

Section C

Mitigation Monitoring Plan

C. Mitigation Monitoring Plan

SCE is proposing to lease approximately 13.5 acres of its Hinson-Lighthipe Transmission right-of-way to Flying M Ranch LLC. The property is owned by SCE and supports electric transmission lines. The area under and around the towers and conductors is vacant. Flying M Ranch LLC seeks to develop a short-term trailer parking facility that would provide a total of 242 storage/parking spaces for trailers with containers. An Initial Study was prepared to assess the Proposed Project’s potential environmental effects. The Initial Study was prepared based on information in the Proponent’s Environmental Assessment (PEA) and supplemental research. The majority of the Proposed Project’s impacts would occur during project construction.

The purpose of this Mitigation Monitoring Plan is to ensure effective implementation of each mitigation measures identified by the Initial Study and imposed by the CPUC as part of project approval.

This Mitigation Monitoring Plan includes:

- Mitigation measures that SCE or the lessee must implement as part of the Proposed Project;
- The actions required to implement these measures;
- The monitoring requirements; and
- The timing of implementation for each measure.

CPUC Project Manager will review the mitigation requirements to ensure full implementation of all measures. Copies of required documents shall be supplied to the CPUC as indicated in the mitigation measure.

Table C-1. Mitigation Monitoring Program

Impact	Measure	Monitoring Requirements	Timing of Action
MITIGATION MEASURES			
Cultural			
Human remains	CUL-1. If human remains are discovered within the project area during any phase of construction, work within 50 feet of the remains will be suspended immediately and SCE and/or their representative will immediately notify the respective county coroner. If the remains are determined by the coroner to be Native American, the American Heritage Commission (NAHC) will be notified within 24 hours, and the guidelines of the NAHC will be adhered to in the treatment and disposition of the remains. SCE and/or their representative will also retain a professional archaeological consultant with Native American burial experience who will conduct a field investigation of the specific site and consult with the Most Likely Descendant identified by the NAHC. As necessary, the archaeological consultant may provide professional assistance to the Most Likely Descendant including the excavation and removal of human remains. SCE or its appointed representative will implement any mitigation before the resumption of activities at the site where the remains were discovered.	Suspend work immediately within 50 feet of any remains found on site. Notify respective coroner.	During construction.
Geology and Soils			
Seismic-related ground failure, including liquefaction	GEO-1. SCE or its representative shall provide the CPUC a copy of any geotechnical report furnished to the City of Long Beach and evidence that the report is acceptable to the City or, if the requirement for a geotechnical report is waived by the City, a copy of such waiver.	CPUC to review third party review report.	Prior to construction.
Substantial soil erosion or the loss of topsoil	GEO-2. A copy of the following shall be submitted to CPUC simultaneously with their submission to the responsible local agency: 1) signed statements to the City of Long Beach that best management practices will be implemented to mitigate construction activities on storm water quality, 2) the storm water pollution prevention plan (SWPPP) submitted to the city and to the Los Angeles Regional Water Quality Control Board (RWQCB) and 3) the Notice of Intent filed with the RWQCB.	CPUC to review third party review report.	Prior to construction.
Hazards and Hazardous Materials			
Hazard to the public or the environment through the use or release of hazardous materials	HAZ-1. A Risk Management Plan, including preventative measures and an emergency response plan, shall be prepared. A copy shall be submitted to the CPUC and the City of Long Beach., Preventative measures should include onsite emergency spill response and clean-up kits or an identified spill/leak response firm. An emergency response plan should include, but not be limited to, isolating the leaking truck and ensuring that the leaking truck does not leave the site. Employees shall be instructed in preventative and response procedures and a statement that this has taken place shall be provided to the CPUC.	CPUC to review Risk Management Plan.	Prior to construction.