

FINAL

DOWNEY VISION 2025

COMPREHENSIVE

GENERAL PLAN

UPDATE

ENVIRONMENTAL

IMPACT REPORT

SCH #2004031159



prepared for:

CITY OF DOWNEY

Contact: **Jay Jarrin,**
Senior Planner

prepared by:

**THE PLANNING
CENTER**

Contact: **Robert P.
Rusby, AICP**
Sr. Project Manager

SEPTEMBER 10, 2004

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prepared for:

CITY OF DOWNEY

*Planning Department
11111 Brookshire Avenue
Downey, CA 90241
562.904.7154*

Contact: **Jay Jarrin,
Senior Planner**

prepared by:

**THE PLANNING
CENTER**

*1580 Metro Drive
Costa Mesa, CA 92626
Tel: 714.966.9220 • Fax: 714.966.9221
E-mail: costamesa@planningcenter.com
Website: www.planningcenter.com*

Contact: **Robert P.
Rusby, AICP
Sr. Project Manager**

COD-07.0E

SEPTEMBER 10, 2004

Table of Contents

Table of Contents

1.	INTRODUCTION.....	1-1
1.1	ENVIRONMENTAL SIGNIFICANCE	1-2
1.2	USE OF THE FINAL EIR.....	1-2
1.3	CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES	1-3
1.4	DRAFT EIR DISTRIBUTION LIST	1-3
2.	RESPONSE TO COMMENTS.....	2-1
3.	ERRATA.....	3-1
4.	MITIGATION MONITORING AND REPORTING PROGRAM	4-1

APPENDICES

- Appendix A. Revised Figure 5.6-4 (65 dBA CNEL)
Appendix B. Revised Tables showing distance 75, 65 and 60 CNEL Contours



Table of Contents

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1. Introduction

This Final Environmental Impact Report (Final EIR) has been prepared pursuant to requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines **The Downey Vision 2025 Comprehensive General Plan Update** for the Project The City of Downey is located in the southeastern part of Los Angeles County. It lies approximately 12 miles southeast of downtown Los Angeles and is surrounded by the cities of Pico Rivera to the north, Paramount and Bellflower to the south, Santa Fe Springs and Norwalk to the east and Bell Gardens and South Gate to the west.

The proposed project consists of a comprehensive update to the City's General Plan. The proposed General Plan Update reflects the City's vision for its development through buildout. The General Plan is divided into various topical Chapters, that address a wide range of subjects and provide goals and policies that will guide future development in the City. Programs to help implement the goals and policies of each chapter are also provided. The General Plan Update includes:

- Revisions to the existing Land Use, Circulation, Conservation; Noise, Open Space and Recreation; Design Chapter, and Economic Development Chapters; and
- Incorporation of the Hazardous Materials Chapter into a new Safety and Hazardous Materials Chapter.

In addition to the topics addressed in the existing General Plan Chapters, new goals, policies and programs are being developed for all of the General Plan Chapters being updated.

The proposed update of the General Plan also includes changes to the land use designations for 16 areas throughout the City.

The Final Environmental Impact Report (Final EIR) is comprised of the following two volumes.

- 1) The Downey Vision 2025 Comprehensive General Plan Update Draft Environmental Impact Report (SCH # 2004031159), July 28, 2004.
- 2) The Downey Vision 2025 Comprehensive General Plan Update Final Environmental Impact Report, dated September 10, 2004.

The Draft Environmental Impact Report (Draft EIR) was made available for public review and comment pursuant to State California Environmental Quality Act (CEQA) Guidelines (Section 15087 I). The public review period lasted from July 28, 2004 through September 13, 2004. Copies of the Draft EIR were made available for public review at the City of Downey Planning Department offices and the Downey public library. A Notice of Completion (NOC) was filed at the County Clerk's office on July 28, 2004 and copies of the Draft EIR were distributed to 46 public agencies and other interested parties as shown in the list contained in Section 1.4 of this Final EIR. Additionally, the Draft EIR was distributed to responsible and interested state agencies through the State Clearinghouse.

During the review period, comments were received on the Draft EIR from responsible and affected agencies, as well as the general public. In accordance with State CEQA Guidelines, Section 15087 (a), the Lead Agency has evaluated comments on environmental issues received from persons who reviewed the Draft EIR and has prepared written response to each comment received. A total of 3 comment letters were received. These comment letters and the City's responses are presented in Section 2 of this Final EIR.



1. Introduction

1.1 ENVIRONMENTAL SIGNIFICANCE

The Downey Vision 2025 Comprehensive General Plan Update Draft EIR reviewed a full range of potential environmental impacts and determined that the majority of the potential impacts of the project were either not significant or could be mitigated to a less than significant level. However, three impacts were found to remain significant and unavoidable despite the implementation of feasible mitigation measures, where identified. These impacts are listed below:

Noise

- Impact: Exposure of persons to or generation of noise levels in excess of standards established in the City's General Plan and City's Noise ordinance where sensitive land uses are located next to roadways where noise levels are in excess of 65 LNEL.

Impact: Result in an increase in ambient noise levels in the project vicinity above levels without the project;

Air Quality

- Impact: Result in a temporary increase in Air Quality emissions that exceed State and Federal Standards during project construction activities.

Traffic

- Impact: The project would cause an increase in traffic, which is substantial in relation to the existing capacity at three intersections within the City. Imperial Highway at Norwalk Boulevard and Clark Road; Bellflower Boulevard at Imperial Highway and I-105 Freeway (WB); and Bellflower Boulevard at I-105 Freeway (EB) and Gardendale Foster Road.

1.2 USE OF THE FINAL EIR

This Final EIR allows the public and the City of Downey an opportunity to review revisions to the Draft EIR, Responses to Comments, and other components of the EIR, such as the Mitigation Monitoring Program, prior to taking any action regarding approval of the project. This Final EIR serves as the environmental document to support approval of the proposed project, either in whole or in part.

After completing the Final EIR, and before approving the project, the City of Downey as Lead Agency must make the following three findings, as required by Section 15090 of the CEQA Guidelines:

- The final EIR has been completed in compliance with CEQA;
- The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and
- The Final EIR reflects the lead agency's independent judgment and analysis.

As required by Section 15091 of the CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of these significant effects, accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record. The possible findings are:

1. Introduction

- Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR;
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency;
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a lead agency approves a project that would result in significant unavoidable impacts that are disclosed in the Final EIR, the agency must state in writing the reasons for supporting the approved action. The Statement of Overriding Considerations must be supported by substantial evidence in the record, which includes this Final EIR. Since this project will result in significant and unavoidable impacts, as identified above, the City of Downey would be required to adopt a Statement of Overriding Considerations if it approves the project.

These certifications, the Findings of Fact, and the Statement of Overriding Considerations are included in a separate Findings document. Both the Final EIR and the Findings document are submitted to the City of Downey City Council for consideration of the project.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section “15204 (a) sets forth standards for submitting comments, and reminds persons and public agencies that the focus of review and comment of Draft EIRs should be, “on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated.” Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible... CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by those submitting comments. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.”

CEQA Guidelines Section 15204 I further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.” Section 15204 (d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

1.4 DRAFT EIR DISTRIBUTION LIST

The following parties received a copy of the Draft EIR or were sent a notice that the Draft EIR was available for review.



1. Introduction

<p>ABC Unified School District 16700 Norwalk Blvd. Cerritos, CA 90703</p>	<p>California Air Resources Board 1001 "I" Street Sacramento, CA 95812</p>	<p>California Department of Conservation Division of Mines and Geology 801 "K" Street Sacramento, CA 95814</p>
<p>California Environmental Protection Agency Department of Toxic Substances Control 1011 N. Garandview Av. Glendale, CA 91201</p>	<p>California Integrated Waste Management Board 8800 Cal Center Dr. Sacramento, CA 95826</p>	<p>California Department of Transportation District 7, Advanced Planning 120 S. Spring St. Los Angeles, CA 90012</p>
<p>Central Basin Municipal Water District 17140 S. Avalon Blvd. Suite 210 Carson, CA 90746</p>	<p>Cerritos Community College 11110 Alondra Blvd. Norwalk, CA 90650</p>	<p>City of Downey Water Division 9252 Stewart & Gray Downey, CA 90241</p>
<p>City of Norwalk Transit Department 12650 E. Imperial Hwy. Norwalk, CA 90650</p>	<p>Comcast 14338 Lakewood Blvd. Bellflower, CA 90706</p>	<p>DART Downey Area Recycling & Transfer Facility 9770 Washburn Rd. Downey, CA 90241</p>
<p>Department of Environmental Health LA County Solid Waste Management Pgm 2525 Corporate Place Monterey Park, CA 91754</p>	<p>Department of Health Services 1449 W. Temple St. Room 202 Los Angeles, CA 90026</p>	<p>Downey Regional Medical Center 11500 Brookshire Ave. Downey, CA 90241</p>
<p>Downey Unified School District 11627 Brookshire Ave. Downey, CA 90241</p>	<p>Gateway Cities Council of Governments 7300 Alondra Blvd. Suite 201 Paramount, CA 90723</p>	<p>Los Angeles Unified School District 333 S. Beaudry Ave. Los Angeles, CA 90017</p>
<p>Los Angeles County Department of Public Works 900 S. Fremont Ave. Alhambra, CA 91803</p>	<p>Los Angeles County Department of Regional Planning 320 W. Temple Los Angeles, CA 90012</p>	<p>Los Angeles County Department of Health Services 313 N. Figueroa St., 9th Floor Los Angeles, CA 90012</p>
<p>Los Angeles Regional Water Quality Board 320 W. 4th St. Suite 200 Los Angeles, CA 90013</p>	<p>Metropolitan Transportation Authority MS 2200 1 Gateway Plaza Los Angeles, CA 90012</p>	<p>Metropolitan Water District of Southern California 700 N. Alameda St. Los Angeles, CA 90012</p>

1. Introduction

Montebello Unified School District 1235 Montebello Montebello, CA 90640	Native American Heritage Commission 915 Capital Mall Room 364 Sacramento, CA 95814	Park Water Company 9750 Washburn Avenue Downey, CA 90241
Rio Hondo Community College 3600 Workman Mill Rd. Whittier, CA 90601	Sanitation Districts of Los Angeles County 1955 Workman Mill Rd. Whittier, CA 90601	South Coast Air Quality Management District 21865 E. Copley Dr. Diamond Bar, CA 91765
Southeast Area Animal Control 9777 Seaaca St. Downey, CA 90241	Southern California Association of Governments 818 W. Seventh St. 12th Floor Los Angeles, CA 90017	Southern California Edison Central District 9901 Geary Avenue Santa Fe Springs, CA 90670
Southern California Gas Company P.O. Box 3334 Anaheim, CA 92803	Southern California Water Company 630 E. Foothill Blvd. San Dimas, CA 91773	State of California Governor's Office of Planning & Research 1400 Tenth Street Sacramento, CA 95812
Water Replenishment District of Southern California 12621 E. 166th St. Cerritos, CA 90703	Whittier Union High School District 9401 S. Painter Whittier, CA 90605	Verizon California 12905 E. Los Nietos Rd Santa Fe Springs, CA 90670
I-5 Consortium Cities Joint Powers Authority 16600 Civic Center Dr. Bellflower, CA 90706	City of Artesia Planning Department 18747 Clarkdale Ave. Artesia, CA 90701	City of Bell Planning Department 6330 Pine Ave. Bell, CA 90201
City of Bellflower Community Development Department 16600 Civic Center Dr. Bellflower, CA 90706	City of Bell Gardens Community Development Department 7100 S. Garfield Ave. Bell Gardens, CA 90201	City of Cerritos Community Development Department 18125 Bloomfield Ave. Cerritos, CA 90703
City of Commerce Community Development Department 2535 Commerce Way Commerce, CA 90040	City of Compton Planning Department 205 S. Willowbrook Av. Compton, CA 90220	City of Cudahy Planning Department 5220 Santa Ana St. Cudahy, CA 90201



1. Introduction

<p>City of Hawaiian Gardens Community Development Department 21815 Pioneer Blvd. Hawaiian Gardens, CA 90716</p>	<p>City of Huntington Park Community Development Department 6550 Miles Avenue Huntington Park, CA 90255</p>	<p>City of La Habra Heights Community Development Department 1245 N. Hacienda Rd. La Habra Heights, CA 90631</p>
<p>City of Lakewood Planning and Building 5050 Clark Avenue Lakewood, CA 90712</p>	<p>City of La Mirada Community Development Department 13700 La Mirada Blvd. La Mirada, CA 90638</p>	<p>City of Long Beach Department of Planning & Building 333 W. Ocean Blvd. Long Beach, CA 90802</p>
<p>City of Lynwood Community Development Department 11330 Bullis Road Lynwood, CA 90262</p>	<p>City of Maywood Department of Planning & Building 4319 E. Slauson Ave. Maywood, CA 90270</p>	<p>City of Montebello Community & Economic Development 1600 W. Beverly Blvd. Montebello, CA 90640</p>
<p>City of Norwalk Community Development Department 12700 Norwalk Blvd. Norwalk, CA 90651</p>	<p>City of Paramount Community & Economic Development 16400 Colorado Ave. Paramount, CA 90723</p>	<p>City of Pico Rivera Community Development Department 6615 Passons Blvd. Pico Rivera, CA 90660</p>
<p>City of South Gate Community Development Department 8650 California Avenue South Gate, CA 90280</p>	<p>City of Santa Fe Springs Planning Services 11710 E. Telegraph Rd. Sata Fe Spring, CA 90670</p>	<p>City of Signal Hill Community Development Department 2175 Cherry Ave. Signal Hill, CA 90755</p>
<p>City of Vernon Community Services & Water Department 3801 Santa Fe Ave. Vernon, CA 90058</p>	<p>City of Whittier Community Development Department 13230 Penn St. Whittier, CA 90602</p>	

2. *Response to Comments*

This section includes copies of the comment letters received on the Draft EIR and the City's response to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft EIR are excerpted in this document, the sections are shown indented. Changes to the Draft EIR text are shown in ***bold and italics*** for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons that submitted comments on the Draft EIR during the public review period:

<i>Number Reference</i>	<i>Commenting Person/Agency</i>	<i>Date of Comment</i>	<i>Page No.</i>
1	Southern California Association of Governments	September 3, 2004	2-3
2	County Sanitation Districts of Los Angeles County	August 27, 2004	2-7
3	The Gas Company	August 3, 2004	2-15



2. *Response to Comments*

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2. *Response to Comments*

LETTER 1 – Southern California Association of Governments (1 PAGE)

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page 1 of 1



2. *Response to Comments*

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2. *Response to Comments*

1. **Response to Comments From Southern California Association of Governments, Dated September 3, 2004**

- 1-1. Comment is hereby noted, included in the official environmental record of the proposed project, and will be forwarded to the appropriate City of Downey decision-makers.



2. *Response to Comments*

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2. *Response to Comments*

LETTER 2 – County Sanitation Districts of Los Angeles County (6 pages)

[put the first page of each letter on an odd page.]

page 1 of 6



2. *Response to Comments*

page 2 of 6

2. *Response to Comments*

page 3 of 6



2. *Response to Comments*

page 4 of 6

2. *Response to Comments*

page 5 of 6



2. *Response to Comments*

page 6 of 6

2. Response to Comments

2. Response to Comments From County Sanitation Districts of Los Angeles County, Dated August 27, 2004

- 2-1 The City appreciates the clarification provided by the County Sanitation Districts of Los Angeles County regarding existing solid waste disposal services and per the Districts' suggestion, hereby replaces the referenced text (page 5-224, Solid Waste) with the following text:

~~Solid waste disposal services in the City of Downey are provided by CalMet Services, Inc. In 2003, CalMet collected approximately 80,500 tons of solid waste from within the City of Downey. Waste collected within the City is brought to the Downey Area Recycling and Transfer Facility (DART), which is owned by the County Sanitation Districts of Los Angeles County. DART is located at 9770 Washburn Road in Downey and has a rate of Disposal by CalMet of approximately 6,700 tons per month.~~

~~The Puente Hills Landfill is owned and operated by the County Sanitation Districts of Los Angeles County since 1970. The Sanitation Districts are a confederation of 25 independent special districts that manage the resources that others consider waste, including solid waste and sewage. The Sanitation Districts' service areas covers approximately 810 square miles and encompasses 78 cities and unincorporated areas of the County, encompassing a population of about 5.3 million people. On the solid waste side, the Sanitation Districts operate three active sanitary landfills, two recycle centers, two transfer/materials recovery facilities, and three landfill gas-to-energy facilities.~~

~~Waste materials are separated from recyclables with the remaining waste materials taken to the Puente Hills Landfill in Whittier with a rate of Disposal by CalMet of approximately 155 tons per month. Puente Hills Landfill is permitted to accept 4,000 tons per day and includes both a materials recovery and rail transfer facility. Puente Hills Landfill has an estimated closing date of 2013.~~

Solid waste disposal services in the City of Downey are provided by CalMet Services, Inc. CalMet hauls municipal solid waste, recyclables and greenwaste to the Downey Area Recycling and Transfer Station (DART). DART is a materials recovery/transfer facility that receives waste from CalMet and other jurisdictions. DART is permitted to accept up to 5,000 tons per day and currently receives approximately 1,000 tons per day of refuse. Material is either sorted at DART and hauled to a recycling facility or transferred and hauled to a disposal facility depending on the contents. In 2003 CalMet collected approximately 280 tons per day of municipal solid waste, commingled recyclables, and green waste from which the City of Downey. In 2003, approximately 270 tons per day of municipal solid waste and residuals from DART from within the City of Downey was disposed of.

Municipal solid waste and residuals from commingled recyclables from DART are disposed of at Puente Hills Landfill, Commerce Refuse-to-energy Facility (CREF), and south East Resource Recovery Facility (SERRF) in Los Angeles County; and the Frank R. Bowerman Sanitary Landfill and Prima Deshecha Sanitary Landfill in Orange County. Clean greenwaste loads collected at DART are hauled to Puente Hills Landfill for beneficial use.



2. *Response to Comments*

The conditional use permit for the Puente Hills Landfill authorizes the disposal of a maximum of 13,200 tons per day. Typically, the landfill closes early due to this permit-imposed tonnage restriction. Disposal operations will continue under the conditional use permit until October 31, 2013, at which time the site will stop accepting waste for disposal permitted capacity. CREF is a transformation facility that is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. CREF currently receives approximately 360 tons per day of refuse. SERRF is a transformation facility that is permitted to accept up to 2,240 tons per day. Frank R. Bowerman Sanitary Landfill is permitted to accept up to 8,500 tons per day and has an estimated closure date of December 31, 2022. Prima Deshecha Sanitary Landfill is permitted to accept up to 4,000 tons per day and has an estimated closure date of December 32,2040.

2. *Response to Comments*

Letter 3 – The Gas Company (1 page)

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2. *Response to Comments*

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2. *Response to Comments*

3. **Response to Comments From The Gas Company, Dated August 3, 2004**

- 3-1 Although received during the public review period on the Draft EIR, this letter appears to be in response to an earlier request for information regarding natural gas services for use in preparing the Draft EIR. Consistent with the information in the Draft EIR, this letter confirms that The Gas Company serves the City of Downey.



2. *Response to Comments*

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3. *Errata*

This Errata section identifies any changes needed in the Draft Environmental Impact Report (Draft EIR) to correct or clarify the information contained in the document. Changes made to the Draft EIR are identified here in ~~strikeout text~~ to indicate deletions and in ***bold and italics*** to signify additions.

1. **Figure 5.6-3 (Noise Contour Map) following page 5-88 of the Draft EIR is hereby removed. The 65dBA CNEL Contour lines for roadways throughout the City were shown on Figure 5.6-4 (65 dBA CNEL Contour Map which followed page 5-94 of the Draft EIR.)**
2. **Figure 5.6-4 (65 dBA CNEL Contour Map is hereby revised to include the 65 dBA CNEL Contour Line on the East side of the 605 Freeway. The revised Figure is included at the end of this document in Appendix A.**
3. **The Appendices to Appendix H (Noise Impact Analysis, Downey General Plan Update, City of Downey, California Dated July 12, 2004) is hereby revised to include new traffic input parameters for distance to 70, 65 and 60 CNEL. These tables have been revised to show the distances to these CNEL lines adjacent to the I-5, I-105 and I-605 Freeways. The revised tables are included at the end of this document as Appendix B.**
4. **The text under Soiled Waste on page 5-244 of the Draft EIR is hereby removed and replaced with the following text:**

Solid waste disposal services in the City of Downey are provided by CalMet Services, Inc. CalMet hauls municipal solid waste, recyclables and greenwaste to the Downey Area Recycling and Transfer Station (DART). DART is a materials recovery/transfer facility that receives waste from CalMet and other jurisdictions. DART is permitted to accept up to 5,000 tons per day and currently receives approximately 1,000 tons per day of refuse. Material is either sorted at DART and hauled to a recycling facility or transferred and hauled to a disposal facility depending on the contents. In 2003 CalMet collected approximately 280 tons per day of municipal solid waste, commingled recyclables, and green waste from which the City of Downey. In 2003, approximately 270 tons per day of municipal solid waste and residuals from DART from within the City of Downey was disposed of.

Municipal solid waste and residuals from commingled recyclables from DART are disposed of at Puente Hills Landfill, Commerce Refuse-to-energy Facility (CREF), and south East Resource Recovery Facility (SERRF) in Los Angeles County; and the Frank R. Bowerman Sanitary Landfill and Prima Deshecha Sanitary Landfill in Orange County. Clean greenwaste loads collected at DART are hauled to Puente Hills Landfill for beneficial use.



3. *Errata*

The conditional use permit for the Puente Hills Landfill authorizes the disposal of a maximum of 13,200 tons per day. Typically, the landfill closes early due to this permit-imposed tonnage restriction. Disposal operations will continue under the conditional use permit until October 31, 2013, at which time the site will stop accepting waste for disposal permitted capacity. CREF is a transformation facility that is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. CREF currently receives approximately 360 tons per day of refuse. SERRF is a transformation facility that is permitted to accept up to 2,240 tons per day. Frank R. Bowerman Sanitary Landfill is permitted to accept up to 8,500 tons per day and has an estimated closure date of December 31, 2022. Prima Deshecha Sanitary Landfill is permitted to accept up to 4,000 tons per day and has an estimated closure date of December 31, 2040.

4. *Mitigation Monitoring and Reporting Program*

The following Mitigation Monitoring and Reporting Program includes all mitigation measures included in the Project Draft EIR. The Program includes the responsible entity who will be responsible for implementing the measure, the monitor who will oversee that the measure is corrected out, action taken by the monitor, the timing and frequency of the measure, a compliance check by the City department responsible for seeing that the mitigation measures is being implemented, and verification that the measure has been implemented.

The following program will ensure that all mitigation to reduce the impacts of The Downey Vision 2025 Comprehensive General Plan Update are implemented:

4. *Mitigation Monitoring and Reporting Program*

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4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
Air Quality						
Existing Regulations and Standard Conditions:						
<ul style="list-style-type: none"> ▪ Future development projects shall include suppression measures for fugitive dust and those associated with construction equipment in accordance with SCAQMD Rule 403 and other AQMD requirements. Prior to issuance of each grading or demolition permit, the project property owner/developer shall obtain the appropriate permits from the SCAQMD and submit them to the City. 	Applicant/Developer/ South Coast Air Quality Management District	N/A	NA	NA	NA	
<ul style="list-style-type: none"> ▪ Future development projects shall adhere to the requirements of SCAQMD Rule 1403 (Asbestos Emissions for Demolition / Renovation Activities) for projects where demolition is anticipated. 	Applicant/Developer South Coast Air Quality Management District.	N/A	N/A	N/A	N/A	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
Mitigation Measures:						
MM 5.1-1 Water all active construction areas at least twice daily.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Twice a Day	City Building and Safety Division	
MM5.1-2 Cover all haul trucks or maintain at least two feet of freeboard.	Applicant/Developer	City Building and Safety Division	Visual Inspection	As Necessary	City Building and Safety Division	
MM 5.1-2 Pave or apply water four times daily to all unpaved parking or staging areas.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Four Times a Day	City Building and Safety Division	
Mm 5.1-3 Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Within thirty minutes of soil deposition on road.	City Building and Safety Division	
MM 5.1-4 Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Twice a day.	City Building and Safety Division	
MM 5.1-5 Suspend all operations on any unpaved surface if winds exceed 25 mph.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Stop when winds exceed 25 mph.	City Building and Safety Division	
MM 5.1-6 Hydroseed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Hydroseed within 96 hours after sites completed.	City Building and Safety Division	
MM 5.1-7 Require 90-day low-NOX tune-ups for off-road equipment.	Applicant/Developer	City Building and Safety Division	Review of maintenance records	Tune ups every 90 days.	City Building and Safety Division	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
MM 5.1-8 Limit allowable idling to 10 minutes for trucks and heavy equipment.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Turn off truck after 10 minutes of idling.	City Building and Safety Division	
MM 5.1-9 Limit individual construction sites to less than 10 acres for extended, continuous construction.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Limit construction site to 10 acres at a time.	City Building and Safety Division	
MM 5.1-10 Encourage car pooling for construction workers.	Applicant/Developer	City Building and Safety Division	Verification with Construction Contractor	At start of project construction.	City Building and Safety Division	
MM 5.1-11 Limit lanes closures to off-peak travel periods.	Applicant/Developer	City Public Works Department.	Visual Inspection	Lanes may be closed between 9 a.m. and 4 p.m.	City Building and Safety Division	
MM 5.1-12 Wet down or cover dirt hauled off-site.	Applicant/Developer	City Building and Safety Division	Visual Inspection	Wet down / cover dirt as necessary.	City Building and Safety Division	
MM 5.1-13 Encourage receipt of materials during non-peak traffic hours.	Applicant/Developer	City Building and Safety Division	Verify delivery time with Contractor	Encourage material delivery between 9 a.m. and 4 p.m.	City Building and Safety Division	
Geology and Soils						
Existing Regulations and Standard Conditions:						
<ul style="list-style-type: none"> ▪ Compliance with the Uniform Building Code (UBC) and applicable policies of the Safety Element of the General Plan would ensure that impacts would be less 	City of Downey	NA	NA	NA	NA	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
than significant.						
Hazards and Hazardous Materials						
Mitigation Measures:						
MM 5.3-1	Prior to the approval of any specific proposed change in land use within 0.25 mile of any existing or proposed school, a Health Risk Assessment shall be conducted to determine the significance of any potential health risk associated with the proposed change in land use.	Applicant / Developer	City Planning Division.	Review Health Risk Assessment.	During Project Design before construction begins.	City Planning Division.
MM5.3-2	Prior to the construction of any facility that may generate hazardous materials or waste, or that may use hazardous materials within 0.25 mile of an existing or proposed school, a Health Risk Assessment shall be conducted to ensure that the proposed facility would not significantly impact any existing or proposed schools.	Applicant / Developer	City Planning Division.	Review Health Risk Assessment.	During Project Design before construction begins.	City Planning Division.
MM5.3-3	Prior to issuance of any discretionary permit for a current or former hazardous waste disposal site or solid waste disposal site, the	Applicant / Developer	City Planning Division.	Review Phase I Environmental Site Assessment.	Before Issuance of any Permits for a project.	City Planning Division.

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
project property owner/developer shall submit a Phase I Environmental Site Assessment to the City. If possible hazardous materials or wastes are identified during the site assessments, the appropriate response/remedial measures will be implemented in accordance with the requirements of the Los Angeles County Health Care Agency (LAHCA) and/or the Regional Water Quality Control Board (RWQCB), as appropriate.						
MM 5.3-4 If, during construction of any future project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented in accordance with the requirements of the Los Angeles County Health Care Agency (LAHCA) and/or the Regional Water Quality Control Board (RWQCB), as appropriate.	Applicant / Developer	City Planning Department/ County Health Care Agency.	Stop construction in area where contaminated soil is found or suspected.	City Planning Department / County Health Car Agency	During Construction.	
MM 5.3-5 Prior to the approval of any specific proposed change in	Applicant / Developer	City Planning Department	Review Health Risk Assessment	During Plan Check	City Planning Division	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
land use within the areas proposed for re-designation, or within 0.5 mile of the areas proposed for re-designation, a Health Risk Assessment shall be conducted to determine the significance of any potential health risk associated with the proposed change in land use.						
MM 5.3-6 Prior to the construction of any facility that may generate hazardous materials or waste, or that may use hazardous materials in its operations, a Health Risk Assessment shall be conducted to ensure that the proposed facility would not significantly and adversely impact any adjacent or surrounding land uses.	Applicant / Developer	City Planning Department	Review Health Risk Assessment	During Plan Check	City Planning Division	
MM 5.3-7 Prior to issuance of any discretionary permit for a current or former hazardous waste disposal site or solid waste disposal site, the project property owner/developer shall submit a Phase I Environmental Site Assessment to the City. If possible hazardous materials or wastes are identified during the site assessments, the	Applicant / Developer	City Planning Department	Review Phase I Environmental Site Assessment	During Plan Check	City Planning Division	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
<p>appropriate response/remedial measures will be implemented in accordance with the requirements of the Los Angeles County Health Care Agency (LAHCA) and/or the Regional Water Quality Control Board (RWQCB), as appropriate.</p>						
<p>MM 5.3-8 If, during construction of any future project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented in accordance with the requirements of the Los Angeles County Health Care Agency (LAHCA) and/or the Regional Water Quality Control Board (RWQCB), as appropriate.</p>	<p>Applicant / Developer</p>	<p>City Planning Department/ County Health Care Agency/ Regional Water Quality Control Board.</p>	<p>Review Proposed Safety Procedures.</p>	<p>During Construction</p>	<p>City Planning Division</p>	
Hydrology and Water Quality						
<p>Existing Regulations and Standard Conditions:</p>						



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
<ul style="list-style-type: none"> Future projects shall comply with all applicable State, Local and Federal regulations relating to hydrology and water quality. 	City Planning Division	NA	NA	NA	NA	
<ul style="list-style-type: none"> As new and redevelopment projects are planned and designed, water quality standards such as Standard Urban Stormwater Mitigation Plans (SUSWMP) will be utilized. 	City Planning Division	NA	NA	NA	NA	
Mitigation Measures:						
MM 5.4-1 The City will continue to monitor water usage in the City and will obtain additional water entitlements as necessary to provide for future growth for the City.	City of Downey	City Planning Division/ Public Works Department	Monitor Water Usage in the City	Analyze Growth in Water Usage Annually	City Planning Division / Public Works Department	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
MM 5.4-2 Future development projects within the 16 areas subject to changes in land use designation would have to provide detailed hydrology analyses to determine impacts to local drainage systems and provide project mitigation measures, if necessary, due to the potential increase in imperviousness to these areas provided by the changes to the land use designations.	Applicant Developer	City Planning Division	Review Project Hydrology Report	Plan Review	City Planning Division	
Land Use and Relevant Planning						
Existing Regulations and Standard Conditions:						
<ul style="list-style-type: none"> The goals, policies and programs in the General Plan serve to mitigate any potential impacts to land use and relevant planning. 	City Planning Division	NA	NA	NA	NA	
Noise						
Existing Regulations and Standard Conditions:						
<ul style="list-style-type: none"> The goals, policies and programs in the General Plan would serve to 	City Planning Division	NA	NA	NA	NA	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
reduce potential noise impacts to the extent possible.						
Public Services and Utilities						
Existing Regulations and Standards:						
<ul style="list-style-type: none"> The goals, policies and programs in the General Plan serve to mitigate any potential impacts to fire and police services. 	City Planning Division	NA	NA	NA	NA	
<ul style="list-style-type: none"> Project developers would have to pay appropriate school fees before the project can be developed. 	City Planning Division/Downey Unified School District	NA	NA	NA	NA	
<ul style="list-style-type: none"> Existing regulations and standard conditions, as well as mitigation measures, related to parks and recreation are located in Section 5.8, <i>Recreation</i>. 	City Planning Division	NA	NA	NA	NA	
<ul style="list-style-type: none"> The goals, policies and programs in the General Plan serve to mitigate any potential impacts to other public facilities. 	City Planning Division	NA	NA	NA	NA	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
Recreation						
Mitigation Measures:						
MM 5.8-1	As future residential development applications are submitted, the City shall review each project and assess the feasibility of providing parkland on-site, rather than payment of in-lieu fees. At a minimum, redevelopment of sites larger than five acres would be considered appropriate for the provision of on-site parkland dedication.	Applicant/Dev.	City Community Services Department / City Planning Division	Plan review/Verification of provision	Prior to issuance of Occupancy Permit	City Community Services Department / City Planning Division.
MM 5.8-2	The City shall review the feasibility of acquiring surplus school sites within the City for parks and recreation purposes, pursuant to California Education Code Section 17485, which requires school districts to offer surplus property for sale or lease to cities for community playgrounds, playfields, or outdoor recreation purposes.	City of Downey Community Services Department.	City Community Services Department	Coordination with Downey Unified School District	Review Notices of Surplus School Property as issued by the school district.	City Community Services Department



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
Traffic and Circulation						
Mitigation Measures:						
MM 5.9-1 Old River School Rd. (NS) at Florence Avenue (EW):	Applicant / Developer	City Public Works Department	Plan Review / Verification of Provision	Prior to issuance of Occupancy Permit	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of four approach lanes) and stripe the northbound approach to provide two left turn lanes, one through lane, and one right turn lane. 	Applicant / Developer	City Public Works Department	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permit	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of three approach lanes) and stripe the southbound approach to provide two left turn lanes one shared through-right lane. 	Applicant / Developer	City Public Works Department	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permit	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional eastbound approach lanes (total of six approach lanes) and stripe the eastbound approach to provide two left turn lanes, three through lanes, and one 	Applicant / Developer	City Public Works Department	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permit	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
right turn lane.						
<ul style="list-style-type: none"> ▪ Construct two additional westbound approach lanes (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant / Developer	City Public Works Department	Plan Review / Verification of Provision	Prior Issuance of Occupancy Permit	City Public Works Dept.	
MM 5.9-2 Old River School Road (NS) at Imperial Highway (EW): Re-stripe the southbound approach to provide one left turn lane, one through lane, and one shared through-right lane.	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior To Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of six approach lanes) and strip the eastbound approach to provide two left turn lanes, three through lanes, and one right turn lane with overlap phasing. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior To Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-3 Paramount Boulevard (NS) at Telegraph Road (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior To Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of five approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior To Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional southbound approach lanes (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior To Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of five approach lanes) and stripe the eastbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
lane (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane.			Provision			
MM 5.9-4 Paramount Boulevard (NS) at Florence Avenue (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of five approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional 	Applicant Developer	City Public Works	Plan Review /	Prior to Issuance of	City Public Works	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
eastbound approach lanes (total of six approach lanes) and stripe the eastbound approach to provide two left turn lanes, three through lanes, and one right turn lane.		Dept.	Verification of Provision	Occupancy Permits	Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-5 Paramount Boulevard (NS) at Firestone Boulevard (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of five approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of five approach lanes) and stripe the eastbound approach to provide two left turn lanes, two through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-6 Paramount Boulevard (NS) at Stewart & Gray Road (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
<ul style="list-style-type: none"> ▪ Construct two additional eastbound approach lanes (total of five approach lanes) and stripe the eastbound approach to provide two left turn lanes, two through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of four approach lanes) and stripe the westbound approach to provide two left turn lanes, one through lane, and one shared through-right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Re-stripe the eastbound approach to provide one left turn lane, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Re-stripe the westbound approach to provide one left turn lane, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
MM 5.9-7 Paramount Boulevard (NS) at Imperial Highway (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of five approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of six approach lanes) and stripe the eastbound approach to provide two left turn lanes, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

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<ul style="list-style-type: none"> ▪ Construct two additional westbound approach lanes (total of six approach lanes) and stripe the westbound approach to provide two left turn lanes, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-8 Downey Avenue (NS) at Firestone Boulevard (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ For the northbound approach, provide left turn protected and permitted phasing. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ For the southbound approach, provide left turn protected and permitted phasing. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of five approach lanes) and stripe the eastbound approach to provide one left turn lane with protected and permitted phasing, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
<ul style="list-style-type: none"> ▪ For the westbound approach, provide left turn protected and permitted phasing. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-10 Brookshire Avenue (NS) at Firestone Boulevard (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional northbound approach lanes (total of five approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional eastbound approach lanes (total of six approach lanes) and stripe the eastbound 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
<p>approach to provide two left turn lanes, three through lanes, and one right turn lane.</p>						
<ul style="list-style-type: none"> ▪ Construct two additional westbound approach lanes (total of six approach lanes) and stripe the westbound approach to provide two left turn lanes, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<p>MM 5.9-11 Lakewood Boulevard (NS) at Telegraph Road (EW):</p>	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional northbound approach lanes (total of six approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and two right turn lanes. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

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left turn lanes, two through lanes, and one right turn lane.						
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of five approach lanes) and stripe the eastbound approach lane to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of five approach lanes) and stripe the westbound approach lane to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-12 Lakewood Boulevard (NS) at Florence Avenue (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of five approach lanes) and stripe the northbound approach to provide two 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
left turn lanes, two through lanes, and one shared through-right lane.						
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of five approach lanes) and stripe the eastbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two through lanes, and one shared through-right 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
lane.						
MM 5.9-13 Lakewood Boulevard (NS) at Firestone Boulevard (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of five approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional eastbound approach lanes (total of six approach lanes) and stripe the eastbound approach to provide two left turn lanes, three 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
through lanes, and one right turn lane.						
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of six approach lanes) and stripe the westbound approach to provide two left turn lanes, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-14 Lakewood Boulevard (NS) at Stewart & Gray Road (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional eastbound approach lanes (total of six approach lanes) and stripe the eastbound approach to provide two left turn lanes, three through lanes, and one right turn lane with overlap phasing. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional westbound approach lanes (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
through lanes, and one shared through-right lane.						
MM 5.9-15 Lakewood Boulevard (NS) at Imperial Highway (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct four additional northbound approach lanes (total of eight approach lanes) and stripe the northbound approach to provide three left turn lanes, three through lanes, and two right turn lanes. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional southbound approach lanes (total of six approach lanes) and stripe the southbound approach to provide two left turn lanes, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct four additional eastbound approach lanes (total of eight approach lanes) and stripe the eastbound approach to provide two left turn lanes, four 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
through lanes, and two right turn lanes.						
<ul style="list-style-type: none"> ▪ Construct two additional westbound approach lanes (total of six approach lanes) and stripe the westbound approach to provide three left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-16 Lakewood Boulevard (NS) at Foster Road (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional northbound approach lanes (total of six approach lanes) and stripe the northbound approach to provide two left turn lanes, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct four additional southbound approach lanes (total of seven approach lanes) and stripe the southbound approach to provide two left turn lanes, four 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
through lanes, and one right turn lane.						
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of four approach lanes) and stripe the eastbound approach to provide two left turn lanes, one through lane, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of four approach lanes) and stripe the westbound approach to provide two left turn lanes, one through lane, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-17 Bellflower Boulevard (NS) at Imperial Highway (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of four approach lanes) and stripe the northbound approach to provide two left turn lanes, one 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
through lane, and one shared through-right lane.						
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of four approach lanes) and stripe the southbound approach to provide two left turn lanes, one through lane, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-18 Woodruff Avenue (NS) at Stewart & Gray Road (EW):	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional northbound approach lane (total of five approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
left turn lanes, two through lanes, and one right turn lane.						
<ul style="list-style-type: none"> ▪ Construct one additional eastbound approach lane (total of five approach lanes) and stripe the eastbound approach to provide two left turn lanes, two through lanes, and one free right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional westbound approach lanes (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
MM 5.9-19 Woodruff Avenue (NS) at Imperial Highway (EW): Construct two additional northbound approach lanes (total of six approach lanes) and stripe the northbound approach to provide two left turn lanes, two through lanes, and two right turn lanes.	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional 	Applicant Developer	City Public Works	Plan Review /	Prior to Issuance of	City Public Works	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
southbound approach lane (total of five approach lanes) and stripe the southbound approach to provide two left turn lanes, two through lanes, and one right turn lane.		Dept.	Verification of Provision	Occupancy Permits	Dept.	
<ul style="list-style-type: none"> ▪ Construct two additional eastbound approach lanes (total of six approach lanes) and stripe the eastbound approach to provide two left turn lanes, three through lanes, and one right turn lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
<ul style="list-style-type: none"> ▪ Construct one additional westbound approach lane (total of five approach lanes) and stripe the westbound approach to provide two left turn lanes, two through lanes, and one shared through-right lane. 	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	
No mitigation measures are required.	Applicant Developer	City Public Works Dept.	Plan Review / Verification of Provision	Prior to Issuance of Occupancy Permits	City Public Works Dept.	

4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
Utility and Service Systems						
Existing Regulations and Standard Conditions:						
<ul style="list-style-type: none"> ▪ Connection and service fees charged by the County Sanitation Districts of Los Angeles County allow that agency meet wastewater treatment requirements of the Los Angeles Regional Water quality Control Board. 	City of Downey /County Sanitation Districts of Los Angeles County	N/A	N/A	N/A	N/A	
<ul style="list-style-type: none"> ▪ Payment of a sewage system connection fee will be required for all new development within the City prior to receiving a permit to connect to the sewer system is issued. 	City of Downey	N/A	N/A	N/A	N/A	
<ul style="list-style-type: none"> ▪ The City will purchase additional water rights as additional land uses are developed within the City. 	City of Downey	N/A	N/A	N/A	N/A	
<ul style="list-style-type: none"> ▪ Any proposed developments falling under the parameters of SB 610 or 221 must 	City of Downey	N/A	N/A	N/A	N/A	



4. Mitigation Monitoring and Reporting Program

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

Mitigation Measure	Responsible Entity	Monitor	Action by Monitor	Timing/ Frequency	Compliance Check	Verification
complete Water Supply Assessments.						
<ul style="list-style-type: none"> ▪ The City will ensure that sufficient water supplies are available for use as additional land uses are developed in the City by monitoring water use and water available for use in the City. 	City of Downey	N/A	N/A	N/A	N/A	
<ul style="list-style-type: none"> ▪ Payment of a sewage system connection fee will be required for all new development within the City prior to receiving a permit to connect to the sewer system is issued. 	City of Downey/County Sanitation Districts of Los Angeles County.	N/A	N/A	N/A	N/A	
<ul style="list-style-type: none"> ▪ The City will continue to implement solid waste reduction programs in compliance with AB 939. 	City of Downey	N/A	N/A	N/A	N/A	
<ul style="list-style-type: none"> ▪ In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991, each development project shall be required by the City to provide an adequate storage area for collection and 	City of Downey	N/A	N/A	N/A	N/A	

4. *Mitigation Monitoring and Reporting Program*

**TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

<i>Mitigation Measure</i>	<i>Responsible Entity</i>	<i>Monitor</i>	<i>Action by Monitor</i>	<i>Timing/ Frequency</i>	<i>Compliance Check</i>	<i>Verification</i>
removal of recyclable materials.						



4. *Mitigation Monitoring and Reporting Program*

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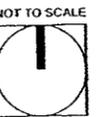
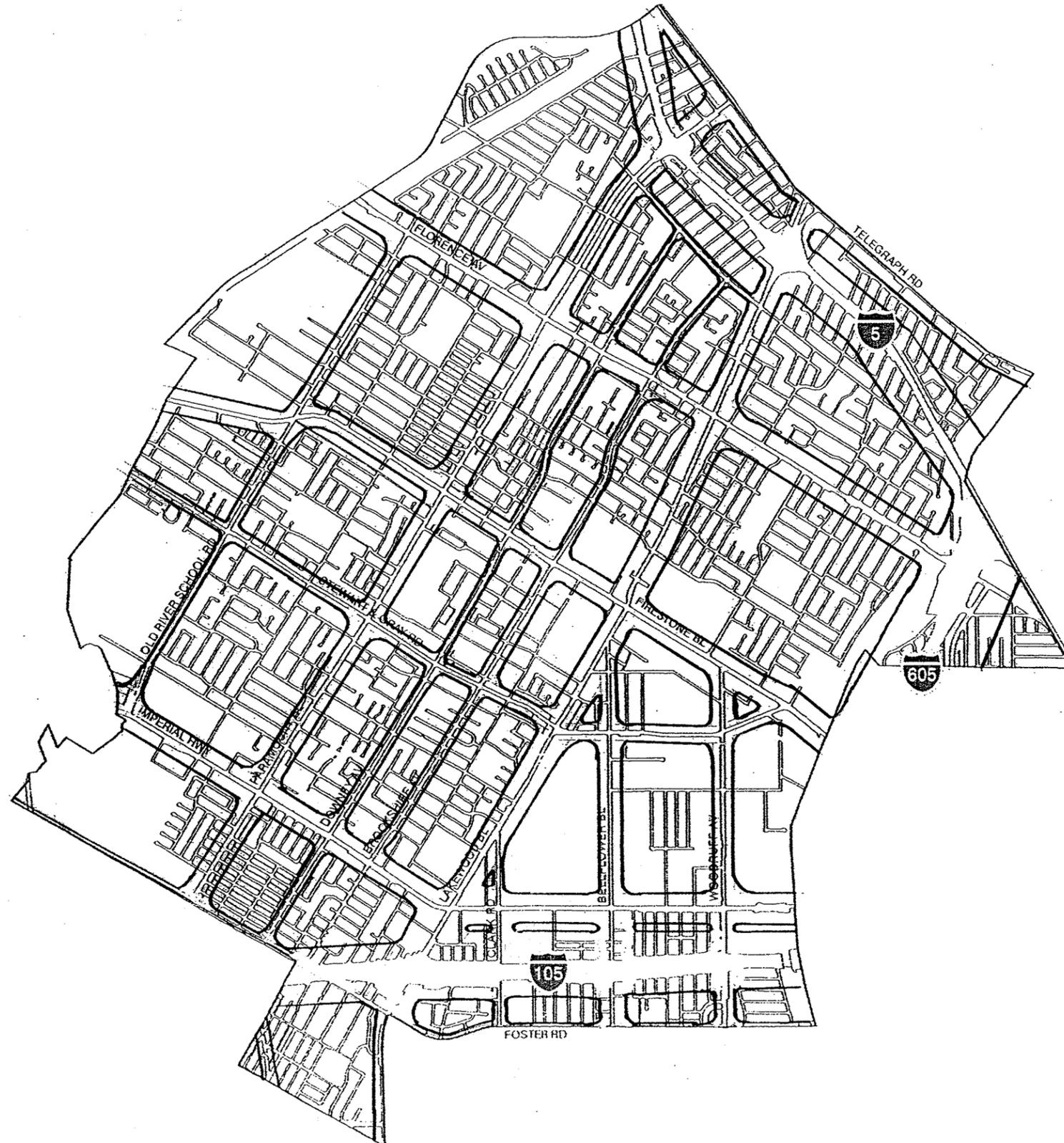
Appendices

Appendix A

Revised Figure 5.6-4 (65 dBA CNEL)

Appendices

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Appendices

Appendix B

*Revised Tables Showing Distance 75, 65 and 60 CNEL
Contours*

Appendices

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**City of Downey General Plan Noise Element Update
Distance to 70 CNEL**

<u>Segment</u>		<u>Existing</u>	<u>Adopted Gen Plan</u>	<u>Proposed Gen Plan</u>
Telegraph Rd:	WCL-Paramount	75	90	90
	Paramount-Lakewood	85	100	105
	Lakewood - I -605	90	100	100
Florence Ave:	Garfield-Old River School	95	120	120
	Old River School-Paramount	105	135	135
	Paramount--Downey	85	115	115
	Downey-Brookshire	80	100	100
	Brookshire-Lakewood	90	105	105
	Lakewood - I -605	105	120	120
Firestone Blvd:	Garfield-Old River School	80	90	90
	Old River School-Paramount	65	75	75
	Paramount--Downey	65	75	75
	Downey-Brookshire	65	80	80
	Brookshire-Lakewood	80	95	95
	Lakewood-Woodruff (S)	85	100	100
	Woodruff (S)-Stewart & Gray	85	100	100
	Stewart & Gray-ECL	100	125	125
Stewart & Gray Rd:	Garfield-Old River School	<50	<50	<50
	Old River School-Paramount	<50	<50	50
	Paramount--Downey	<50	50	50
	Downey-Brookshire	<50	50	<50
	Brookshire-Lakewood	<50	<50	<50
	Lakewood-Bellflower	<50	60	60
	Bellflower-Woodruff	<50	65	65
	Woodruff-Firestone	<50	50	50
Imperial Hwy:	Garfield-Old River School	85	110	110
	Old River School-Paramount	80	105	105
	Paramount--Downey	80	105	105
	Downey-Brookshire	75	95	95
	Brookshire-Lakewood	80	105	105
	Lakewood-Clark	95	150	155
	Clark-Bellflower	90	110	115
	Bellflower-Woodruff	95	115	115
Gardendale St:	Woodruff-ECL	85	105	105
	Garfield-Paramount	<50	<50	<50
	Paramount--Downey	<50	<50	<50
	Downey-Brookshire	<50	<50	<50
	Brookshire-Lakewood	<50	<50	<50
	Lakewood-Clark	<50	<50	<50
	Clark-Bellflower	<50	<50	<50
	Bellflower-Woodruff	<50	<50	<50
I-5 Freeway*	Woodruff-ECL	<50	<50	<50
	I-805-Lakewood	1,315	1,400	1,400
	I-105 Freeway*	1,150	1,230	1,230
I-605 Freeway*	I-105-I-5	1,345	1,430	1,430

*Adjusted for intervening structures.

City of Downey General Plan Noise Element Update

Distance to 60 CNEL

<u>Segment</u>		<u>Existing</u>	<u>Adopted Gen Plan</u>	<u>Proposed Gen Plan</u>
Telegraph Rd:	WCL-Paramount	785	900	910
	Paramount-Lakewood	865	1025	1050
	Lakewood - I -605	915	1015	1025
Florence Ave:	Garfield-Old River School	945	1205	1205
	Old River School-Paramount	1065	1330	1335
	Paramount--Downey	865	1140	1145
	Downey-Brookshire	820	975	980
	Brookshire-Lakewood	890	1065	1070
	Lakewood - I -605	1025	1180	1185
	Firestone Blvd:	Garfield-Old River School	800	915
	Old River School-Paramount	630	745	745
	Paramount--Downey	630	750	755
	Downey-Brookshire	625	780	780
	Brookshire-Lakewood	800	975	975
	Lakewood-Woodruff (S)	830	990	995
	Woodruff (S)-Stewart & Gray	860	985	985
	Stewart & Gray-ECL	1005	1270	1270
Stewart & Gray Rd:	Garfield-Old River School	210	280	285
	Old River School-Paramount	360	500	505
	Paramount--Downey	375	520	525
	Downey-Brookshire	330	365	370
	Brookshire-Lakewood	320	460	460
	Lakewood-Bellflower	275	595	595
	Bellflower-Woodruff	370	650	655
	Woodruff-Firestone	315	520	525
	Imperial Hwy:	Garfield-Old River School	855	1075
	Old River School-Paramount	810	1060	1060
	Paramount--Downey	785	1065	1065
	Downey-Brookshire	775	970	975
	Brookshire-Lakewood	780	1060	1070
	Lakewood-Clark	935	1520	1530
	Clark-Bellflower	885	1120	1130
	Bellflower-Woodruff	945	1140	1145
	Woodruff-ECL	850	1040	1040
Gardendale St:	Garfield-Paramount	180	200	200
	Paramount--Downey	175	195	195
	Downey-Brookshire	175	230	230
	Brookshire-Lakewood	210	280	280
	Lakewood-Clark	145	205	205
	Clark-Bellflower	155	215	220
	Bellflower-Woodruff	155	215	215
	Woodruff-ECL	60	80	80
I-5 Freeway*	I-605-Lakewood	1,315	1,400	1,400
I-105 Freeway*	I-605-Lakewood	1,150	1,230	1,230
I-605 Freeway*	I-105-I-5	1,345	1,430	1,430

*Adjusted for intervening structures.