s) (e.g. City building inspector, project contractor, certified professionals, etc., depending on the requirements of the mitigation measures).

In implementing mitigation measures, the standard shall be waived by the City Planning Director or his or her designee where the mitigation measure is found based on substantial evidence to be no longer necessary for the purpose of which it was adopted (e.g., another regulatory agency requires an equal or more effective requirement, the City has adopted equally or more effective regulations that are applicable; or the particulars of the subsequent action makes the standard unnecessary to address the impact intended to be mitigated; new technology has made the standard unnecessary to mitigate the impact). Similarly, as this is a long-term Project and technology and circumstances may change over the next 20 years that may make the mitigation measures in this MMP unnecessary or impossible, for all mitigation measures in the MMP, mitigation measures may be waived or not enforced if consistent with the requirements of CEQA (statute, guidelines and case law).

D. MITIGATION MONITORING PROGRAM

Air Quality

Mitigation Measure

AQ-1 Emissions Standards for Off-Road Construction Equipment Greater than 50 Horsepower. All off-road diesel-powered construction equipment equal to or greater than 50 horsepower shall meet the U.S. Environmental Protection Agency's (USEPA) Tier 4 Final emission standards during abandonment of wells. Operators shall maintain records of all offroad equipment to document that each piece of equipment used meets these emission standards.

Implementing Agency: DCP

Enforcement Agency: Los Angeles Fire Department

Monitoring Phase/Monitoring Actions: as oil wells are proposed for abandonment

Action Indicating Compliance: Equipment lists shall be provided as documentation of compliance.

Hazards and Hazardous Materials

Mitigation Measure

HAZ-1: For well sites in which the abandonment process requires grading and are:

- Located on or within 500 feet of a Hazardous Materials site listed in any of the following databases:

State Water Resources Control Board GeoTracker (refer to <https://geotracker.waterboards.ca.gov>);

DTSC EnviroStor (refer to <https://www.envirostor.dtsc.ca.gov/public>);

DTSC Hazardous Waste Tracking System (refer to <https://hwts.dtsc.ca.gov>);

LAFD Certified Unified Program Agency (refer to the active, inactive, and historical inventory lists at <https://www.lafd.org/fire-prevention/cupa/public-records>);

Los Angeles County Fire Department Health Hazardous Materials Division (refer to the active and inactive facilities, site mitigation, and California Accidental Release Prevention inventory lists at <https://fire.lacounty.gov/public-records-requests>);

SCAQMD Facility Information Detail (refer to <https://xappprod.aqmd.gov/find>); or

- Located on or within 500 feet of a Hazardous Materials site designated as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator or Large Quantity Generator (refer to the U.S. EPA Envirofacts database at <https://enviro.epa.gov/index.html>);

And:

The site has not been previously remediated to the satisfaction of the relevant regulatory agency/agencies for any contamination associated with the above uses or site conditions.

Then a Phase I Environmental Site Assessment shall be prepared by a Qualified Environmental Professional in accordance with State standards/guidelines and current professional standards, including the American Society for Testing and Materials' (ASTM) Standard Practice for Environmental Site Assessments, to evaluate whether the site, or the surrounding area, is contaminated with hazardous substances from any past or current land uses, including contamination related to the storage, transport, generation, or disposal of toxic or Hazardous Waste or materials.

If the Phase I identifies a Recognized Environmental Condition (REC) and/or if recommended in the Phase I, a Phase II Environmental Site Assessment shall also be prepared by a Qualified Environmental Professional. The Phase I and/or Phase II Environmental Site Assessment(s) shall be maintained pursuant to appropriate proof of compliance and made available for review and inclusion in the administrative record by the appropriate regulatory agency, such as the State Water Resources Control Board, the State Department of Toxic Substances Control, or the LAFD Hazard Mitigation Program. Any remediation plan recommended in the Phase II Environmental Site Assessment or by the appropriate regulatory agency to ensure the abatement process does not exacerbate existing identified hazardous conditions shall be implemented and, if required, a No Further Action letter, or equivalent, shall be issued by the appropriate regulatory agency prior to issuance of any permit from LADBS, unless the regulating agency determines that remedial action can be implemented in conjunction with excavation and/or grading. If oversight or approval by a regulatory agency is not required, the Qualified Environmental Professional shall provide written verification of compliance with and completion of the remediation plan, such that the site meets the applicable standards for the proposed use, which shall be maintained pursuant to appropriate proof of compliance requirements.

Implementing Agency: DCP

Enforcement Agency: Los Angeles Fire Department

Monitoring Phase/Monitoring Actions: as oil wells are proposed for abandonment

Action Indicating Compliance: Preparation of Phase I Environmental Site Assessment, investigation by REA and remediation; further studies and remediation as necessary by qualified contractors

Noise

Mitigation Measure

MM NOI-1: Where well abandonment activities occur within 50 feet of the following sensitive receptors: schools, day cares, elder care facilities, adult residential facilities, parks, and hospitals, or residences, flexible sound control curtains shall be erected between the noise-producing equipment and the sensitive receptors, blocking the line-of-sight between the sources and receptors. The sound control curtain materials shall meet a minimum Sound Transmission Class (STC) 20 rating, capable of reducing equipment noise by at least 5 dBA.

Implementing Agency: DCP

Enforcement Agency: Department of Building and Safety / Los Angeles Fire Department

Monitoring Phase/Monitoring Actions: as oil wells are proposed for abandonment

Action Indicating Compliance: Inclusion in grading permit specifications