

Housing Element and General Plan Update
Final Program Environmental Impact Report

State Clearinghouse No. 2023120387

July 2025



**City of Irwindale
Community Development Department
Planning Division
5050 North Irwindale Avenue
Irwindale, CA 91706**

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CHAPTER 1

Introduction

1.1 Purpose of the Final PEIR

The City of Irwindale (City), as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared this Final Program Environmental Impact Report (Final PEIR) for the proposed City's 2021–2029 Housing Element and General Plan Update (proposed Project or Project). The Project would amend the City's General Plan and Zoning Code to implement the City's 6th cycle 2021–2029 Housing Element (Housing Element), update the Safety Element, and create a new Environmental Justice (EJ) Element. This document, in conjunction with the Draft Program Environmental Impact Report (Draft PEIR), comprise the Final PEIR.

As described in CEQA Guidelines Sections 15088, 15089, 15090 and 15132, the Lead Agency must evaluate comments received on the Draft EIR and prepare written responses and consider the information contained in a Final EIR before approving a project. Pursuant to CEQA Guidelines Section 15132, a Final EIR consists of: (a) the Draft EIR or a revision of the Draft; (b) comments and recommendations received on the Draft EIR either verbatim or in summary; (c) a list of persons, organizations, and public agencies commenting on the Draft EIR; (d) the responses of the Lead Agency to significant environmental points raised in the review and consultation process; and (e) any other information added by the Lead Agency.

1.2 Project Summary

As described in Chapter 2, *Project Description*, of the Draft PEIR, the purpose of the Project is to implement the policies and programs included in the 2021–2029 Housing Element, Safety Element, and EJ Element. The Project would replace the existing Housing and Safety Elements of the current General Plan and would add an EJ Element to the General Plan. The Zoning Code provides the mechanism to implement the City's General Plan. The Project would also amend the zoning of the identified properties and the Municipal Code to allow the densities identified in the Housing Element Site Inventory.

By law, a general plan must be an integrated, internally consistent statement of City policies. Government Code Section 65302 requires that a general plan include the following seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Senate Bill (SB) 1000 and Government Code Section 65302 require that since disadvantaged communities have been identified within the City, the Plan must also address environmental justice either as a standalone element or integrating related goals, policies, and objectives throughout other elements.

1.3 Overview of the CEQA Public Review Process for the Draft EIR

In compliance with the CEQA Guidelines, the City, as the Lead Agency for the Project, has provided opportunities for the public to participate in the environmental review process. As described below, throughout the environmental review process, an effort was made to inform, contact and solicit input from the public and various State, regional, and local government agencies and other interested parties on the Project.

1.3.1 Initial Study/Notice of Preparation

Pursuant to the provision of CEQA Guidelines Section 15082, the City issued a Notice of Preparation (NOP) to State, regional, and local agencies, and members of the public for a 30-day review period starting December 14, 2023, and ending January 13, 2024. The purpose of the NOP was to formally convey that the City was preparing a Draft PEIR for the Project, to present the environmental topics preliminarily identified by the City for evaluation in the Draft PEIR, and to solicit input regarding the scope and content of the information to be included in the Draft PEIR.

The City posted the NOP on the City's Planning website along with information regarding the process for providing comments. In addition, the NOP was submitted to the State Clearinghouse and filed at the Los Angeles County Clerk's office. The NOP, Initial Study, and comments received during the scoping process are included in Draft PEIR Appendix A as Appendices A-1, A-2, and A-3, respectively.

During the public review period, four comment letters were received. Correspondence was received from the California Governor's Office of Emergency Services (Cal OES), Department of Toxic Substances Control (DTSC), Native American Heritage Commission (NAHC), and the South Coast Air Quality Management District (SCAQMD). The NOP, Initial Study, and comments received during the scoping process of the Draft PEIR are contained in the Draft PEIR Appendix A.

1.3.2 Draft Program Environmental Impact Report

In accordance with the provision of CEQA Guidelines Sections 15085(a) and 15087(a), the City, serving as the Lead Agency:

- (1) Published a Notice of Availability (NOA) of a Draft EIR which indicated that the Draft PEIR was available for review at: the City's Community Development Department Planning Division at 16102 Arrow Highway; Irwindale City Hall at 5050 Irwindale Avenue; and Irwindale Public Library at 16053 Calle De Paseo, Irwindale, CA 91706;
- (2) Posted the NOA and Draft PEIR on the City's website at:
<https://www.irwindaleca.gov/570/Housing-Element-General-Plan-Update>;
- (3) Published the NOA in the San Gabriel Tribune;
- (4) Prepared and transmitted a Notice of Completion (NOC) to the State Clearinghouse;
- (5) Sent the NOA to the last known name and address of all organizations and individuals who previously requested such notice in writing. Proof of publication is available at the City. The public comment period began on April 4, 2025, and concluded on May 19, 2025.

During the Draft PEIR public review period, the City received two (2) comment letters on the Draft PEIR. These comment letters are included in Appendix A, Comment Letters, of this Final PEIR. All written comments received during the public review period of the Draft PEIR are presented, and responses are provided in Chapter 2, *Response to Comments*, of this Final PEIR.

1.4 Organization of the Final PEIR

The Final PEIR consists of the following four chapters:

Chapter 1, Introduction. This chapter describes the purpose of the Final PEIR, provides a summary of the Project, summarizes the Draft PEIR public review process, and presents the contents of this Final PEIR.

Chapter 2, Response to Comments. This chapter presents all comments received by the City during the public review period of the Draft PEIR as well as the responses to those comments.

Chapter 3, Revisions to the Draft PEIR. This chapter includes revisions to the Draft PEIR that represent minor changes or additions in response to the comments received on the Draft PEIR, and additional edits to provide a correction to the Draft PEIR text. Changes to the Draft PEIR are shown with ~~striketrough~~ text for deletions and double underline text for additions. These changes do not add significant new information that would affect the analysis or conclusions presented in the Draft PEIR.

Chapter 4, Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program (MMRP) is the document that will be used by the City to ensure the implementation of the mitigation measures.

Chapter 5, List of Preparers. This chapter lists the persons involved in the preparation of this Final PEIR.

Appendix A: Comment Letters. Appendix A contains the comment letters received by the City on the Draft PEIR.

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CHAPTER 2

Response to Comments

This chapter of the Final PEIR provides responses to written comments received on the Draft PEIR. CEQA Guidelines Section 15088(a) states that: “The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The Lead Agency shall respond to comments that were received during the noticed comment period and any extensions and may respond to late comments.”

The City received two comment letters on the Draft PEIR, which are assigned a letter as follows:

- Letter A: California Governor’s Office of Emergency Services
- Letter B: Los Angeles County Sanitation Districts

The body of each comment letter has been separated into individual comments, which are numbered. This results in a numbering system whereby the first comment in the first letter is identified as Comment A-1, A-2, and so on. The comment is included followed by the corresponding responses. The letters are provided in Appendix A, Comment Letters, of this Final PEIR.

Where responses result in a change to the Draft PEIR, it is noted and the resulting change is identified in Chapter 3, *Revisions to the Draft PEIR*, of this Final PEIR. As required by CEQA Guidelines Section 15088 (c), the focus of the responses to comments is on “the disposition of significant environmental issues raised.” Therefore, detailed responses are not provided for comments that do not relate to environmental issues.

2.1 Responses to Comments

Responses to comments are included on the following pages.

Letter A

Annika Braucher, Environmental Planner
Local Mitigation Planning | Recovery Directorate
California Governor’s Office of Emergency Services

Comment A-1

The California Governor’s Office of Emergency Services (Cal OES) Local Hazard Mitigation Planning Team has taken the time to review the proposed updates/changes to your General Plan. Government Code 65302(g)(8) states “before preparing or revising its Safety Element, each city and county shall consult...the office of Emergency Services to include information known by and available to the department.”

The Cal OES Local Hazard Mitigation Planning Team reviews and compares your current Safety Element hazards against those listed in the most recent Federal Emergency Management Agency (FEMA) approved City of Irwindale Hazard Mitigation Plan.

Our office has reviewed your proposed Safety Element and found no substantive changes to your hazard profiles when compared against the most recent FEMA-approved City of Irwindale Hazard Mitigation Plan.

Please note, that the jurisdiction must have an approved and adopted Hazard Mitigation Plan to become AB 2140 compliant. According to our files, the City of Irwindale’s Local Hazard Mitigation Plan (LHMP) expired on April 30, 2019.

AB 2140 compliance is not a requirement; however, if the county is compliant, it is eligible to be considered for up to an additional 6.25% local share to be funded by the state, essentially covering the entire local share cost for eligible Public Assistance projects in the future.

Response to Comment A-1

This comment provides an introduction to the comments that follow. Based on Cal OES review of the proposed Safety Element, no substantive changes to the City’s hazard profiles were identified when compared to the City’s most recent FEMA-approved Local Hazard Mitigation Plan (LHMP). The City acknowledges that the LHMP has expired and is in the process of updating the LHMP.

In addition, the comment provides information regarding AB 2140 compliance and eligibility for funding. The comment does not raise any issues with respect to the content or adequacy of the Draft EIR and thus no further response is necessary.

Comment A-2

For the City of Irwindale to be AB 2140 compliant we need the following items from the below checklist:

AB 2140 Compliance Checklist

- Has a current, FEMA-approved, or approvable pending adopting (APA) LHMP.
- Formally adopted the LHMP via resolution
- Formally adopted the most current, approved LHMP into the Safety Element of our General Plan via resolution.
- Include language within the Safety Element of your General Plan that references your LHMP.
- Included a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP in its entirety.
- E-mailed the link to the updated General Plan Safety Element web page along with the signed, adoption resolutions(s) to the Cal OES AB 2140 inbox ab2140@caloes.ca.gov for review and approval.

Response to Comment A-3

As indicated above, the City is in the process of updating the LHMP and acknowledges the items necessary for compliance with AB 2140. The proposed Safety Element references the LHMP and has been revised to include the link to the City's approved LHMP. The link will direct the public to the current LHMP as well as provide information regarding the process that is underway for updating the LHMP. Upon completion of the process to update the LHMP, the latest version of the LHMP will be available at that link. This is the link: <https://www.irwindaleca.gov/771/Hazard-Mitigation-Plan-Update>

Comment A-4

Please reach out to our office at mitigationplanning@caloes.ca.gov if you have any further questions or need additional assistance.

Response to Comment A-4

This comment serves as a closing statement and does not raise any issues related to the Draft PEIR and therefore, no further response is necessary.

Letter B

Patricia Horsley, Environmental Planner
Facilities Planning Department
Los Angeles County Sanitation Districts

Comment B-1

Second Response to City of Irwindale Housing Element and General Plan Update

The Los Angeles County Sanitation Districts (Districts) received a Draft Program Environmental Impact Report for the subject project on April 4, 2025. Previous comments submitted by the Districts in correspondence dated January 8, 2024 (copy enclosed), still apply to the subject project with the following updated information:

Response to Comment B-1

The comment provides an introduction to the comments that follow. A response to the specific comments raised is provided in Response to Comment B-2, below.

Comment B-2

1. Section 4.14 Utilities and Service Systems, Wastewater Subsection, *page 4.14-3*: The last paragraph stated “Wastewater from the City is treated at the San Jose Creek Water Reclamation Plant...”, as indicated in the January 8, 2024 response letter, the wastewater generated by the proposed project will be treated at one or more of the following: San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 million gallons per day (mgd) and currently processes an average recycled flow of 60.1 mgd; the Whittier Narrows WRP located near the City of South El Monte, which has a capacity of 15 mgd and currently processes an average recycled flow of 9 mgd; the Los Coyotes WRP located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average recycled flow of 19.1 mgd; and/or the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 248.3 mgd.
2. All other information concerning Districts’ facilities and sewerage service contained in the document is current.

Response to Comment B-2

The comment provides corrected information related to the treatment of wastewater from the City. Subsection 4.14.2, Environmental Setting, has been revised to list the potential treatment locations and corresponding capacity and current average flows. In addition, Impact UTL-3 has been revised with this information. Please see Chapter 3, *Revisions to the Draft PEIR*, of this Final PEIR for the revisions regarding wastewater treatment. These revisions do not affect the conclusions in the PEIR.

Comment B-3

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsdsd.org.

Response to Comment B-3

This comment serves as a closing statement and does not raise any issues related to the Draft PEIR and therefore, no further response is necessary.

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CHAPTER 3

Revisions to the Draft PEIR

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15132 (a), this Chapter of the Final PEIR provides changes to the Draft PEIR that have been made to clarify, correct, or supplement the information provided in that document. The changes described in this Chapter do not add significant new information to the Draft PEIR that would require recirculation of the Draft PEIR. More specifically, CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred (refer to California Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5), but before the EIR is certified. CEQA Guidelines Section 15088.5 specifically states: “New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. ‘Significant new information’ requiring recirculation includes, for example, a disclosure showing that:

- A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.
- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.”

CEQA Guidelines Section 15088.5 also provides that “[re]circulation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR... A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.”

As demonstrated in this Final PEIR, the changes presented in this Chapter do not constitute new significant information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft PEIR is comprehensive and has been prepared in accordance with CEQA.

Changes to the Draft PEIR are indicated below under the respective EIR section heading, page number, and paragraph. Paragraph reference is to the first full paragraph on the page. Deletions are shown with ~~strikethrough~~ and additions are shown with double underline.

Section 4.14, Utilities and Service Systems

1. Subsection 4.14.2, *Environmental Setting*, the following revision has been made to the last paragraph under the Wastewater subsection:

Wastewater from the City is treated at one or more of the following: the San Jose Creek Water Reclamation Plant (WRP), located adjacent to the City of Industry. ~~The San Jose Creek Water Reclamation Plant provides primary, secondary, and tertiary treatment for a design capacity of 150 million gallons of wastewater per day (MGD). Currently, the Plant treats up to 100 MGD and serves a residential population of 1,000,000 people.~~^{12,13} which has a capacity of 100 mgd and currently processes an average recycled flow of 60.1 mgd; the Whittier Narrows WRP located near the City of South El Monte, which has a capacity of 15 mgd and currently processes an average recycled flow of 9 mgd; the Los Coyotes WRP located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average recycled flow of 19.1 mgd; and/or the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 248.3 mgd.¹²

¹² Los Angeles County Sanitation Districts. 2024. "San Jose Creek Water Reclamation Plant" [webpage]. <https://www.lacsd.org/services/wastewater-sewage/facilities/san-jose-creek-water-reclamation-plant/>. Accessed March 2024.

¹³ Waterandwastewater.com, 2024. San Jose Creek Water Reclamation Plant. Available online at: <https://www.waterandwastewater.com/san-jose-creek-water-reclamation-plant/>, accessed February 19, 2025.

¹² Los Angeles County Sanitation District, Letter dated April 24, 2025.

2. Subsection 4.14.4, *Environmental Impacts and Mitigation Measures*, Impact UTL-3, second paragraph has been revised as follows:

As discussed above, wastewater generated within the City is treated at one or more of the following: the San Jose Creek ~~Water Reclamation Plant~~ WRP, located adjacent to the City of Industry, which has a ~~San Jose Creek Water Reclamation Plant is operated by the Sanitation Districts of Los Angeles County and provides primary, secondary, and tertiary treatment and has a design capacity of 150~~ 100 mgd million gallons of wastewater per day (MGD), and treats up to 100 MGD. The San Jose Creek Water Reclamation Plant serves a residential population of 1,000,000 people and currently processes an average of 58.5 mgd.³⁷ and currently processes an average recycled flow of 60.1 mgd; the Whittier Narrows WRP located near the City of South El Monte, which has a capacity of 15 mgd and currently processes an average recycled flow of 9 mgd; the Los Coyotes WRP located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average recycled flow of 19.1 mgd; and/or the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant), located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 248.3 mgd.³⁷

Table 4.14-1, *Projected Wastewater Generation*, shows that the Project would result in approximately 0.21 mgd (0.235 acre-feet per year [AFY]) by the horizon year of 2029.³⁸ Based on the ~~150~~ 100 million mgd design capacity of the ~~Sanitation Districts of Los Angeles County and the average 58.5 mgd capacity at the San Jose Creek Water Reclamation Plant~~ San Jose Creek WRP, the 15 mgd design capacity of the Whittier Narrows WRP, the 37.5 mgd design capacity of the Los Coyotes WRP, and the 400 mgd design capacity of the A.K. Warren Water Resources Facility, there is a remaining capacity of ~~149.79~~ 99.79 mgd, ~~37.29 mgd~~, and ~~58.29~~ 58.08 mgd, respectively. Given that the Project would generate approximately 0.21 mgd, the remaining treatment ~~capacity~~ capacities at ~~either the Sanitation Districts of Los Angeles County~~

~~and the San Jose Creek Water Reclamation Plant WRP, Whittier Narrows WRP, Los Coyotes WRP, and the A.K. Warren Resources Facility, there~~ would be sufficient capacity to accommodate the increase in wastewater demand generated by the development that would occur as a result of the Project, and no major improvements would be required.

³⁷ ~~Los Angeles County Sanitation Districts. 2024. "San Jose Creek Water Reclamation Plant" [webpage]. <https://www.lacsd.org/services/wastewater-sewage/facilities/san-jose-creek-water-reclamation-plant>. Accessed March 2024.~~
Los Angeles County Sanitation District, Letter dated April 24, 2025.

³⁸ 0.21 million gallons per day x 365 days = 76.65 million gallons per year / 325,851 gallons in one acre-foot = 0.235 acre-feet per year (AFY).

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CHAPTER 4

Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to Public Resources Code (PRC) 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 California Environmental Quality Act (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.

Table 4-1, *Mitigation Monitoring and Reporting Program for the Housing Element and General Plan Update Project*, has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The MMRP provides the mitigation measures for the Project and the monitoring implementation responsibility for each measure. The MMRP for the Project will be in place through all phases of implementation of the Project, including design, construction, and operation.

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HOUSING ELEMENT AND GENERAL PLAN UPDATE PROJECT**

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
Air Quality			
<p>MM AQ-1: Applicants for new development projects within the proposed housing sites that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds during construction for emissions of NOX, CO, PM10 and/or PM2.5 shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (USEPA) Tier 4 final emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City of Irwindale Department of Building and Safety that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's (CARB) regulations.</p> <p>Prior to construction, the Project engineer shall ensure that all plans for construction phases (e.g., demolition, grading) that would exceed the SCAQMD significance thresholds clearly show the requirement for EPA Tier 4 final or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the Department of Building and Safety. The construction equipment list shall state the makes, models, and numbers of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.</p>	Project Applicant	Prior to and during construction	Irwindale Community Development-Planning Division
<p>MM AQ-2: Applicants for new development projects within the proposed housing sites that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds during construction for emissions of volatile organic compounds (VOCs) as a result of VOC off-gassing emissions from architectural coatings and industrial maintenance coatings shall require the construction contractor to use SCAQMD Low-VOC and/or Super-Compliant VOC architectural coatings and industrial maintenance coatings such that daily volume of coatings applied would not result in emissions that exceed the SCAQMD significance threshold for VOC, unless it can be demonstrated to the Department of Building and Safety that such coatings for a required application are not available. During construction, the construction contractor shall maintain a list of all architectural coatings and industrial maintenance coatings in use on the construction site and the daily volumes of coatings applied for verification by the Department of Building and Safety.</p>	Project Applicant	Prior to and during construction	Irwindale Community Development-Planning Division

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>MM AQ-3: Applicants for new development projects on the proposed housing sites that are subject to CEQA (California Environmental Quality Act) review (i.e., discretionary projects) and that exceed the South Coast Air Quality Management District significance thresholds during operations shall, prior to issuance of a building permit for the new development, show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star–certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star or equivalent appliances shall be verified by the Department of Building and Safety prior to issuance of a certificate of occupancy.</p>	Project Applicant	Prior to issuance of a building permit	Irwindale Community Development-Planning Division
<p>MM AQ-4: Applicants for new residential development projects within the Planning Area that are subject to CEQA (California Environmental Quality Act) review (i.e., discretionary projects) and that exceed the South Coast Air Quality Management District significance thresholds during operations shall, prior to issuance of a building permit for new development projects within the proposed housing sites, indicate on the building plans that the feature below has been incorporated into the design of the building(s). Proper installation of this feature shall be verified by the City Department of Building and Safety prior to issuance of a certificate of occupancy.</p> <ul style="list-style-type: none"> For multifamily dwellings, electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code (or its successor code). 	Project Applicant	Prior to issuance of a building permit	Irwindale Community Development-Planning Division
<p>MM AQ-5: Applicants for new non-residential development projects within the proposed housing sites that are subject to CEQA (California Environmental Quality Act) review (i.e., discretionary projects) and that exceed the South Coast Air Quality Management District significance thresholds during operations shall, prior to issuance of a building permit for new development projects on the proposed housing sites, indicate on the building plans that the features below have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City Department of Building and Safety prior to issuance of a certificate of occupancy.</p> <ul style="list-style-type: none"> Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code (or its successor code). Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code (or its successor code). 	Project Applicant	Prior to issuance of a building permit	Irwindale Community Development-Planning Division

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>MM AQ-6: Applicants for new development projects on the proposed housing sites that are subject to CEQA (California Environmental Quality Act) review (i.e., discretionary projects) and are within one-quarter mile (1,320 feet) of a sensitive land use shall, prior to issuance of a building permit, submit a construction-related air quality study that evaluates potential localized project construction-related air quality impacts to the City Planning Division for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology for assessing localized significance thresholds (LST) air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate MM AQ-1 through MM AQ-5 to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.</p>	Project Applicant	Prior to issuance of a building permit	Irwindale Community Development-Planning Division
<p>MM AQ-7: Applicants for new development projects on the proposed housing sites that are subject to CEQA (California Environmental Quality Act) review (i.e., discretionary projects) and are within one-quarter mile (1,320 feet) of a sensitive land use shall, prior to issuance of a building permit, submit a construction-related air quality study that evaluates potential health risk impacts to the City Planning Division for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology for assessing health risk impacts. If health risk impacts are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate MM AQ-1 through MM AQ-5 to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division.</p>	Project Applicant	Prior to issuance of a building permit	Irwindale Community Development-Planning Division
Biological Resources			
<p>MM BIO-1: Special-Status Bees. Prior to approval of individual projects on Housing Sites #1 or #4 that are subject to CEQA review (i.e., non-exempt projects) and may impact potentially suitable habitat for Crotch's bumble bee and/or American bumble bee, the City shall require a habitat assessment to be completed by a qualified biologist(s) with demonstrated knowledge of the requirements of Crotch's bumble bee. If no suitable habitat for these species is identified within 300 feet of construction and/or maintenance activities, no further measures shall be required in association with the project.</p> <p>For individual projects on identified Housing Sites #1 or #4 where a qualified biologist has evaluated the property and found suitable foraging or nesting habitat for Crotch's bumble bee or American bumble bee within 300 feet of construction and/or maintenance activities, the project applicant shall retain a qualified entomologist with the appropriate take authorization to conduct surveys to determine presence/absence in accordance with the applicable protocols established by the USFWS and/or CDFW at the time of site development.</p>	Project Applicant	Prior to issuance of a grading or building permit	Irwindale Community Development-Planning Division

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>Per the current CDFW requirements, set forth in the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species, surveys should be conducted within one year prior to vegetation removal and/or grading throughout the entire project site by a qualified entomologist familiar with the species' behavior and life history. A minimum of three surveys should be conducted during peak flying season when the species is most likely to be detected above ground, between April 1 to August 31 for Crotch's bumble bee and between June 1 to October 31 for American bumble bee. The qualified entomologist should utilize a non-lethal survey methodology and obtain appropriate photo vouchers for species confirmation. During the surveys, the entomologist should flag inactive small mammal burrows and other potential nest sites to reduce the risk of take. Survey results, including negative findings, should be submitted to CDFW prior to obtaining appropriate permits. At minimum, a survey report should provide the following:</p> <ul style="list-style-type: none"> • Qualifications/resumes of surveyor(s) for qualified entomologist(s) and, if applicable, approved biologists for identification of photo vouchers. • A description of location and map of the survey area, focusing on areas that could provide suitable habitat for bee species. • Field survey conditions that should include name(s) of qualified entomologist(s); date and time of survey; temperature, wind speed. • Detailed habitat assessment including percent cover of floral resources and potential nesting and overwintering habitat. • Number of surveyors per acre, number of acres surveyed, amount of time of focused surveys. • List of bee species observed. • Foraging habitat surveys: host plant inventory list. • Nesting habitat surveys: type of nest/structure surveyed and if bees were found in them, number of nests found in project site, photo log of suitable habitat and plants. • Photo vouchers of bumble bees for identification and confirmation that photo vouchers were submitted and identified, if applicable. <p>If Crotch's bumble bee or American bumble bee is detected, the qualified entomologist should identify the location of all nests within and adjacent to the project site. A 15-meter no disturbance buffer zone should be established around any identified nest(s) to reduce the risk of disturbance or accidental take. A qualified entomologist should expand the buffer zone as necessary to prevent disturbance or take.</p> <p>If Crotch's bumble bee is detected and impacts to this species cannot be feasibly avoided, project applicants shall consult with CDFW and obtain appropriate take authorization from CDFW (pursuant to Fish & Game Code, § 2080 et seq). Appropriate authorization from CDFW under the California Endangered Species Act (CESA) may include an Incidental Take Permit (ITP) or a Consistency Determination in certain circumstances, among other options [Fish & Game Code, §§ 2080.1, 2081, subs. (b) and (c)]. Early consultation is encouraged, as significant modification to the project and mitigation measures may be required to obtain an ITP.</p>			

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>American bumble bee has declined by as much as 89 percent in terms of this species' relative abundance in the United States. Therefore, the Center for Biological Diversity and Bombus Pollinators Association of Law Students have submitted a Petition to List the American Bumble Bee <i>Bombus Pensylvanicus</i> as an Endangered Species Under the U.S. Endangered Species Act.¹ If this petition is accepted, American bumble bee may become a Candidate for listing under the Federal Endangered Species Act (FESA). If American bumble bee is detected and the species is listed or identified as a candidate for listing under FESA, then project applicants would be required to consult with USFWS to obtain appropriate take authorization.</p> <p>Any floral resource associated with Crotch's bumble bee or American bumble bee that will be removed or damaged by individual projects should be replaced at no less than 1:1. Floral resources should be replaced as close to their original location as is feasible. If active bumble bee nests have been identified and floral resources cannot be replaced within 200 meters of their original location, floral resources should be planted in the most centrally available location relative to identified nests. This location should be no more than 1.5 kilometers from any identified nest. Replaced floral resources may be split into multiple patches to meet distance requirements for multiple nests. These floral resources should be maintained in perpetuity and should be replanted and managed as needed to ensure the habitat is preserved.</p>			
<p>MM BIO-2: Burrowing Owl. Prior to approval of individual projects on Housing Sites #1 or #4 that are subject to CEQA review (i.e., non-exempt projects) and may impact potentially suitable habitat for burrowing owl, the City shall require a habitat assessment to be completed by a qualified biologist(s) with demonstrated knowledge of the requirements of burrowing owl. If no suitable habitat for these species is identified within 500 meters of construction and/or maintenance activities, no further measures shall be required in association with the project.</p> <p>For individual projects on identified Housing Sites #1 and #4 where a qualified biologist has evaluated the property and found suitable nesting habitat for burrowing owl within 500 meters of construction and/or maintenance activities, the project applicant shall retain a qualified biologist to conduct surveys to determine presence/absence. Surveys should be conducted within one year prior to commencement of construction activities, in accordance with the applicable protocols established by the USFWS and/or CDFW at the time of site development.</p> <p>Per the current CDFW requirements set forth in the Staff Report on Burrowing Owl Mitigation, a minimum of four focused surveys for burrowing owl in accordance with the Staff Report protocol shall be conducted in areas that contain suitable habitat for the species that would be directly impacted by construction of the Proposed Project.</p>	Project Applicant	Prior to issuance of a grading or building permit	Irwindale Community Development-Planning Division

¹ Center for Biological Diversity and Bombus Pollinators Association of Law Students. 2021. *Petition to list the American Bumble Bee Bombus Pensylvanicus as an Endangered Species Under the U.S. Endangered Species Act*. February 1, 2021.

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency																			
<p>If burrowing owl is detected, the qualified biologist shall establish avoidance and minimization measures that shall be approved by CDFW prior to commencement of construction activities. Avoidance and minimization measures may include:</p> <ul style="list-style-type: none"> • Avoiding construction during the nesting period (February 1 – August 31). • Establishing buffers around nesting sites in accordance with the recommended buffer distances included in the Staff Report on Burrowing Owl Mitigation, as shown below: <p style="text-align: center;">TABLE 4.3-3 BURROWING OWL NESTING SITES RECOMMENDED BUFFERS</p> <table border="1" data-bbox="291 513 940 727"> <thead> <tr> <th rowspan="2">Time of Year</th> <th colspan="3">Level of Disturbance</th> </tr> <tr> <th>Low</th> <th>Medium</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>April 1–August 15</td> <td>200 meter</td> <td>500 meters</td> <td>500 meters</td> </tr> <tr> <td>August 16–October 15</td> <td>200 meters</td> <td>200 meters</td> <td>500 meters</td> </tr> <tr> <td>October 16–March 31</td> <td>50 meters</td> <td>100 meters</td> <td>500 meters</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Ongoing monitoring to ensure that burrowing owls have not colonized/recolonized the site during construction. • If burrowing owls are detected during protocol surveys, preparation of a Burrow Exclusion Plan by a qualified biologist. The Burrow Exclusion Plan shall meet the requirements specified in Appendix E of the Staff Report on Burrowing Owl Mitigation and shall be approved by CDFW. • Conservation of mitigation lands to offset the impact to burrowing owl and its habitat. The conservation of mitigation lands shall be determined through consultation with CDFW depending on the ownership of the occupied land, which shall be established and approved prior to commencement of construction activities. • If burrowing owl is detected onsite and impacts to this species from future projects on Housing Site #1 and/or Housing Site #4 cannot be feasibly avoided, project applicants shall consult with CDFW and obtain appropriate take authorization from CDFW (pursuant to Fish & Game Code, § 2080 et seq). Appropriate authorization from CDFW under CESA may include an Incidental Take Permit (ITP) or a Consistency Determination in certain circumstances, among other options [Fish & Game Code, §§ 2080.1, 2081, subds. (b) and (c)]. Early consultation is encouraged, as significant modification to the project and mitigation measures may be required to obtain an ITP. 	Time of Year	Level of Disturbance			Low	Medium	High	April 1–August 15	200 meter	500 meters	500 meters	August 16–October 15	200 meters	200 meters	500 meters	October 16–March 31	50 meters	100 meters	500 meters			
Time of Year		Level of Disturbance																				
	Low	Medium	High																			
April 1–August 15	200 meter	500 meters	500 meters																			
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Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>MM BIO-3: Nesting Bird Surveys. Adequate measures shall be taken to avoid inadvertent take of raptor nests and other nesting birds protected under the Migratory Bird Treaty Act (MBTA) when in active use. This shall be accomplished by taking the following steps prior to demolition, site preparation (including clearing of vegetation), and construction work associated with future residential projects that occur as a result of the proposed Project.</p> <p>All vegetation clearing for construction and fuel modification for future projects on the five identified Housing Sites shall occur outside of the breeding season (February 1 through August 31), if feasible, to ensure that no active nests would be disturbed unless clearing and/or grading activities cannot be avoided during that time period.</p> <p>If construction is proposed during the nesting season (February 1 to August 31), a pre-construction survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 7 days prior to the onset of vegetation removal or construction to identify any active nests on the Project site and in the vicinity of proposed construction. Surveys shall be performed for the project area and vehicle and equipment staging areas, and suitable habitat within 150 feet of these areas, to locate any active passerine (e.g., songbird) nests and within 250 feet to locate any active raptor (e.g., bird of prey) nests.</p> <p>If no active nests are identified during the survey period, or if construction activities are initiated during the non-breeding season (September 1 to January 31), construction may proceed with no restrictions.</p> <p>If active nests are detected, the area shall be flagged along with a 300-foot buffer for song birds and a 500-foot buffer for raptors (or otherwise appropriate buffer as determined by the surveying biologist), and shall be avoided until the nesting cycle is complete or it is determined by the surveying biologist that the nest is no longer active. As necessary, the no-disturbance zone shall be fenced with temporary orange construction fencing if construction is to be initiated on the remainder of the development site.</p> <p>Any birds that begin nesting within the project area and survey buffers amid construction activities shall be assumed to be habituated to construction-related or similar noise and disturbance levels and no-disturbance zones shall not be established around active nests in these cases; however, should birds nesting within the project area and survey buffers amid construction activities begin to show disturbance associated with construction activities, no-disturbance buffers shall be established as determined by the qualified wildlife biologist.</p> <p>Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest's success, work within the no-disturbance buffer shall halt until the nest occupants have fledged.</p> <p>A pre-construction survey report of findings shall be prepared by the qualified biologist and submitted to the Director of Planning, Building and Code Enforcement, or the Director's designee for review and approval prior to initiation of construction within the no-disturbance zone during the nesting season. The report shall either confirm absence</p>	<p>Project Applicant</p>	<p>Prior to and during construction</p>	<p>Irwindale Community Development-Planning Division</p>

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>of any active nests or shall confirm that any young within a designated no-disturbance zone and construction can proceed.</p> <p>MM BIO-4: Aquatic Resources. Prior to approval of individual projects on Housing Site #4), the City shall require a site assessment to be performed by a qualified biologist to determine whether potentially jurisdictional aquatic resources may be present onsite. The aquatic resources site assessment may be completed concurrently with habitat assessments for special-status bees and/or burrowing owl as required by MM BIO-1 and MM BIO-2.</p> <p>If potentially jurisdictional aquatic resources are identified onsite, an aquatic resource delineation shall be conducted by a qualified biologist or regulatory specialist to identify and map the extent of state and federally protected aquatic resources in project design, consistent with the provisions of Sections 404 and 401 of the CWA and Section 1600 of the Fish and Game Code, wherever practicable and feasible. Aquatic resources for avoidance shall be demarcated (e.g., using brightly colored flagging) and avoided during construction of future projects. The marked boundaries shall be maintained for the duration of the construction period and shall be clearly visible to personnel on foot as well as heavy equipment operators. If aquatic resources can be avoided, then no further mitigation shall be necessary.</p> <p>If aquatic resources cannot be avoided by construction on Site #4, then the appropriate regulatory permits shall be obtained (e.g., CWA Section 404 Nationwide Permit from the USACE, CWA Section 401 Water Quality Certification or Porter-Cologne Act Waste Discharge Requirement permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Wildlife Code from the CDFW). The following measures shall be incorporated, at a minimum, into the permit, subject to approval by the regulatory agencies:</p> <ul style="list-style-type: none"> On- and/or off-site creation, restoration, and/or enhancement of USACE/RWQCB jurisdictional wetlands, waters of the U.S., and/or waters of the State at a ratio no less than 2:1 for permanent impacts. Off-site creation, restoration, and/or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program. For temporary impacts, restore impact area to pre-Project conditions (i.e., pre-Project contours and revegetate with native species, where appropriate). <p>On- and/or off-site creation, restoration, and/or enhancement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts. Off-site creation, restoration, and/or enhancement at a ratio no less than 2:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program. For temporary impacts, restore impact area to pre-project conditions (i.e., pre-Project contours and revegetate with native species, where appropriate).</p>	<p>Project Applicant</p>	<p>Prior to issuance of a grading or building permit</p>	<p>Irwindale Community Development-Planning Division</p>

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
Cultural Resources			
<p>MM CUL-1: Prior to development of individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and within areas that contain properties more than 45 years old, the project proponent shall retain a qualified architectural historian and, defined as meeting the Secretary of the Interior's Professional Qualification Standards for architectural history, to conduct a historic resources assessment including: a records search at the South Central Coastal Information Center; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All identified historic resources will be assessed for the project's potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under national and State criteria prior to the City's approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, the City shall require appropriate mitigation to lessen the impact to the degree feasible.</p>	Project Applicant	Prior to issuance of a grading or building permit	Irwindale Community Development-Planning Division
<p>MM CUL-2: Prior to development of individual projects that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and involve ground disturbance, the project proponent shall retain a qualified archaeologist, defined as meeting the Secretary of the Interior's Professional Qualification Standards for archaeology, to conduct an archaeological resources assessment including: a records search at the South Central Coastal Information Center; a Sacred Lands File search at the Native American Heritage Commission; a pedestrian field survey; recordation of all identified archaeological resources on California Department of Parks and Recreation 523 forms; an assessment of the project area's archaeological sensitivity and the potential to encounter subsurface archaeological resources and human remains; subsurface investigation to define the horizontal and vertical extents of any identified archaeological resources; and preparation of a technical report documenting the methods and results of the study. All identified archaeological resources shall be assessed for the project's potential to result in direct and/or indirect effects on those resources and any archaeological resource that cannot be avoided shall be evaluated for its potential significance prior to the City's approval of project plans. The qualified archaeologist shall provide recommendations regarding protection of avoided resources and/or recommendations for additional work, treatment, or mitigation of significant resources that will be affected by the project.</p>	Project Applicant	Prior to issuance of a grading or building permit	Irwindale Community Development-Planning Division

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
Geology and Soils			
<p>MM GEO-1: Paleontological Resources Assessment and Monitoring. For projects that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology’s definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities. The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities within units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths within units of High Significance unless the Qualified Paleontologist’s report identifies previous disturbances or the use of construction methods which do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present onsite. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the City.</p>	Project Applicant	Prior to and during construction	Irwindale Community Development-Planning Division
<p>MM GEO-2: Paleontological Resources Sensitivity Training. Prior to the start of ground-disturbing activities for projects facilitated by the City with potentially significant impacts on paleontological resources, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the City.</p>	Project Applicant	Prior to construction	Irwindale Community Development-Planning Division
<p>MM GEO-3: Paleontological Discoveries. If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor’s discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP. Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be</p>	Project Applicant	During construction	Irwindale Community Development-Planning Division

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes.</p> <p>If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure.</p> <p>Any salvage reports resulting from implementation of this measure shall be filed with the Natural History Museum of Los Angeles County.</p>			
Noise			
<p>MM NOI-1: Construction Noise. Applicants for new development projects facilitated by the Project that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that are located within 500 feet of noise-sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to the City Planning Division for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the City’s Noise Ordinance standards as applicable to construction (i.e., Irwindale Municipal Code Chapter 9.28). All noise-reduction measures approved by City Planning Department shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:</p> <ul style="list-style-type: none"> • Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors. • Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT). <p>Limit non-essential idling of construction equipment to no more than five minutes per hour.</p>	Project Applicant	Prior to issuance of a grading or building permit	Irwindale Community Development-Planning Division
<p>MM NOI-2: Construction Vibration. Applicants for new development projects facilitated by the Project that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and that are located within 300 feet of groundborne vibration receptors and that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, large dozer, or vibratory rollers) shall submit a vibration impact evaluation to the City Planning Division for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to exceed applicable standards, project-specific measures shall be required to ensure project compliance with vibration standards. All project-specific measures approved by the City Planning Division shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction.</p>	Project Applicant	Prior to issuance of a grading or building permit	Irwindale Community Development-Planning Division

Mitigation Measures	Implementing Party	Monitoring Phase	Responsible Monitoring Agency
<p>Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows:</p> <ul style="list-style-type: none"> • Jackhammer: 23 feet. • Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet. • Roller (for site ground compaction or paving): 75 feet. <p>Impact pile-driving: 280 feet.</p>			
<p>MM TRA-1: Prior to approval of individual projects on Housing Sites 1, 3, and 5 that are located within Transit Priority Areas, the Project Applicant shall demonstrate compliance with additional screening criteria identified within the City's Guidelines. Each Project Applicant for projects within Housing Sites 1, 3, and 5 shall provide written evidence to the City of Irwindale Planning Division that none of the following criteria would be met.</p> <ul style="list-style-type: none"> • Has a floor area ratio of less than 0.75 • Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction • Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the Lead Agency with input from the Metropolitan Planning Organization) <p>Replaces affordable residential units with a smaller number of moderate- or high-income residential units</p>	Project Applicant	Prior to issuance of a grading or building permit	Irwindale Community Development-Planning Division

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CHAPTER 5

List of Preparers

Lead Agency

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