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STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

GAVIN NEWSOM, Governor
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South Coast Region
3883 Ruffin Road
San Diego, CA 92123
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October 23, 2026

Jerry Moreno
City of El Monte
11333 Valley Boulevard
El Monte, CA 91731
engineering@elmonte.ca.gov

Subject: Mitigated Negative Declaration for the Merced Avenue Stormwater Capture Project CIP No. 089, SCH No. 2026081108, City of El Monte, Los Angeles County, CA

Dear Jerry Moreno:

The California Department of Fish and Wildlife (CDFW) reviewed the Mitigated Negative Declaration (MND) from the City of El Monte (City) for the Merced Avenue Stormwater Capture: Capital Improvement Project (CIP) No. 089 (Project), pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on

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projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: City of El Monte

Objective: The proposed Project consists of replacing the existing City-owned El Monte Storm Drain between Merced Avenue and Brockway Street. The Project includes stormwater infrastructure improvements, water quality enhancements, and pedestrian and bicycle connectivity improvements. Specifically, the existing open concrete channel will be replaced with a subsurface reinforced box culvert and a diversion structure designed to capture dry-weather flows and a portion of wet-weather flows. Diverted water will undergo pretreatment and be pumped into a vegetated bioswale before overflowing back into the proposed box culvert at its downstream end. The bioswale will have a ponding depth of 0.75 feet, a footprint area of 0.3 acres, and a storage volume of 0.23 acre feet (74,945 gallons). The bioswale will also be underlain by a subsurface passive irrigation system, which will allow a portion of the infiltrated water to be stored for future use by vegetation on the surface.

Location: The Project is located in the southeastern portion of the City of El Monte. The Project site is situated in an urbanized area, surrounded by the Rio Hondo Channel and single-family residences to the north, with the I-10 Freeway located further north, multi-family residences to the west, multi-family residences to the south, and single-family residences to the east.

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Timeline: The Project is proposed to begin construction in May 2027 and be completed by December 2028.

Biological Setting: The Project site features sparse vegetation that is discontinuous and limited to isolated occurrences of non-native ruderal species rooted in cracks or seams within the concrete. The Merced Avenue open channel is a concrete-lined channel with scattered trees along the bed and bank of the open channel and along the channel fence.

The Project site has the potential to support a variety of sensitive wildlife species, including several California Species of Special Concern (SSC) such as the big free-tailed bat (*Nyctinomops macrotis*), western yellow bat (*Lasiurus xanthinus*), western mastiff bat (*Eumops perotis californicus*), pallid bat (*Antrozous pallidus*), and Cooper's hawk (*Accipiter cooperii*, Watch List).

Additionally, the Project site may support several common native and nonnative bird species, including turkey vulture (*Cathartes aura*), common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), and red-tailed hawk (*Buteo jamaicensis*).

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Comment #1: Impacts to Merced Avenue open channel, the Rio Hondo, and the LA River

Issue #1: The Project will directly impact the Merced Avenue open channel and the Rio Hondo stream and will indirectly impact the Los Angeles River (LA River).

Issue #2: The Project does not consider downstream impacts to reasonably foreseeable restoration projects within the LA River watershed and does not consider future water reduction projects in the LA River.

Specific impacts: The reduction of flows and water availability in the Rio Hondo may significantly affect the hydrologic regime within the immediate area and downstream

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of the Project location. Significant impacts to biological resources could occur, especially during dry years and/or droughts.

Why impacts would occur: The Project's point of discharge is upstream of riparian habitat for fish and wildlife. The MND does not analyze potential downstream impacts to biological resources or reasonably foreseeable restoration projects within the LA River watershed, some- of which support southern California steelhead (*Oncorhynchus mykiss*) passage to allow both juvenile and adult steelhead to migrate between the tributaries of the LA River and the Pacific Ocean. The MND incorrectly states that there are no drainages that are subject to Fish and Game Code section 1602. According to Section 6.3 of the Jurisdiction Delineation (Appendix B1):

CDFW jurisdiction is not anticipated within the Project reach based on existing site conditions. The drainage consists of a fully engineered concrete-lined storm drain lacking natural substrate, riparian vegetation, wetland vegetation, or geomorphic characteristics formed by natural processes. Vegetation is sparse, discontinuous, and limited to isolated occurrences of non-native ruderal species rooted in cracks or seams within the concrete. No riparian corridor, aquatic habitat, or natural channel morphology is present. Although CDFW jurisdiction may extend to certain modified or ephemeral channels, the Project reach functions as an artificial urban conveyance structure rather than a natural stream system. Based on the absence of biological and geomorphic indicators typically associated with CDFW-regulated streambeds, jurisdiction under Fish and Game Code §1602 is not anticipated. CDFW retains final authority regarding jurisdictional determinations; however, based on field observations, no impacts to CDFW-regulated resources are expected.

The MND does not quantify or analyze the Project's total monthly amount of diverted water and the potential biological impacts to allow CDFW to determine the Project's significance or the need for mitigation.

Biological Resources: The Merced Avenue stormwater open channel allows vegetation to periodically establish, which provides foraging habitat for local avian bird species. Downstream of the confluence of the Merced Avenue stormwater open channel and the Rio Hondo, the Rio Hondo encompasses a soft bottom channel that supports rich biological and riparian resources. Further downstream of the Rio Hondo, the LA River encompasses a concrete-lined reach that supports biological resources.

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Where the LA River overtops the concrete-lined channel, the resulting sheet flows further support the establishment of phytoplankton (algae and cyanobacteria), microorganisms, and herbaceous vegetation to establish. The algae provide habitat and a food source for benthic invertebrates, which are a vital food source for wading birds (Stein et al. 2021). The LA River also provides habitat for hundreds of bird species, making these areas important birding hotspots. The Project will impact the establishment and persistence of herbaceous vegetation that shorebirds rely on for foraging habitat (Stein et al. 2021). The reduction of flow from the Rio Hondo will further impact the LA River's sheet flows and the depths of water needed to maintain algae production to support the current benthic community and shorebirds.

Reasonably Foreseeable Restoration Projects. The Project has the potential to substantially alter the hydrologic flows of the LA River and may impact downstream restoration projects that depend on instream flows. Some of the planned and/or ongoing restoration projects along the LA River can be found at the following website: https://larivermasterplan.org/goals/support-healthy-connected-ecosystems/

Evidence impacts would be significant: Impacts to any sensitive or special status species should be considered significant under CEQA unless they are clearly mitigated below a level of significance. Inadequate avoidance, minimization, and mitigation measures are likely to result in continued and substantial adverse direct, indirect, and cumulative effects, either directly or through habitat modifications, on sensitive and/or special-status species.

CDFW exercises its regulatory authority as provided by Fish and Game Code, section 1600 et seq. to conserve fish and wildlife resources, which include rivers, streams, or lakes and associated natural communities. Fish and Game Code, section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW prior to beginning any activity that may do one or more of the following:

1. Divert or obstruct the natural flow of any river, stream, or lake;
2. Change the bed, channel, or bank of any river, stream, or lake;
3. Use material from any river, stream, or lake; or,
4. Deposit or dispose of material into any river, stream, or lake.

The Project may adversely affect the existing water features and the hydrologic patterns of the Project site. Inadequate avoidance and mitigation measures may

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result in the Project having a substantial adverse direct and cumulative effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW.

The Project may also have a significant effect on the environment if the possible effects of the Project are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (Pub. Resources Code, § 21083(b)). When using a threshold of significance, the City should briefly explain how compliance with the threshold means that the Project's impacts are less than significant. A threshold of significance is an identifiable quantitative, qualitative, or performance level of a particular environmental effect (CEQA Guidelines, § 15064.7). Compliance with the threshold does not relieve the City's obligation to consider substantial evidence indicating that the Project's environmental effects may still be significant (CEQA Guidelines, § 15064(b)(2)). A conclusion about whether a cumulative impact is significant may be insufficient without an analysis describing the analytical route that the City followed from evidence to its determination.

Recommended Potentially Feasible Mitigation Measure(s):

CDFW requests that the following recommendations and mitigation measures be incorporated into the final CEQA document:

Mitigation Measure #1: *Lake and Streambed Alteration (LSA) Agreement*. The City shall notify CDFW pursuant to Fish and Game Code section 1602 and obtain two separate LSA Agreements from CDFW. These agreements shall include one for the construction of each diversion structure in the Merced Avenue open channel, and one for the operations and maintenance of the diversion structures.

The City shall comply with the mitigation measures detailed in each LSA Agreement issued by CDFW. Please visit CDFW's Lake and Streambed Alteration Program webpage for more information (CDFW 2026a). The City shall also provide a water

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budget analysis with each LSA notification to evaluate the effects of the diversion on adjacent and downstream biological resources.

Recommendation #1: *CEQA Mitigation Measures.* CDFW's issuance of an LSA Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document prepared by the City for the Project. To minimize additional requirements by CDFW pursuant to Fish and Game Code, section 1600 et seq. and/or under CEQA, the Project's CEQA document should fully identify the Project's potential impacts on stream or riparian resources, including downstream resources, and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA Agreement.

As such, CDFW recommends that the City consider CDFW's comments and revise the MND by incorporating the mitigation measures recommended in this letter into the Project's environmental document. To compensate for any on- and off-site impacts to aquatic and riparian resources, additional mitigation conditioned in any LSA Agreement may include the following: erosion and pollution control measures, avoidance of resources, protective measures for downstream resources, on- and/or off-site habitat creation, enhancement, restoration, and/or protection and management of mitigation lands in perpetuity.

Recommendation #2: *CEQA Cumulative Analysis.* CDFW recommends that the City provide additional analysis and evaluation of potential cumulative impacts on ongoing habitat recovery and restoration efforts and reasonably foreseeable future projects as part of the final environmental document, including, but not limited to, the following:

- The Los Angeles Groundwater Replenishment Project (SCH No. 2013091023), which would reduce flows to the LA River by approximately 4 million gallons a day.
- The LA River Fish Passage and Habitat Structures Design Project (Stillwater Sciences 2022) which would support southern California steelhead passage to migrate between the tributaries of the LA River and the Pacific Ocean.

Recommendation #3: *Water Right.* The MND should provide clear information on any water right permit(s) possessed by the Project proponent for the proposed Project. The description should include the water right license number, diversion rate requirements,

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amount, and any other pertinent information. If the Project proponent does not have a water right for the Project, the MND should include information on whether the Project proponent will be applying for one and what coverage would be sought under a water right permit.

Recommendation #4: *Water Budget.* The MND should provide a water budget to consider the Project's significant impacts on the downstream functions and health of the Rio Hondo and LA River as well as the resources they support, such as algal mats and benthic communities. The water budget should also consider reasonably foreseeable restoration and water reduction projects, some of which support steelhead passage by maintaining sufficient flows for both juvenile and adult steelhead to migrate between the tributaries of the LA River and the Pacific Ocean.

Comment #2: Impacts to Tree Resources

Issue: As currently written, the project does not provide sufficient impact analysis or mitigation for the loss of tree resources (including native trees).

Specific Impact: Tree resources in a heavily urban environment provide essential breeding and foraging habitat for various bird and bat species. Compensatory mitigation is not disclosed for impacts to tree resources and may not be sufficient to avoid impacts to breeding and foraging habitat used by various bird and bat species**.**

Why impacts would occur: According to the MND, approximately 37 native and nonnative trees will be removed for the Project. Tree resources are considered crucial to the urban ecosystem, and removal of these trees would result in a loss of habitat function, density, and structure (McPherson et al. 2017; Lu 2023). Alongside the loss of function, density, and structure, removing the trees may potentially result in permanent loss of habitat quality. Generally, CDFW recommends that a higher ratio for native trees and a much higher ratio for oaks be planted. This is because the life history of the species, predation, and invasive pests tend to eliminate many saplings before they can mature.

Evidence impacts would be significant: Per CEQA Guidelines section 15065 (a), a project may have a significant effect on biological resources if the project substantially reduces the habitat of a fish or wildlife species; threatens to eliminate a

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plant community; or has the potential to restrict the range of endangered, rare, or threatened species.

Recommended Potentially Feasible Mitigation Measure(s):

CDFW requests that the following recommendations and mitigation measures be incorporated into the final CEQA document:

Recommendation #5: *Tree Resources*. CDFW recommends that native oaks trees be replaced in-kind at a 10:1 mitigation ratio, all other native trees be replaced in-kind at a 2:1 mitigation ratio and that all nonnative trees be replaced with native trees at a 1:1 mitigation ratio.

Additional Comments

Additional comments or suggestions are also included to improve the final CEQA document.

BIO-1: Mitigation Measure Revision. CDFW recommends that MM-BIO-3 be revised to incorporate the underlined language and omit the language in ~~strikethrough~~:

> *BIO-1 Pre-construction Nesting Bird Surveys.* If construction occurs during the nesting bird season (February 1st (or as early as January 1 for some raptors) through ~~August 31st~~ September 15th), ~~a~~ one-day prior to vegetation clearing, Preconstruction Nesting Bird Survey shall be conducted by a qualified biologist to determine the presence/absence of nesting birds. The location~~,~~ and status of any active nests on or directly adjacent to the Project Site will be determined by this survey. If active nest(s) are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than ~~seven (7)~~ two (2) days prior to the commencement of construction. In the event active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that

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the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

Mitigation and Monitoring Reporting Plan

CDFW recommends the City adopt the mitigation measures and recommendations in this letter into the MND. Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15126.4(a)(2)). As such, CDFW has provided comments and recommendations to assist the City in developing mitigation measures that are (1) consistent with CEQA Guidelines, section 15126.4; (2) specific; (3) detailed (i.e., responsible party, timing, specific actions, and location), and (4) clear to ensure successful implementation through a mitigation, monitoring, and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).

The City is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures. Per Public Resources Code, section 21081.6(a)(1), CDFW has provided the City with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan (MMRP; Attachment 1).

Environmental Data

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database (i.e., CNDDB), which may be used to inform subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, sub. (e)). Accordingly, please report any special status species and natural communities detected during Project surveys to the CNDDB. The CNDDB field survey form can be filled out and submitted online (CDFW 2026a). Please visit CDFW online to access the types of information reported to CNDDB. Information on special status native plant populations and sensitive natural communities and the Combined Rapid Assessment and Relevé Form should be completed and submitted to CDFW's Vegetation Classification and Mapping Program (CDFW 2026b).

Filing Fees

The Project, as proposed, would have an impact on fish and/or wildlife, and

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assessment of environmental document filing fees is required. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs., tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

Conclusion

CDFW appreciates the opportunity to comment on the MND and to support the City in identifying and mitigating Project impacts to biological resources. To ensure significant impacts are adequately mitigated to less-than-significant level, we recommend incorporating the feasible mitigation measures described above should be incorporated as enforceable conditions in the MND for the Project. CDFW requests the opportunity to coordinate with the City on responses to these comments prior to adoption of the final environmental document. We also request notification of any forthcoming hearing date(s) for the Project (CEQA Guidelines, § 15073(e)).

Questions regarding this letter or further coordination should be directed to Mary Ngo[1], Senior Environmental Scientist (Specialist).

Sincerely,

DocuSigned by:
Baron Barrera
57FC783AB67942E...

10/23/2026

Barron Barrera
Senior Environmental Scientist (Supervisory); acting for Victoria Tang
South Coast Region

ATTACHMENTS

ec: California Department of Fish and Wildlife
Victoria Tang, Environmental Program Manager
Baron Barrera, Senior Environmental Scientist (Supervisory)
Cindy Hailey, Staff Services Analyst

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[1] Phone: (562) 477-0743; Email: Mary.Ngo@wildlife.ca.gov

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CEQA Program Coordinator – Sacramento

Office of Land Use and Climate Innovation
State Clearinghouse – State.Clearinghouse@lci.ca.gov

REFERENCES

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[CDFWc] California Department of Fish and Wildlife. 2026b. Vegetation Classification and Mapping Program. Available at: https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit

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Attachment A: Mitigation and Monitoring Reporting Plan		
Mitigation Measures	**Timing**	**Responsible Party**
BIO-1: Mitigation Measure Revision. CDFW recommends that MM-BIO-3 be revised to incorporate the underlined language and omit the language in ~~strikethrough~~: *BIO-1 Pre-construction Nesting Bird Surveys.* If construction occurs during the nesting bird season (February 1st (or as early as January 1 for some raptors) through ~~August 31st~~ September 15th), ~~a~~ one-day prior to vegetation clearing, Preconstruction Nesting Bird Survey shall be conducted by a qualified biologist to determine the presence/absence of nesting birds. The location~~,~~ and status of any active nests on or directly adjacent to the Project Site will be determined by this survey. If active nest(s) are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than ~~seven (7)~~ two (2) days prior to the commencement of construction. In the event active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).		
Mitigation Measure #1: *Lake and Streambed Alteration (LSA) Agreement*. The City shall notify CDFW pursuant to Fish and Game Code section 1602 and obtain two separate LSA Agreements from	Prior to finalizing CEQA document;	Project Proponent /

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CDFW. These agreements shall include one for the construction of each diversion structure in the Merced Avenue open channel, and one for the operations and maintenance of the diversion structures. The City shall comply with the mitigation measures detailed in each LSA Agreement issued by CDFW. Please visit CDFW's Lake and Streambed Alteration Program webpage for more information (CDFW 2026a). The City shall also provide a water budget analysis with each LSA notification to evaluate the effects of the diversion on adjacent and downstream biological resources.	and Prior to construction.	Lead Agency
Recommendation #1: *CEQA Mitigation Measures.* CDFW's issuance of an LSA Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document prepared by the City for the Project. To minimize additional requirements by CDFW pursuant to Fish and Game Code, section 1600 et seq. and/or under CEQA, the Project's CEQA document should fully identify the Project's potential impacts on stream or riparian resources, including downstream resources, and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA Agreement. As such, CDFW recommends that the City consider CDFW's comments and revise the MND by incorporating the mitigation measures recommended in this letter into the Project's environmental document. To compensate for any on- and off-site impacts to aquatic and riparian resources, additional mitigation conditioned in any LSA Agreement may include the following: erosion and pollution control measures, avoidance of resources, protective measures for downstream resources, on- and/or off-site	Prior to finalizing CEQA document; and Prior to construction.	Project Proponent / Lead Agency

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habitat creation, enhancement, restoration, and/or protection and management of mitigation lands in perpetuity.		
Recommendation #2: *CEQA Cumulative Analysis.* CDFW recommends that the City provide additional analysis and evaluation of potential cumulative impacts on ongoing habitat recovery and restoration efforts and reasonably foreseeable future projects as part of the final environmental document, including, but not limited to, the following: • The Los Angeles Groundwater Replenishment Project (SCH No. 2013091023), which would reduce flows to the LA River by approximately 4 million gallons a day. 1. The LA River Fish Passage and Habitat Structures Design Project (Stillwater • Sciences 2022) which would support southern California steelhead passage to migrate between the tributaries of the LA River and the Pacific Ocean.	Prior to finalizing CEQA document; and Prior to construction.	Project Proponent / Lead Agency
Recommendation #3: *Water Right.* The MND should provide clear information on any water right permit(s) possessed by the Project proponent for the proposed Project. The description should include the water right license number, diversion rate requirements, amount, and any other pertinent information. If the Project proponent does not have a water right for the Project, the MND should include information on whether the Project proponent will be applying for one and what coverage would be sought under a water right permit.	Prior to finalizing CEQA document; and Prior to construction.	Project Proponent / Lead Agency
Recommendation #4: *Water Budget.* The MND should provide a water budget to consider the Project's significant impacts on the downstream functions and health of the Rio Hondo and LA River as well as the resources they support, such as algal mats and benthic communities. The water budget should also consider	Prior to finalizing CEQA document; and Prior to construction.	Project Proponent / Lead Agency

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reasonably foreseeable restoration and water reduction projects, some of which support steelhead passage by maintaining sufficient flows for both juvenile and adult steelhead to migrate between the tributaries of the LA River and the Pacific Ocean.		
Recommendation #5: *Tree Resources*. CDFW recommends that native oaks trees be replaced in-kind at a 10:1 mitigation ratio, all other native trees be replaced in-kind at a 2:1 mitigation ratio and that all nonnative trees be replaced with native trees at a 1:1 mitigation ratio.	Prior to finalizing CEQA document; and Prior to construction.	Project Proponent / Lead Agency