APPENDIX A

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Alberhill System Project
Mitigation, Monitoring, Compliance, and Reporting Plan (MMCRP) (Red Lined)

9. Mitigation Monitoring, Compliance, and Reporting Plan

The purpose of this Mitigation Monitoring, Compliance, and Reporting Plan (MMCRP) is to ensure effective implementation of the Project Commitments and Mitigation Measures required by the California Public Utilities Commission (CPUC) that Southern California Edison (the applicant) has agreed to implement as part of the proposed Alberhill System Project (proposed Alberhill Project). The MMCRP, which is outlined in Table 9-1, includes:

- Each impact evaluated in the Environmental Impact Report (EIR);
- Project Commitments and mitigation measures that the applicant is required to implement as part of the proposed project;
- Compliance documentation and consultation requirements for each Project Commitment and mitigation measure;
- Monitoring requirements; and
- Timing for implementation of the Project Commitments and mitigation measures.

This MMCRP is a draft program. The CPUC will finalize this MMCRP prior to construction to include protocols that will be followed prior to, during, and after construction by the CPUC's and the applicant's designated environmental monitors and project staff. Drafted language for the following topics is provided below:

- Roles/ Responsibilities;
- Communication;
- Compliance Verification and Reporting;
- Project Changes, including Minor Project Refinements; and
- Dispute Resolution.

The CPUC will develop the final language of the MMCRP in consultation with the applicant.

A CPUC Monitor (see Section 9.2.1, "CPUC Project Manager and Compliance Managers and Monitors") will monitor construction of the approved project to ensure full implementation of each Project Commitment and mitigation measure. The CPUC Compliance Manager (see Section 9.2.1) will issue a warning for non-compliance activities that don't present an immediate risk to environmental resources. Continued non-compliance of low risk activities or non-compliance activities that present a more severe risk to environmental resources will be reported to the CPUC Project Manager (see Section 9.2.1). Any decisions to halt work due to non-compliance will be made by the CPUC Project Manager. The CPUC Compliance Manager will keep a record of any

incidents of noncompliance with mitigation measures, Project Commitments, or other conditions of project approval. The CPUC Compliance Manager will provide copies of these documents to the applicant and CPUC Project Manager.

If the CPUC approves the proposed project and mitigation measures, further project construction–related details will be added to the MMCRP.

9.1 Regulatory Background

Under California Environmental Quality Act (CEQA) Guidelines Section 15097, the Lead Agency (in this case, CPUC) is responsible for developing a mitigation monitoring or reporting program to ensure that all project revisions and mitigation measures described in the findings associated with approval of the project are implemented. Monitoring refers to the ongoing or periodic process by which project construction and operation are overseen by the lead agency and ensures that the applicant's compliance with project conditions is checked on a regular basis. Reporting, which comprises written reviews of the applicant's compliance with Project Commitments and mitigation measures, ensures that the lead agency is informed of compliance with Project Commitments and mitigation measures. The CPUC views the MMCRP as a working guide to facilitate not only the applicant's implementation of Project Commitments and mitigation measures, but also the monitoring, compliance, and reporting activities of the CPUC and its monitors. The CEQA Guidelines encourage lead and responsible agencies to cooperate in mitigation monitoring and reporting, where possible.

9.2 Roles and Responsibilities

This section outlines roles and responsibilities specific to the MMCRP.

9.2.1 CPUC Project Manager and Compliance Managers and Monitors

The CPUC Project Manager will assign monitoring and reporting responsibilities to a third-party contractor as described below and will oversee the work of the third-party contractor through review of weekly and monthly status reports. The CPUC Project Manager will be notified of non-compliance situations and may suggest measures to help resolve the issue(s). All minor project refinement requests (further discussed in Section 9.4, "Minor Project Refinements") will be submitted to the CPUC Project Manager for review and approval.

The CPUC Project Manager will assign a Compliance Manager (CPUC Compliance Manager) as the designated point of contact. The CPUC Compliance Manager will be a third-party contractor and will report to the CPUC Project Manager. The CPUC Compliance Manager will consult with the CPUC Project Manager to determine the

appropriate level of inspection frequency and intensity and will also oversee one or more Compliance Monitors. Compliance Monitors are on-the-ground personnel responsible for observing and reporting compliance with the terms and conditions of the CPUC Certificate of Public Convenience and Necessity. The number of Compliance Monitors and frequency of site inspections will depend on the number of concurrent construction activities and their locations. The CPUC Compliance Manager will be an integral part of the project team and will stay apprised of construction activities, schedule changes, and construction progress. The CPUC Compliance Manager and Compliance Monitors will document compliance through daily site inspection forms, the use of tables tracking Project Commitments and mitigation measures, and monthly reports to the CPUC Project Manager.

9.2.2 Construction Personnel

Applicant Construction Management Team

The applicant's construction management team will oversee, manage, and coordinate with the Construction Crews or Contractor, if utilized, to ensure overall project construction is completed as required by the project conditions and contract, and within the schedule. The applicant's construction management team must ensure that Project Commitments, mitigation requirements, and project conditions are implemented and that any work stoppages are appropriately communicated and coordinated.

Construction Crews/Contractors

The Construction Crews/Contractors will provide daily construction work schedules and describe the number, types, and activities of the construction scheduled to occur to ensure adequate monitoring resources are provided. The Construction Crews/Contractors will also report deviations from compliance and any spills (e.g., fuel or water) to the Compliance Monitors.

The Construction Crews/Contractors will be responsible for compliance with the environmental requirements of the project. They will be responsible for incorporating all Project Commitments, mitigation requirements, and project conditions into daily construction activities.

Key environmental responsibilities for Construction Crews/Contractors include, but are not limited to:

- Verifying that all construction workers attend the project environmental training program prior to beginning work;
- Reviewing and understanding the Project Commitments, mitigation requirements, and project conditions; and
- Implementing Project Commitments, mitigation requirements, and project conditions during construction and maintaining compliance with the MMCRP.

9.2.3 Monitoring

As the Lead Agency under CEQA, the CPUC is required to monitor the project to ensure that the Project Commitments, mitigation requirements, and project conditions are implemented. The CPUC will have primary responsibility for ensuring full compliance with the provisions of the monitoring program. The Compliance Monitors, under the supervision of the CPUC Compliance Manager, will monitor construction activities in the project areas on a regular basis, particularly when construction activities have the potential to impact a sensitive resource.

The applicant may elect to have one or more full-time environmental monitor on site on a daily basis to coordinate specialty monitors (such as biologists and archaeologists), assist construction crews with interpreting Project Commitments and mitigation measures, and help correct any compliance issues in a timely manner. Environmental monitors will also provide environmental training.

9.2.4 Enforcement

The CPUC has the authority to halt any construction activity associated with the project if the activity is determined to be a deviation from the approved project, adopted Project Commitments, mitigation measures, or conditions of approval. CPUC Compliance Monitors will inform the applicant's environmental monitor or construction contractor of a compliance issue and report compliance issues to the CPUC Project Manager via the CPUC Compliance Manager.

9.2.5 Mitigation Compliance

The applicant is responsible for successfully implementing all the adopted Project Commitments and mitigation measures listed in the MMCRP. The applicant shall inform the CPUC Project Manager and CPUC Compliance Manager in writing of any mitigation measures that are not or cannot be successfully implemented. The CPUC Project Manager and CPUC Compliance Manager will identify the appropriate subsequent actions.

9.3 Communication

Communication is a critical component of a successful environmental compliance program. To avoid project delays and possible work stoppages, environmental and construction representatives will need to interact regularly and maintain professional, responsive communications at all times. Similarly, representatives of the applicant will need to coordinate closely with the Compliance Monitors to address and resolve issues in a timely manner. A communication protocol to accurately disseminate information regarding ongoing surveys and mitigation measures, construction activities, contractors,

and planned or upcoming work to all levels of the project will be established prior to the commencement of construction.

9.3.1 Monthly Environmental Compliance Report

The applicant will prepare and distribute a monthly environmental compliance report to the CPUC Project Manager and CPUC Compliance Manager. The CPUC Compliance Manager will review the monthly report to ensure that the status of Project Commitments and mitigation measures is consistent with observations in the field. The monthly environmental compliance report will also be used to keep all parties informed of construction progress and any schedule changes.

9.3.2 Coordination with Other Agencies

Several local, state, and federal agencies have jurisdiction over portions of the land in the project area. In addition, some Project Commitments and mitigation measures were derived from specific agency input. The applicant will be responsible for contacting agencies and immediately notifying them of compliance issues within their jurisdiction. The CPUC Compliance Manager may request copies of email correspondences, phone logs, or other documentation between the applicant and agencies to avoid direct involvement of Compliance Monitors. However, if an issue regarding compliance with an Project Commitment, mitigation measure, or permit requirement under the jurisdiction of an agency remains unresolved, the Compliance Monitors may elect to contact the agency to discuss resolution.

9.4 Minor Project Refinements

This section describes the CPUC's process for staff approval of a minor project refinement (MPR) requested by the applicant. An MPR may be necessary as a result of the applicant's final engineering of project elements. The CPUC will only grant approval of an MPR if the refinement achieves or exceeds the level of environmental protection approved in the Final EIR, is consistent with CEQA requirements, and complies with the intent of the mitigation measures in the Final EIR. The CPUC will require a Petition for Modification for any request that does not meet all of the criteria of an MPR.

9.4.1 Minor Project Refinements Request Process

The applicant's request for CPUC staff approval of an MPR must be made in writing and should include the following information:

- A detailed description of the proposed MPR, including an explanation of why the MPR is necessary;

- Photos, maps, and other supporting documentation illustrating the difference between the existing conditions in the project area, the approved project, and the proposed MPR;
- A discussion of each environmental impact of the proposed MPR with supporting data verifying that the proposed MPR would not increase an existing impact of the project or create a new impact, after application of previously adopted mitigation;
- Whether the MPR conflicts with any Project Commitments or mitigation measures;
- Whether the MPR conflicts with any applicable guideline, ordinance, code, rule, regulation, order, decision, statute, or policy; and
- Construction schedule of the MPR.

The CPUC staff may request additional information, agency consultations, or a site visit in order to process the request. The CPUC staff will process the MPR once it is determined that sufficient information about the MPR has been received. The CPUC Project Manager will provide the applicant with a denied MPR with provided justification or a signed, approved MPR.

9.4.2 Requirements for Staff Approval of Minor Refinements

An MPR must meet all of the following requirements for CPUC staff approval. An MPR must not:

- Be outside the geographic boundary of the study area as defined in the CEQA document;
- Create a new significant impact or a substantial increase in the severity of a previously identified impact, based on the thresholds used in the environmental document;
- Trigger less restrictive or new discretionary permit requirements;[1]
- Conflict with any Project Commitments or mitigation measures or any applicable guideline, ordinance, code, rule, regulation, order, decision, statute, or policy; or
- Require new conditions for approval, without which the refinements would result in a new significant impact or a substantial increase in the severity of a previously identified impact.

Examples of refinements that may be approved by staff after final engineering include, but are not limited to:

[1] For example: In the event that dredging activities are added to a project, new conditions may be required under a Clean Water Act Section 404 permit or a California Fish and Game Code Section 1602 Lake or Streambed Alteration Agreement.

- Adding a temporary extra work area or substituting a work area, including lay-down and staging, for another work area that is as suitable as or more suitable than the originally proposed work area. The temporary extra work area or substitute work area must be located in a disturbed area, must be restored to either its initial condition[2] or an improved condition,[3] and must not create any new significant impacts or a substantial increase in the severity of a previously identified impact.
- Adjusting the alignment of a project component within the study area that was defined in the original environmental analysis to avoid sensitive resources or effects on homeowners, or adapt to conditions on the ground that vary from the conditions that existed at the time of the original environmental analysis, so long as the adjustment does not create a new significant impact or a substantial increase in the severity of a previously identified impact.
- Finalizing the engineering design for a project component that was not specifically described in the Final EIR or that requires adjustments in order to facilitate construction. The finalized design must not create a new significant impact or a substantial increase in the severity of a previously identified impact.

9.5 Dispute Resolution

The following procedure will be observed for dispute resolution between CPUC staff and applicant:

- Disputes and complaints should be directed to the CPUC Project Manager for resolution.
- Should this informal process fail, the CPUC Project Manager may initiate enforcement or compliance action to address deviations from the approved project.

9.6 Mitigation, Monitoring, Compliance, and Reporting Program

Table 9-1 presents the MMCRP, which incorporates all changes to the proposed project and mitigation measures that were made as a result of public review of the Draft EIR and further consideration of the proposed project by the CPUC. If the CPUC Commissioners approve the proposed project, CPUC staff will compile the Final MMCRP based on this table and the final project conditions.

[2] The initial condition of the area is the condition prior to its use as a work area.
[3] For example, trash has been cleaned up that was originally on the site, or the site is replanted with native vegetation.

Table 9-1 is the core document for the proposed project's environmental requirements and will serve as the primary guideline for determining compliance with the MMCRP. A copy of the table should be kept with each crew working on the proposed project, and all supervisory staff working on the proposed project should be familiar with the content of the table. CPUC staff will use a modified version of the MMCRP table to accurately track the status of Project Commitments and mitigation measures, which will also be used by the applicant's Environmental Monitors, Compliance Monitors, project managers, supervisory staff, and other members of the project team.

9.6.1 Effectiveness Review

The CPUC may conduct a comprehensive review of conditions that are not effectively mitigating impacts at any time it deems appropriate, including as a result of the Dispute Resolution procedure outlined in section 9.2, "Roles and Responsibilities." If the CPUC determines that, based on the review, any conditions are not adequately mitigating significant environmental impacts caused by the project, the CPUC may impose additional reasonable conditions to effectively mitigate these impacts. These reviews will be conducted in a manner consistent with the CPUC's rules and practices.

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Aesthetics			
Impact AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway.	**Project Commitment A: Landscaping and Irrigation Plan.**	Verify preparation and implementation of landscaping and irrigation plan	After construction
	Project Commitment D: Habitat Restoration and Revegetation Plan.	Verify preparation and implementation of habitat restoration and revegetation plan	Prior to construction and after construction
	MM AES-1: Staging Area Screening. Staging areas will be screened with perimeter screening fences at least 8 feet tall. Perimeter screening fences will be dark in color and covered with a dark-colored (e.g., dark green, brown, or black) fabric or other material that provides at least 50 percent screening.	Verify staging areas are screened	During construction
	MM AES-7: Alberhill Substation Visual Treatments. The applicant will prepare a surface treatment plan for the aboveground non-steel structural elements associated with the Alberhill Substation. Colors will be selected according to their ability to reduce the aesthetic impact of the substation and ancillary infrastructure. The applicant will consult with the California Public Utilities Commission prior to start of construction, and the CPUC will approve the plan. All color finishes will be flat and non-reflective. Structural steel associated with the Substation will not be dulled.	Verify implementation of visual treatments as recommended by a CA RLA	Prior to, during, and post construction
	MM AES-8: Treatment of 500-kV Transmission Towers. 500-kV Towers SA2/R4, VA2/R5, SA3/R7, VA3/R8, SA4/R12, and VA4/R11 will have color finishes that help blend the structures with their natural surroundings. The CPUC will approve the final color choices.	Verify implementation of visual treatments	Prior to, during, and post construction
Impact AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings.	**Project Commitment D: Habitat Restoration and Revegetation Plan.** **MM AES-1: Staging Area Screening.**	See above	See above
	MM AES-9. Use wood, self-weathering steel, or galvanized steel poles. Wood or self-weathering or galvanized steel poles with surface coatings with appropriate colors, finishes and textures to most effectively blend the structures with the visible backdrop landscape shall be used on all of 115-kV Segment ASP6 (except where undergrounding is required per MM AES-10) and 115-kV Segments ASP5 and ASP6 in the following locations:	Verify pole material	Prior to, during, and post construction

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	• 115-kV Segment ASP5 – From the intersection of Murrieta Road and Scott Road/Bundy Canyon Road to 520 feet northeast of the intersection of Citrus Grove and Lemon Street. – From the intersection of Almond Street and Lemon Street to the intersection of Waite Street and Jo Ann Court. • 115-kV Segment ASP6 – From the intersection of Murrieta Road and La Piedra Road to the intersection of Murrieta Road and Craig Avenue. – From the intersection of Murrieta Road and Beth Avenue to the intersection of Murrieta Road and Scott Road/Bundy Canyon Road.		
	MM AES-10. Undergrounding on Murrieta Road: 115-kV Segment ASP6 shall be undergrounded between Craig Avenue and Beth Drive along Murrieta Road.	Verify placement of subtransmission line	Prior to, during, and post construction
Impact AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**MM AES-3: Glare Reduction.** **MM AES-7: Alberhill Substation Visual Treatments.** **MM AES-8: Treatment of 500-kV Transmission Towers.** **MM AES-9. Use wood, self-weathering steel, or galvanized steel poles.**	See above	See above
	MM AES-5: Night Lighting during Construction. To minimize the effect on any nearby sensitive receptors, lighting for construction activities, staging areas, and maintenance activities will be the minimum necessary to ensure safety and security for nighttime activities. All lighting used for nighttime construction activities will be oriented downward and shielded to eliminate off-site light spill at times when the lighting is in use. Any new safety and security lighting at staging areas or other areas established for long-duration construction activities, such as laydown areas, will be motion-activated or use timers to reduce impacts of nighttime lighting.	Verify utilization of night lighting	During construction
Agriculture and Forestry			
Impact AG-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use.	**Project Commitment I: Agricultural Uses**	Verify continued agricultural use	Post construction

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Air Quality			
Impact AQ-2: Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	**Project Commitment J: Air Emissions Controls.**	Verify utilization of fugitive dust control measures	During construction
	MM AQ-1: Minimize NO_X and PM emissions from off-road diesel powered construction equipment. To the extent available, the applicant shall utilize off-road diesel-powered construction equipment with engines greater than 150 horsepower that comply with Tier 4 interim or Tier 4 road emission standards (Tier 4 Standards). In the event that equipment with a Tier 4 Standards compliant engine is not available, that equipment shall be operated with tailpipe retrofit controls that reduce NO_X and PM to no more than Tier 3 emission standards (Tier 3 Standards) levels. Equipment with a non-Tier 4 Standards compliant engine shall be utilized only when the applicant has made an unsuccessful good faith effort to locate equipment with a Tier 4 Standards compliant engine in the Valley–Ivyglen Project and Alberhill System Project vicinity (defined as within 200 miles of the applicable project site). Each such good faith effort shall be documented with written correspondence (or signed statement and electronic mail) by the appropriate construction contractor, along with written correspondence from at least two construction equipment rental firms within the defined vicinity confirming the unavailability of equipment with a Tier 4 Standards compliant engine. The applicant shall make available to the California Public Utilities Commission (CPUC) a copy of the certified tier specification, best available control technology documentation, and/or CARB or SCAQMD operating permit for each piece of construction equipment, as applicable, at the time the equipment is mobilized. In addition, the applicant shall: • Maintain construction equipment according to manufacturing specifications and use low-emissions equipment; • Reduce emissions of PM and other pollutants by using, whenever feasible, alternative clean fuel technology to power vehicles and equipment instead of gasoline- or diesel-powered engines (e.g., electric, hydrogen fuel cell, propane, natural gas, or compressed natural gas-powered equipment with oxidation catalysts);	Verify utilization of Tier 4 Standard equipment	During construction

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	• Ensure that all construction equipment is properly tuned and maintained and shut off when not in direct use; • Prohibit engine tampering to increase horsepower; • Locate engines, motors, and equipment as far as possible from residential areas and other sensitive receptors, such as schools, daycare centers, and hospitals; • Encourage carpooling to and from staging yards to construction sites to minimize private vehicle use; • Minimize construction-related transport of workers and equipment including trucks; and • Require that on-road vehicles utilized during construction meet CARB fleet regulations.		
	MM AQ-2: Oxides of Nitrogen (NO_X) Credits. The remaining emissions of NO_X resulting from construction of the proposed projects shall be mitigated through the purchase of Regional Clean Air Incentive Market Trading Credits (RTCs), Mobile Source Emission Reduction Credits (MSERCs), or a combination of RTCs and MSERCs for every pound of NO_X in excess of the SCAQMD regional significance threshold of 100 pounds per day, as measured per project. The total amount of NO_X RTCs to be purchased shall be calculated once the construction schedules for each project are finalized. The applicant shall purchase and submit documentation of purchase of the required RTCs to the SCAQMD prior to the start of construction of each project. The applicant shall also track actual daily emissions during construction of each project according to a monitoring plan, which shall require keeping records of equipment and vehicle usage for each project.	Verify the purchase of NOx credits	Prior to and after construction

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Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM AQ-3: Dust Control Plan. The applicant shall prepare a Dust Control Plan based on final engineering and pursuant to Rule 403 of the SCAQMD. The applicant shall submit the Plan to the CPUC prior to commencement of ground disturbing activities.	Verify utilization of fugitive dust control measures	During construction
	MM AQ-5: Volatile Organic Compounds Credits. The remaining emissions of VOC/reactive organic gas (ROG) resulting from construction of the proposed Alberhill Project shall be mitigated through the purchase of Emissions Reduction Credits (ERCs)/Short-Term Emission Reduction Credits (STERCs), Mobile Source Emission Reduction Credits (MSERCs), or a combination of ERCs/STERCs and MSERCs for every pound of VOC/ROG in excess of the SCAQMD regional significance threshold of 75 pounds per day, as measured. The total amount of VOC/ROG ERCs/MSERCs to be purchased shall be calculated once the construction schedule is finalized. The applicant shall purchase and submit documentation of purchase of the required ERCs/MSERCs to the SCAQMD prior to the start of construction. The applicant shall also track actual daily emissions during construction according to a monitoring plan, which shall require keeping records of equipment and vehicle usage for the project.	Verify the purchase of VOC credits	Prior to and after construction
Impact AQ-3: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	**Project Commitment J: Air Emissions Controls.** **MM AQ-1: Minimize NO_X and PM emissions from off-road diesel powered construction equipment.** **MM AQ-2: Oxides of Nitrogen (NO_X) Credits.** **MM AQ-3: Dust Control Plan.** **MM AQ-5: Volatile Organic Compounds (VOC) Credits.**	See above	See above
Impact AQ-4: Expose sensitive receptors to substantial pollutant concentrations	**Project Commitment J: Air Emissions Controls.** **MM AQ-1: Minimize NOx and PM emissions from off-road diesel powered construction equipment.** **MM AQ-3: Additional Fugitive Dust Controls.**	See above	See above

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Biological Resources			
Impact BR-1: Have a substantial adverse 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 the CDFW or USFWS.	**Project Commitment B: Worker Environmental Awareness Plan.**	Verify the preparation and implementation of worker environmental awareness plan	Prior to and during construction
	Project Commitment C: Raptor Protection on Power Lines.	Verify implementation of APLIC recommendations	Prior to and during construction
	Project Commitment D: Habitat Restoration and Revegetation Plan.	See above	See above
	Project Commitment H: Noise Control.	Verify implementation of noise control measures	During construction
	Project Commitment L: San Diego Ambrosia	Verify implementation of measure	During construction.
	Project Commitment M: ARL Land	Verify restoration. Confirm that ARL equivalency analysis has been submitted as part of MSHCP PSE submittal.	After construction
	Project Commitment N: Wildlife Movement	Review retaining wall design to verify that wildlife movement is not restricted.	Prior to construction of retaining wall.
	MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas. Vehicular traffic (including movement of all equipment) shall be restricted to approved access roads and established construction areas shown in Figure 2.6 of the EIR. These areas shall be delineated in the field with flagging and signage. If disturbance is required outside the established construction areas, CPUC notification and approval shall be required. Sensitive resources such as waterbodies, oak trees, and special status plant populations shall be clearly marked for avoidance with flagging and signage. Nighttime lighting, if necessary adjacent to aquatic areas, shall be shielded away from these areas to prevent impacts on aquatic wildlife.	Verify avoidance of wetlands	During construction

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	MM BR-2: Preconstruction Surveys. Qualified biologists shall conduct preconstruction surveys within two weeks of the start of construction in any given project construction area. Surveyors shall focus on areas proposed for vegetation removal or ground disturbance that are within habitat that a qualified biologist has deemed suitable for sensitive species. As part of preconstruction surveys, the composition of the vegetation community shall be surveyed to establish baseline conditions prior to construction and to guide post-construction restoration efforts. The surveys shall be conducted to determine the presence of special status plants, noxious weeds, and all wildlife species for the purpose of preventing direct loss of vegetation and wildlife and the spread of noxious plant species. Preconstruction surveys shall be performed for each discrete work area prior to the start of ground disturbance, or if work has lapsed for longer than 30 days. Biologists shall document survey results in a daily logbook or report.	Verify the completion of survey	Prior to construction
	MM BR-3: Biological Monitoring During Construction. In areas where sensitive resources may be impacted by construction activities, a qualified biological monitor shall be present during construction activities. The monitor shall have the authority to temporarily stop work that he or she determines to be threatening to a special status wildlife or plant species or nesting bird. The monitor shall determine appropriate action, and work will resume once the monitor determines there is no longer a threat to the special status species or approval has been obtained from the appropriate wildlife agencies or CPUC. Biologists shall document monitoring observations in a daily logbook.	Verify the monitoring of construction activities	During construction
	MM BR-4: Limit Removal of Native Vegetation Communities and Trees. The removal of native vegetation and trees shall be limited to the minimum practicable area required for construction of the project. Grading, grubbing, graveling, or paving shall only occur where required for construction and operations. The applicant shall use temporary staging areas in a way that facilitates post-construction restoration, and shall restore these areas to as close to pre-construction conditions as possible, or to the conditions agreed upon between the applicant and landowner.	Verify the minimization of native vegetation removal	During construction
	MM BR-5: California gnatcatcher protection measures. In accordance with the MSHCP, removal of Riversidean sage scrub habitat will not occur during the coastal California gnatcatcher breeding season. (February 15 to August 15). Should nesting coastal California gnatcatcher be observed during preconstruction surveys, outside of the breeding season, vegetation removal and other construction-related disturbance shall not commence within the applicable nest buffer area, as identified in the projects' Nesting Bird Management Plan, until the nest is determined to be inactive.	Verify the implementation of protection measures	During construction
	MM BR-6: Oak tree protection measures. This measure applies to oak trees in all project areas. Preventive measures shall be taken during construction activities to minimize impacts in the protected zone of each oak tree. The protected zone commences at a point 5 feet	Verify the implementation of protection measures	During construction

	outside the dripline and extends inward to the trunk of the tree. All work conducted in the protected zone of oak trees shall be performed using hand implements and in the presence of a certified arborist. If it is determined that oak tree removal is necessary, the applicant shall relocate oak trees to a place outside of the area of anticipated impacts under the direction of the certified arborist. If the applicant cannot feasibly relocate oak trees that are removed, 1-gallon oak trees shall be planted at a 12:1 ratio within the appropriate habitat to replace removed trees. These replacement trees shall be indigenous coast live oak trees that have been grown in a natural form (no topping or street tree forming). The applicant shall be responsible for monitoring and maintaining the relocated or replacement trees for a minimum of two years (to include at least two complete California rainy seasons, here defined as the period of the year from November – May). In addition, the following minimization measures shall be implemented under the direction of the certified arborist: • Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of an oak tree, except on sites approved for this use by a certified arborist. • Removal of the natural leaf mulch within the protected zone of oak trees is prohibited except where absolutely necessary. • All trees not approved for removal shall be fenced or flagged for avoidance and to designate the protected zone. • Any pruning, including removal of dead wood, shall be performed in compliance with the latest American National Standards Institute pruning standards by a certified arborist (or certified tree worker). • Any root-pruning required within the protected zone of an oak shall be limited to the minimum amount necessary. All root-pruning shall consist of clean, 90-degree angle cuts utilizing sharp hand tools. Any major roots (2 inches or greater in diameter) encountered shall be preserved to the extent possible and wrapped in moist burlap until the soil is replaced. Soil shall be replaced around preserved roots as soon as possible. To evaluate whether or not this type of mitigation is successful over the long-term, the relocated oak trees and replacement oaks will be revisited by a certified arborist in the fifth, tenth, and fifteenth years after relocation or planting to assess the survival/mortality rate of these oaks, and to evaluate the health of the surviving individuals. The applicant will prepare		

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Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	an initial report on the implementation of this measure after the second year of monitoring and maintenance has been completed. A Final Report will be prepared after the Year-15 assessment has been carried out; the Final Report will be submitted to the CPUC, and copies shall be sent to the USFWS (Palm Springs Fish and Wildlife Office), to the CDFW (Inland/Desert Regional Office), and to the California Native Plant Society's Conservation Program staff.		
	MM BR-7: Habitat Restoration and Revegetation Plan Requirements. Pursuant to Project Commitment D, the applicant shall develop a Habitat Restoration and Revegetation Plan to address ground disturbance in all project areas. In addition to including the provisions set forth in Project Commitment D, the Habitat Restoration and Revegetation Plan shall detail topsoil segregation and conservation methodology; restoration of special status plant species habitat; vegetation removal and revegetation methods, including seed mixes, rates, and transplants; criteria to monitor and evaluate revegetation success; and alternative restoration and revegetation methods in the event that the revegetation success criteria are not initially reached. The applicant shall implement the Habitat Restoration and Revegetation Plan until the restoration success criteria are achieved. Appropriate agencies (CPUC, USFWS, and CDFW) shall be consulted during the preparation of the Habitat Restoration and Revegetation Plan. A copy of the final Habitat Restoration and Revegetation Plan, along with documentation of agency review and incorporation of comments into the final version, shall be provided to the CPUC, the USFWS, and the CDFW for approval prior to the CPUC issuing a notice to proceed.	Verify the preparation and implementation of habitat restoration and revegetation plan	Prior to, during, and post construction
	MM BR-8: Special Status Plant Avoidance and Mitigation Measures. For project areas not covered by the MSHCP, the applicant shall avoid the special status plant populations listed in Appendix G, Table 1. However, where avoidance is not feasible, special status plants in project work areas shall be identified in the field, and the following avoidance measures shall be implemented to minimize the possibility of inadvertent encroachment: • A qualified biologist shall flag or otherwise mark special status plants. Construction crews will avoid direct or indirect impacts on these flagged areas. Should impacts on special status plants be unavoidable, the applicant will implement the following measures: – A qualified botanist shall determine if transplantation is feasible. If determined feasible, a qualified botanist shall develop and implement a transplantation plan in coordination with appropriate agencies (CDFW, USFWS, RCA). The special status plant transplantation plan shall identify a suitable transplant site, moving the plant material and seed bank to the transplant site, collecting	Verify the implementation of protection measures	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	seed material and propagating it in a nursery, and monitoring the transplant sites to document recruitment and survival rates. – If transplantation is infeasible, the applicant shall replace impacted special status plants at a 2:1 ratio within the project area within one year of the end of construction. Measures to restore special status plants shall be implemented in accordance with the Habitat Restoration and Revegetation Plan (MM BR-7).		
	MM BR-9: Invasive Plant Control Measures. The applicant shall develop an Invasive Plant Management Plan outlining measures to prevent the spread of invasive plants such as tamarisk (*Tamarix* sp.) and giant reed (*Arundo donax*) during construction of the projects. The Invasive Plant Management Plan shall include, but is not limited to, the following measures: • All vehicles and equipment shall be cleaned prior to arrival at the work site. • Straw or hay bales used for sediment barrier installations or mulch distribution shall be obtained from weed-free sources. The Invasive Plant Management Plan will be submitted to the CDFW and CPUC for review and comment no more than three months prior to the start of construction. A copy of the final Invasive Plant Management Plan, along with documentation of agency review (CDFW and CPUC) and incorporation of comments into the final version, shall be provided to the CPUC for approval prior to the CPUC issuing a notice to proceed.	Verify the preparation and implementation of invasive plant management plan	Prior to and during construction
	MM BR-10: Prevent Wildlife Entrapment. In all project work areas, the applicant shall install covers, ramps, and/or fencing to avoid trapping wildlife in excavations or trenches. Covers must be weighted at the edges or installed in a way that prevent wildlife from attempting to burrow beneath the cover. Fine-gauge fencing shall be used to prevent small animals from passing through the fence. Ramps with an angle of less than 45 degrees shall be utilized. The applicant's biological monitor will check open trenches and excavations for trapped wildlife each morning prior to the start of work on the trench or excavation. Trenches and excavations that are covered for more than one week will be inspected on a weekly basis. In addition, where retaining walls or another method of slope stabilization are required, the facility shall be sited, designed, and oriented to avoid impacts on the movement of native wildlife species and established wildlife corridors in coordination with the wildlife agencies (USFWS, CDFW, RCA).	Verify the prevention of wildlife entrapment	During construction
	MM BR-11: Migratory Birds and Raptors Impact Reduction Measures. The applicant shall develop a Nesting Bird Management Plan in consultation with the USFWS and CDFW	Verify the preparation and implementation	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	that outlines protective measures and BMPs that shall be employed in all project work areas to prevent disturbance of active nests. The final Plan shall be submitted to the CPUC for approval. The Nesting Bird Management Plan shall include the following components: species-specific buffer distances (including vertical buffers in areas where helicopters will be used) and conditions under which these buffer distances can be reduced, including concurrence by the CDFW, USFWS, and CPUC for special status species; dates of local breeding seasons during which nest surveys shall be conducted; preconstruction nest survey timing, methods, and surveyor qualifications; nest deterrent methods, including vegetation clearing; monitoring and reporting protocols during construction; protocols for determining whether a nest is active; protocols for documenting, reporting, and protecting active nests within construction areas; and avian monitor qualifications. If preconstruction survey protocols exist for a certain species, the Nesting Bird Management Plan shall incorporate these protocols. The survey area shall include the construction area, plus an additional distance large enough to accommodate the protective buffer of bird species likely to occur in proximity to the construction area. The Nesting Bird Management Plan shall further specify that active bird nests shall not be removed during breeding season unless the projects are expressly permitted to do so by the USFWS or CDFW; all project-related nest failures shall be reported to the USFWS and CDFW; and the biological monitor shall halt work if he or she determines that active nests would be disturbed by construction activities. If construction begins during the breeding season (February 1 through August 31), the Nesting Bird Management Plan shall be submitted to the USFWS and CDFW for review and comment no less than two months prior to the start of construction, with the intent that the plan will be finalized no less than one month prior to the start of construction. A copy of the final Nesting Bird Management Plan, along with documentation of agency review (CDFW, USFWS, CPUC) and incorporation of comments into the final version, shall be provided to the CPUC for approval prior to the CPUC issuing a notice to proceed during the breeding season.	of nesting bird management plan	
	MM BR-12: Burrowing Owl Impact Reduction Measures. To reduce impacts on burrowing owls, the applicant shall implement the following measures in all project work areas: • Surveys for burrowing owls will be conducted by a qualified biologist within 30 days of construction during the non-breeding season and within 14 days of construction during the breeding season (February 1 through August 31) to confirm whether burrowing owls occupy the site. Surveys shall be performed throughout the project areas that contain suitable burrowing owl habitat, with a potential to be impacted by construction activities, plus an additional area extending 300 feet from the projects' boundaries.	Verify the implementation of protection measures	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• If an occupied burrow is identified, the applicant shall adhere to buffer distances detailed in the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012). • The biologist will report all project-related impacts on burrowing owl to the appropriate resource agencies (CDFW and RCA). If appropriate buffers cannot be maintained, and impacts on burrowing owls or occupied burrows are unavoidable, the applicant shall develop and implement a Determination of Biologically Equivalent or Superior Preservation (DBESP), in compliance with MSHCP Section 6.3.2, and as approved by CDFW and RCA. The DBESP shall describe the compensatory measures that will be undertaken to address the loss of burrowing owl burrows within the project area. The compensatory mitigation shall be determined on a site-specific analysis, but may include restoration of temporarily impacted habitat and acquisition and or enhancement of off-site mitigation lands as determined in consultation with CDFW. If, in consultation with CDFW it is determined that project activities require removal of occupied burrows, eviction and burrow closure may be required to ensure against "take" of owls or nests. However, this will only occur after the preparation of a Burrowing Owl Exclusion Plan, as approved by CDFW.		
	MM BR-13: Trash Abatement. The applicant shall keep project areas free of trash and debris. Food-related trash items shall be stored in enclosed containers and regularly removed from site.	Verify trash removal	During construction
	MM BR-14: Protection of Special Status Species on Castle and Cooke Land. The applicant is entering into an agreement with the RCA, with USFWS and CDFW concurrence, to allow for coverage of the Valley–Ivyglen and Alberhill Projects' obligations under the MSHCP on Castle and Cooke property, which falls outside MSHCP boundaries and thus is exempt from mitigation under the MSHCP. If this agreement is finalized prior to the start of construction, it shall be in effect for the duration of the projects or until SCE opts out. Should SCE opt out of the MSHCP, or if this agreement with the RCA is not finalized, the applicant shall implement the same or a greater level of species-specific avoidance, mitigation, restoration, and compensation measures as would have been required under the MSHCP. This may include additional consultation with USFWS and CDFW to obtain Incidental Take Authorization pursuant to the Federal California Endangered Species Acts. These additional measures would include MM BR-1, MM BR-4, and MM BR-8.	Verify the implementation of protection measures	During construction
	MM BR-16: Stephens' Kangaroo Rat Take Avoidance within Core Reserve. The applicant shall ensure that take of SKR within the Lake Mathews-Estelle Mountain Core Reserve does not occur during any project construction activity. To avoid take of SKR, the following measures shall be implemented:	Verify the implementation of protection measures	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	Daylight Hours Only • No vehicle or equipment use for any project construction activity shall occur within the Core Reserve or on its roadways within 30 minutes prior to sunset or 30 minutes after sunrise except during an emergency condition. If an emergency condition occurs and nighttime access or use is necessary, the CPUC shall be notified within 24 hours. To the extent feasible, biological monitors qualified to monitor for SKR shall be present during emergency access to the Core Reserve. ***Monitoring*** • No more than 14 days prior to conducting any project construction activity within the Core Reserve, biological monitors qualified to monitor for SKR shall complete preconstruction surveys and flag confirmed and potential SKR burrow complexes (including burrows that may be used by other kangaroo rat species) for avoidance. Surveyed and flagged areas shall include all 500-kV ROWs to be accessed within the Core Reserve plus a 25-foot buffer area (except in areas inaccessible by foot) on each side of these roads. ***Vehicle Use*** • Vehicle use and worker access within the Core Reserve shall be minimal. Vehicles shall not travel faster than 10 miles per hour within the Core Reserve. All construction vehicles and equipment shall remain on existing access and maintenance roads used to access the applicant's 500-kV towers within the Core Reserve. • Biological monitors qualified to monitor for SKR shall accompany all workers to and from all work sites within the Core Reserve, and shall conduct daily clearance sweeps immediately prior to any project construction activity for all areas within the Core Reserve to be accessed that day. • If activities at 500-kV tower sites adjacent to the Core Reserve require equipment to back up into the Core Reserve on areas that are not existing access roads, biological monitors qualified to monitor for SKR shall monitor the process of backing up and exiting the Core Reserve areas and all activities that occur in proximity to the equipment while it is located within the Core Reserve area. Equipment shall be carefully inspected by the monitors for SKR prior to backing up or exiting the Core Reserve area. If SKR are present, the equipment shall not be moved until all SKR have left the equipment and all areas within 20 feet of the		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	equipment. ***Signage*** • Clearly marked and visible signs listing the required speed limit and reminding drivers to watch for and avoid kangaroo rats shall be posted at the entry point into the Core Reserve and at regular intervals thereafter (at minimum every 0.25 miles) along all roads to be accessed within the Core Reserve. ***Other Requirements*** • The applicant shall not access the 0.5-mile access road segment located within the Core Reserve between 500-kV Towers M13-=T2 and M13-T1 other than by foot or helicopter. If accessed by foot or helicopter, no more than 14 days prior to access, preconstruction surveys shall be conducted along the 0.5-mile Hilltop Road segment to identify and flag potential kangaroo rat burrow complexes for avoidance. No activities other than grounding and wire snubbing and vehicle use required for these activities shall occur at 500-kV tower sites located within the Core Reserve. **MM BR-18: Implementation of All Project Commitments.** The applicant will implement all Project Commitments as stated in this EIR, except in cases where they are superseded or modified by Mitigation Measures. The Project Commitments will be incorporated into the Mitigation Monitoring and Compliance Reporting Program.		
Impact BR-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **Project Commitment M: ARL Land** **MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas.** **MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.** **MM BR-4: Limit Removal of Native Vegetation Communities and Trees.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM BR-6: Oak tree protection measures. **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM BR-9: Invasive Plant Control Measures.**		
Impact BR-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	Project Commitment M: ARL Land **MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas.** **MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.**	See above	See above
	MM BR-15: Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include Best Management Practices (BMPs) sufficient to acquire authorization under the Construction General Permit and protect waters in the project vicinity from sediment and other pollutants during construction. Per SCE, BMPs from the California Stormwater BMP Handbook that would be included in the SWPPP include but are not limited to WM-1 Material and Delivery Storage, WM-4 Spill Prevention and Control, WM-5 Solid Waste Management, WM-6 Hazardous Waste Management, WM-8 Concrete Waste Management, NS-9 Vehicle and Equipment Fueling, and NS-10 Vehicle and Equipment Maintenance. Verification of Construction General Permit authorization and the associated SWPPP shall be provided to the CPUC at least 15 days prior to start of construction. Updated SWPPPs shall be provided to the CPUC during construction upon request.	Verify the implementation of protection measures	During construction
Impact BR-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	Project Commitment L: San Diego Ambrosia Project Commitment N: Wildlife Movement **MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.** **MM BR-6: Oak tree protection measures.** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM BR-8: Special Status Plant Avoidance and Mitigation Measures.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM BR-9: Invasive Plant Control Measures. **MM BR-11: Migratory Birds and Raptors Impact Reduction Measures.** **MM BR-12: Burrowing Owl Impact Reduction Measures.** **MM BR-16: Stephens' Kangaroo Rat Take Avoidance within Core Reserve.** **MM BR-18: Implementation of All Project Commitments**		
Cultural Resources			
Impact CR-1: Substantial adverse change in the significance of an historical or archaeological resource.	**Project Commitment B: Worker Environmental Awareness Plan.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM CR-1a: Ensure preconstruction survey coverage of all work areas and staging areas. Prior to construction, the applicant shall compare the limits of the work areas and staging areas to project maps that show where areas have been previously surveyed for cultural resources at the Intensive Cultural Resources Inventory level. The applicant shall verify the proposed work areas and staging areas have been surveyed at the Intensive Cultural Resources Inventory level. An Intensive Cultural Resources Inventory level of survey is defined here as consisting of pedestrian surveys with transects spaced no farther apart than 15 meters except where field conditions such as exceptionally dense vegetation or steep slopes make walking transects difficult. In order to rely upon a prior survey for a work area, all areas that can be reasonably covered by transect surveys within such work area shall have been surveyed. If such a prior survey has been completed in the proposed work area or staging area, work can commence as follows: • If no known resources are located in the work area or staging area, work or staging can proceed in the area. Previously unknown resources that are discovered during work activities shall be subject to MM CR-1b. • If known resources are located in the work area or staging area, they must be handled pursuant to MM CR-1b. Previously unknown resources that are discovered during work activities shall be subject to MM CR-1b. If such a prior survey has not been completed in the proposed work area or staging area, then work may not commence until an Intensive Cultural Resources Inventory has been completed by a CPUC-approved archaeologist or cultural resources specialist and Native American tribal monitor(s) and reviewed and approved by the CPUC. If a resource is found during the survey, the applicant shall adhere to MM CR-1b procedures for unanticipated resources.	Verify completion of survey	Prior to construction
	MM CR-1b: Avoid impacts to known and undiscovered historic resources and unique archaeological resources (except for site P33-000714). SCE shall prepare a Cultural Resources Monitoring and Treatment Plan (CRMTP) for known and unknown resources that are eligible or potentially eligible for the California Register or are unique archaeological resources, except P33-000714, which is subject to MM CR-6. The CRMTP shall be reviewed and approved by the CPUC prior to the start of construction. To implement MM CR-1b SCE shall: • Retain a qualified archaeologist who shall: prepare the CRMTP; oversee	Verify the preparation and implementation of cultural resources monitoring and treatment plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	archaeological and Native American monitors; and evaluate discoveries and prepare Evaluation and Data Recovery Plans and subsequent reports. This archaeologist shall, at the minimum, meet the Secretary of Interior's Professional Qualifications Standards for archaeology and be approved by the CPUC. • Provide Native American Tribes that have expressed interest in the projects (Soboba and Pechanga) the opportunity to consult with the qualified archaeologist and provide input on the draft CRMTP during its preparation, including the Evaluation Plan and Data Recovery Plan. Upon completion of the draft CRMTP, Native American Tribes shall be given at least 30 days to provide input on the draft CRMTP. Evidence of consultation with the Tribes shall be submitted to the CPUC. • Prepare the CRMTP, which shall include the following. - **Mapping.** The CRMTP shall map all known California Register eligible or potentially eligible resources in and within 100 feet of work areas. Maps shall be updated as necessary to incorporate any new information obtained pursuant to MM CR-1a. - **Environmentally Sensitive Areas (ESA) Delineation.** The CRMTP should describe how California Register eligible or potentially eligible resources will be delineated and avoided as ESAs during construction. ESAs containing cultural resources shall not be identified on the ground or on maps to be used by anyone other than the qualified archaeologist, Native American monitors, cultural resource monitors, or other cultural resource professionals. They shall be labeled on maps and with signage in the field as "environmentally sensitive areas." The preferred method of mitigation in the CRMTP for known resources shall be total avoidance of the resource (preservation in place), per CEQA Guidelines section 15126.4(b)(3)(A). The preferred method of mitigation in the CRMTP for unanticipated resources shall be total avoidance (preservation in place). If avoidance is determined to be infeasible, the applicant shall prepare a Data Recovery Plan. - **Unanticipated resource discovery.** The CRMTP shall contain a description of procedures to be used if unanticipated cultural resources are discovered during construction. The CRMTP shall require that work shall be temporarily halted within 100 feet of the resource, appropriate temporary protective barriers shall be installed along with signage identifying the area only as an "environmentally sensitive area" and forbidding entry into the area by all but authorized personnel, and the qualified archaeologist and the CPUC shall be notified. No work will resume in the area until the qualified archaeologist and		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	the CPUC agree to an appropriate buffer or until mitigation has been completed. The preferred method of mitigation in the CRMTP shall be total avoidance of the resource (preservation in place), per CEQA Guidelines section 15126.4(b)(3)(A). If the resource can be completely avoided, no additional mitigation is necessary. If the resource cannot be completely avoided, the qualified archaeologist shall then follow the procedures delineated for resources where it is not known whether the resource is historical. If an unanticipated resource is avoided, it shall nonetheless be recorded on California Department of Parks and Recreation 523 forms and filed at the Eastern Information Center. - **Determination if a resource is an historical resource.** The qualified archaeologist, in consultation with the CPUC, shall determine if there is a potential for the resource to be an historical resource. If there is no potential for the resource to qualify as an historical resource, work shall resume after CPUC concurrence. The CRMTP shall include a framework for evaluating cultural resources. If there is a potential for the resource to be an historic resource, the qualified archaeologist shall prepare an Evaluation Plan. - **Evaluation Plan.** The resource-specific Evaluation Plan shall detail the procedures to be used to determine if the discovery is an historical resource. The Evaluation Plan shall include sufficient discussion of background and context to allow the evaluation of the resource against the historic resource criteria. It shall include a description of procedures to be used in the gathering of information to allow the evaluation. These techniques may include (but are not limited to): excavation, written documentation, interviews, and/or photography. For archaeological resource testing, the Evaluation Plan should describe the archaeological testing procedures, including, but not limited to: surface collection (if surface artifacts are discovered), test excavations (including type, number, and location of test pits and/or trenches), analysis methods, and reporting procedure. The Evaluation Plan shall be submitted to CPUC for review. Once approved, the Evaluation Plan shall be implemented in the field. The report resulting from this work shall include evaluation of the discovery, based on the significance criteria set forth in the Evaluation Plan, indicating if it is an historic resource. If the discovery is not found to be an historic resource, and CPUC concurs with that determination, protective barriers may be removed, and work may proceed in the area of the discovery. If the discovery is determined to be an historic resource, SCE shall prepare a Data Recovery Plan.		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	- **Data Recovery Plan.** Data recovery plans for historic resources that cannot be fully avoided shall be prepared in accordance with CEQA Guidelines section 15126.4(b)(3)(C) and PRC section 21083.2, as applicable. The Data Recovery Plan shall outline how the recovery of data from the resource will mitigate impacts to that resource to below a level of significance. The Data Recovery Plan shall describe the level of effort, including numbers and kinds of excavation units to be dug, excavation procedures, laboratory methods, samples (e.g., pollen, sediment, as appropriate) to be collected and analyzed, analysis techniques that will yield information relevant to the aspects of the site that make it an historic resource, and reporting procedure. This plan shall be submitted to the CPUC for review and approval. Once approved, the applicant shall implement the approved plan. Once the data recovery field work is complete, a Data Recovery Field Memo shall be prepared. - **Data Recovery Field Memo.** Following implementation of the Data Recovery Plan, the Data Recovery Field Memo shall be prepared. The Data Recovery Field Memo shall briefly describe the data recovery procedures in the field and summarize (at a field catalog level) the materials recovery. The Data Recovery Field Memo shall also identify the number and kind of samples recovered that are appropriate for special analyses, including radiocarbon dating, obsidian sourcing, pollen analysis, microbotanical analysis, and others, as applicable. The Data Recovery Field Memo shall be submitted to CPUC for review and approval. Once the Data Recovery Field Memo has been approved, protective barriers may be removed, and work may proceed in the area of the discovery. If the Data Recovery Field Memo concerns Native American resources or archaeological or prehistoric resources, the Data Recovery Field Memo shall also be submitted to the Native American Tribe per the procedures outlined in the Data Recovery Plan. A Data Recovery Report shall then be prepared. - **Data Recovery Report.** Within 90 days of submittal of the Data Recovery Field Memo, a Data Recovery Report shall be prepared. The Data Recovery Report shall present the results of the data recovery program, including a description of field methods, location and size of excavation units, analysis of materials recovered (including results of any special analyses conducted), and conclusions drawn from the work. The Data Recovery Report shall also indicate where artifacts, samples, and documentation resulting from the data recovery program will be curated. The Data Recovery Report shall specify that the curation facility meets the requirements of 36 CFR 79. The Data		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	Recovery Report shall be submitted to the CPUC for review and approval. Once approved, the Data Recovery Report shall be filed with the Eastern Information Center. All impacted known resources and all unanticipated resources shall be recorded on California Department of Parks and Recreation 523 forms and filed at the Eastern Information Center with the Data Recovery Report. If the Data Recovery Report concerns Native American resources or archaeological or prehistoric resources, the Data Recovery Report shall also be submitted to the Native American Tribe per the procedures outlined in the Data Recovery Plan. - The **CRMTP** shall include a summary of the California laws regarding the discovery of human remains, including: CEQA Guidelines section 15064.5(e); PRC sections 5097.94, 5097.98, and 5097.99; and California Health and Safety Code section 7050.5. In addition, the plan shall include the contact information for the Riverside County Medical Examiner. The CRMTP shall specify that the curation facility, where artifacts, samples, and documentation resulting from the data recovery program shall be curated, meets the requirements of 36 CFR 79.		
	MM CR-2: Monitor ground disturbing activities (includes Native American monitoring). Archaeological monitoring shall be required for ground disturbing activities in areas with moderate to high archaeological sensitivity. In some areas where previous disturbance has occurred, spot checking may be appropriate and will be defined in the CRMTP. The archaeological monitor(s) shall be approved by CPUC staff prior to the start of construction. If any cultural resources are discovered, the archaeological monitor has the authority to stop ground-disturbing activities in the immediate area of the discovery. The process outlined in the CRMTP required under MM CR-1b shall then be followed. One Native American monitor from each tribe that has requested involvement (the Pechanga Tribe and the Soboba Band) shall be retained, at the Tribes' option, to observe ground-disturbing activities and all work at P33-00714, subject to the conditions outlined in this mitigation measure. SCE shall consult with Native American tribes that have requested involvement (including Pechanga and Soboba) to determine where additional Native American monitoring is required. SCE shall document consultation efforts that show queries to the NAHC and tribes on the NAHC contact list regarding culturally sensitive sites and shall provide this documentation to the CPUC for review and approval prior to any ground-disturbing activities and prior to work at resource P33-00714. Native American monitoring shall be subject to the following conditions:	Verify monitoring of ground disturbing activities	Monitoring = During construction Native American notification = 30 days prior to the start of construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Tribes requesting presence at construction or excavation activities shall be given 30 days advance notice prior to the start of construction and shall be provided the opportunity to monitor construction activities as requested in consultation with SCE subject to the terms of this mitigation measure. The applicant shall make a good-faith best effort to schedule construction when a monitor is available. • Attendance by Native American monitors during these activities is ultimately at the discretion of the Tribe and the absence of a Native American monitor shall not delay work if the Native American tribe has been given 30 days advance notice. Documentation of consultation activities shall be included in the monitoring plan. • The Native American monitors shall have the ability to temporarily halt work or redirect grading from the immediate vicinity of a potential unanticipated archaeological find that may require recordation and evaluation. The archaeological monitor shall be notified immediately to determine the procedure to follow per MM CR-1b.		
Impact CR-2: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	**MM CR-4: Monitor Paleontologically Sensitive Areas.** SCE shall retain a qualified paleontologist to monitor ground-disturbing activities in paleontologically sensitive areas as defined in the Paleontological Resource Monitoring Plan (PRMP). The qualified paleontologist shall be approved in advance by the CPUC. The qualified paleontologist shall prepare a brief Paleontological Resource Monitoring Plan that includes methods of paleontological monitoring and includes construction maps delineating areas of ground disturbance that shall be monitored for paleontological resources. These shall include areas where: • There is a high or undetermined paleontological sensitivity. • There is a potential for fossils to occur at a level shallow enough to be adversely affected by project activities. Areas where fossils would likely occur include but are not limited to the Silverado Formation. Areas where fossils are not reasonably likely to be discovered include areas of igneous substrate, such as the Estelle Mountain volcanic rock. Qualifications for proposed paleontological monitors shall be submitted to the CPUC for review and approval. Only CPUC-approved paleontological monitors shall serve on this project. The paleontological monitor shall have the authority to halt construction in the vicinity of any potential finds in order to begin implementation of MM CR-5. A reduction in monitoring activities will be determined based on field observations and in coordination with SCE and CPUC.	Verify monitoring of ground disturbing activities	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM CR-5: Follow Paleontological Resource Discovery Protocol. In the case that a previously unknown paleontological resource is discovered during construction activities, all work within 15 meters of the resource shall be stopped, and the CPUC-approved paleontologist shall determine whether the resource can be avoided. If the resource cannot be avoided, the paleontologist shall determine whether the resource is unique under Part V of CEQA Guidelines Appendix G. A paleontological resource shall be considered unique if it meets the definition of a significant paleontological resource under the 2010 Society of Vertebrate Paleontology *Standard Procedures for the Assessment of Adverse Impacts to Paleontological Resources* definition: Significant paleontological resources are fossils and fossiliferous deposits, here defined as consisting of identifiable vertebrate fossils, large or small, uncommon invertebrate, plant, and trace fossils, and other data that provide taphonomic, taxonomic, phylogenetic, paleoecologic, stratigraphic, and/or biochronologic information. Paleontological resources are considered to be older than recorded human history and/or older than middle Holocene (i.e., older than about 5,000 radiocarbon years) (Society of Vertebrate Paleontology 2010). Substantiation of the uniqueness conclusion shall be provided to the CPUC for review and approval. Work shall be allowed to continue if the resource is not unique. If the resource is unique, then work shall remain stopped until the approved paleontologist has consulted with SCE and the CPUC and a feasible approach, approved by the CPUC, has been developed that will prevent destruction of the resource by site protection or recovery. Methods of recovery, testing, and evaluation shall adhere to current professional standards for recovery, preparation, identification, analysis, and curation, such as the 2010 Society of Vertebrate Paleontology *Standard Procedures for the Assessment of Adverse Impacts to Paleontological Resources*. Work can commence following recovery and CPUC approval.	Verify implementation of resource discovery protocol	During construction
Impact CR-3: Disturb any human remains, including those interred outside of formal cemeteries.	**MM-CR-7: Follow Necessary Procedures for Unanticipated Discovery of Human Remains.** The CRMTP (MM CR-1b) shall include a summary of the applicable laws concerning human remains, including: CEQA Guidelines section 15064.5(e); PRC sections 5097.94, 5097.98, and 5097.99; and California Health and Safety Code section 7050.5. These laws require Native American consultation for Native American burial sites. The CPUC shall be notified immediately after the legally-mandated notification of the county medical examiner if any human remains are encountered during construction. Workers shall	Verify implementation of resource discovery protocol	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	be trained in procedures to follow in case of unanticipated discovery of human remains as part of the Worker Environmental Awareness Plan.		
Geology, Soils, and Mineral Resources			
Impact GE-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure including liquefaction; or landslides.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **Project Commitment E: Grading Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards..**	Verify completion of study and implementation of recommendations	Prior to and during construction
Impact GE-2: Result in substantial soil erosion or the loss of topsoil.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs).**	See above	See above
	Project Commitment E: Grading Plan.	Verify preparation and implementation of grading plan	Prior to and during construction
Impact GE-3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse.	**Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.**	See above	See above
Impact GE-4: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building	**Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Code (1994), creating substantial risks to life or property.			
Impact GE-5: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	**Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.**	See above	See above
Greenhouse Gases			
No measures apply.			
Hazards and Hazardous Materials			
Impact HZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).**	See above	See above
	MM HZ-2: Contaminated Soil/Groundwater Contingency Plan. Prior to the start of construction, to the extent not otherwise included within plans required by the Riverside County Hazardous Materials Management Division, the applicant shall develop a Contaminated Soil/Groundwater Contingency Plan to address the unearthing or exposure of buried hazardous materials or contamination or contaminated groundwater during construction of the projects. The Plan shall detail steps that the applicant or its contractor will take to prevent the spread of contamination, the sampling necessary if contamination is discovered, and remedial action to be taken. The Plan, at minimum, shall include the following: 1. Contact information for federal, regional, and local agencies, the applicant's environmental coordinator(s) responsible for the cleanup of contaminated soil or groundwater, and licensed disposal facilities and haulers. 2. Procedures to minimize environmental impacts in the event that hazardous soils, contaminated groundwater, or other hazardous materials are encountered during construction including stopping work; securing and marking the contaminated area; preventing the spread of contamination; testing; primary, secondary, and final cleanup procedures; and proper disposal in accordance with applicable laws and regulations.	Verify preparation and implementation of contaminated soil/groundwater contingency plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	3. Training requirements for construction workers performing excavation activities including training on types of contamination including common contaminants (e.g., petroleum hydrocarbons, lead, mercury, and metals, asbestos, acetone, nitrate, semi-volatile organic compounds and volatile organic compounds (benzene), polychlorinated biphenyls, sanitary waste, and pesticides) and *hazardous materials* (as defined by the California Health and Safety Code) and identifying potentially hazardous contamination (e.g., stained or discolored soil and odor). 4. Dewatering procedures including storage, testing, treatment, and disposal requirements and dewatering BMPs set forth in the applicant's Storm Water Pollution Prevention Plan. The applicant shall submit the plan to CPUC for review and approval at least 60 days prior to the start of construction. The applicant shall implement the plan during construction of the projects.		
Impact HZ-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	**MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).** **MM HZ-2: Contaminated Soil/Groundwater Contingency Plan.** **MM HZ-3: Contacting Affected Landowners Regarding Underground Facilities.** Prior to construction the applicant shall contact affected private landowners to determine if septic systems and associated leach fields as well as other underground facilities may be impacted by construction of the projects. Final engineering plans for the projects shall be designed to avoid damage to underground facilities, both public and private. The applicant shall immediately notify by telephone the owner of underground facilities that may have been damaged or dislocated during construction of the projects.	Verify utilization of digalert	During construction
Impact HZ-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).** **MM HZ-2: Contaminated Soil/Groundwater Contingency Plan.** **MM HZ-3: Contacting Affected Landowners Regarding Underground Facilities.**	See above	See above
Impact HZ-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM HZ-2: Contaminated Soil/Groundwater Contingency Plan.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Impact HZ-8: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	**MM HZ-4: Fire Control and Emergency Response.** The applicant, in consultation with its contractors, shall develop and implement site-specific fire control and emergency response plans to address the risk of fire or other emergencies (e.g., flooding) during construction, operation, and maintenance of the projects. The plans and a record of contact and coordination with the fire departments with jurisdiction over each worksite shall be submitted to the CPUC for review and approval prior to start of construction. The plans shall describe fire prevention and response practices that the applicant and its contractors will implement to minimize the risk of fire, and in the event of fire or other emergencies, provide for immediate response. The site-specific plans shall specify that the applicant or its contractors will furnish supervision, labor, tools, equipment, and materials for the prevention of fire and extinguishing and controlling the spread of fires started as a result of project activities. During Construction: • The applicant or its designee shall designate a full time Fire Risk Manager who will be present during construction activities, whose sole responsibility will be to monitor the contractor's fire-prevention activities, and who will have full authority to stop construction as needed to prevent fire hazards. The Fire Risk Managers shall: - Serve as liaisons to fire departments and act as a point of contact for fire departments in the event of fire or other emergency; - Manage the prevention, detection, control, and extinguishing of fires set accidentally as a result of construction activity; - Review site-specific fire control and emergency response plans prior to starting work; - Ensure that all construction personnel are trained in fire safety measures relevant to their responsibilities. At minimum, construction personnel shall be trained in fire and emergency reporting and incipient-stage fire prevention, control, and extinguishing (i.e., the fire can be controlled or extinguished by portable fire extinguishers, small hose systems, or portable water supplies without the need for protective clothing or breathing apparatus). Each member of the construction workforce shall be trained and equipped to extinguish small fires;	Verify preparation and implementation of fire control and emergency response plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	- Be equipped with radio and cellular telephone access for the duration of each work day; - Ensure that all construction personnel are provided with operational radio and cellular telephone access at each worksite to allow for immediate reporting of fires or other emergencies and ensure that communication pathways and equipment are tested and confirmed operational each day prior to initiating construction activities at each worksite; and - Maintain an updated key personnel and emergency services contact (telephone and email) list onsite and available to construction personnel. • Construction workers shall immediately report all fires to the nearest Fire Risk Manager. During All Project Phases: • Equipment installed and maintained as part of the project shall include: - Spark arresters that are in good working order and meet applicable regulatory standards for all internal combustion engines (both stationary and mobile); - Fire suppression equipment on all motorized vehicles that includes, at minimum, one shovel and one pressurized chemical fire extinguisher; - A fire extinguisher capable of extinguishing any equipment-caused fire on all heavy construction equipment; and - Portable communication devices (e.g., radios or cellular telephones) and communication protocols for project workers to coordinate with local agencies and emergency personnel in the event of fire or other emergencies. • Measures to be undertaken by the applicant or its contractors shall include: - Prohibiting smoking during the operation of light or heavy construction equipment; in wildland areas; and within 30 feet of any area where combustible materials (e.g., fuels, gases, and solvents) are stored; - Limiting smoking to paved areas or areas cleared of all vegetation; - Posting no-smoking signs and fire rules on project bulletin boards, at contractor field offices, and in other areas visible to workers during fire season;		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	- Maintaining all worksites in an orderly, safe, and clean manner. Maintaining staging areas and parking areas free of extraneous flammable materials. Removing all oily rags and used oil filters from worksites; - Confining hot-work activities (e.g., welding, brazing, soldering, grinding, and arc cutting) to cleared areas with a minimum 10-foot clearance radius measured from place of hot-work activity; - Ensuring an appropriate fire extinguisher is present before initiating each hot-work activity; - Preventing vehicles with hot exhaust manifolds from idling on roads with combustible vegetation under the vehicles; - Ensuring all Blasting Plan (MM WQ-1) BMPs are followed, e.g., pre-blast and post-blast inspections; - Notifying the fire department with jurisdiction over the worksite in advance of all planned burning activities (e.g., to clear vegetation). Special care shall be taken to prevent damage to adjacent structures, trees, and vegetation during planned burning activities; and - Any additional fire prevention and detection measures to lower the risk of wildland fires. • Measures to be undertaken by the applicant or its contractors for days when the National Weather Service issues a Red Flag Warning for a project area shall include: - Abiding by all restrictions and requirements that may be imposed by fire departments during Red Flag Warning periods (e.g., parking restrictions; road closures; and work activity and equipment use restrictions and requirements); and - Prohibiting smoking at all worksites.		
Hydrology and Water Quality			
Impact WQ-1: Violate any water quality standards or waste discharge requirements.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **Project Commitment E: Grading Plan.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM WQ-1: Blasting Plan and Best Management Practices. The applicant or its contractors shall prepare and implement a detailed Blasting Plan for the Valley-Ivyglen Project. This plan shall identify the scope of blasting, all blasting locations, the proximity of facilities to each blasting location, and the types and estimated amounts of blasting agent required for each blasting location. The plan shall be submitted to and approved by the CPUC prior to start of blasting and the plan shall be resubmitted for approval if changes are required. The intent of th plan is to: • Reduce the potential for increased turbidity in groundwater and surface water; • Prevent debris from entering drainages, waters of the state, and waters of the United States; and • Avoid mishandling of hazardous materials associated with blasting. BMPs shall include, but are not limited to: • Conduct pre-blast surveys and inspections and conduct post-blast surveys and inspections for blast performance and fire hazards (e.g., undetonated explosive agent or smoldering materials); • Remove and manage muck piles (blast debris) to prevent water contamination; • Place matting or padding to contain flyrock and add an appropriate blasting agent to reduce flyrock near sensitive biological and cultural resources; • Select an explosive with appropriate water resistance for the blast site to reduce impacts on groundwater; • Clean loading equipment in an area where waste can be contained and kept away from drainages and other surface water; • Manage muck piles to avoid contact with stormwater and remove them from the project area as soon as reasonably feasible; and Handle hazardous materials located during blasting in accordance with MM HZ-2.	Verify preparation and implementation of blasting plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM WQ-2: Drainage crossing procedures and practices. Within two weeks following a significant precipitation event (e.g., >0.6 inches within a 24-hour period) and prior to construction-related drainage crossing, a qualified aquatic monitor shall inspect any drainages that must be crossed. The inspector shall determine whether the drainage may be crossed without a bridge, crossed with a bridge, or avoided until conditions become more suitable for crossing. If a temporary or permanent bridge is required in order to avoid impacts, the following measures shall be implemented: • Any temporary or permanent bridges shall be installed to avoid placement below the Ordinary High Water Mark of the drainage as feasible. • Prior to construction, the applicant shall obtain all necessary permits and approvals from the USACE, Santa Ana RWQCB, and CDFW.	Verify implementation drainage crossing procedures	During construction
	MM WQ-3: Design of access roads with erosion control measures. Access roads shall be designed and built to minimize adverse erosion and siltation impacts. Measures to be incorporated into unpaved roadway design and construction shall include, but are not limited to: • Design road with insloping, outsloping, or crowning; • Incorporate rolling dips; • Incorporate water bars; • Avoid overgrading; and • Build ditches.	Verify erosion minimization measures	Prior to and during construction
	MM WQ-4: Disposal of groundwater from dewatering excavations. Groundwater extracted as a result of dewatering during construction shall not be discharged to waters of the state without written authorization from the Santa Ana RWQCB. Extracted groundwater shall be disposed of on-site in one of the following manners: • Discharged to an upland area where it will not enter waters of the state but would instead evaporate or infiltrate; • Used for dust control; • Used for irrigation water; • Used for other construction needs; or	Verify disposal of dewatered groundwater	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Disposed of at a licensed facility if water is suspected of being contaminated or degraded.		
Impact WQ-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan** **Project Commitment E: Grading Plan. The Riverside County Flood Control and Water Conservation District shall be consulted regarding grading plans for construction and operation of the proposed projects.** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM WQ-2: Drainage crossing procedures and practices.** **MM WQ-3: Design of access roads with erosion control measures.**	See above	See above
	MM WQ-7: Design detention basin to adequate size. SCE shall design the detention basin on the Alberhill Substation site in accordance with the Riverside County Stormwater Quality Best Management Practice Design Handbook (Riverside County Flood Control and Water Conservation District 2006).	Verify design adequacy of detention basin	Prior to construction
Impact WQ-4: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	**MM WQ-3: Design of access roads with erosion control measures.** **MM WQ-7: Design detention basin to adequate size.**	See above	See above
	MM WQ-5: Maintain capacity and connectivity of drainages. SCE shall design and construct access roads to maintain the capacity and connection of drainages that are adjacent to and crossed by access roads for the proposed projects. Methods to maintain drainage characteristics include installation of culverts or designing low water crossings. Prior to any alteration of a drainage, including grading or the placement of fill material or culverts in a drainage, SCE shall obtain any permits required by the USACE, Santa Ana RWQCB, and CDFW.	Verify implementation of drainage protection measures	During construction
	MM WQ-6: Avoid impeding of MDP implementation and function. Prior to construction, SCE shall consult with the RCFCWCD for project elements located within MDP areas. Construction within MDP areas shall not be allowed to proceed until SCE consults with the	Verify avoidance of MDP areas	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	RCFCWCD about whether project elements located in these areas would not impede the function of flood control facilities and would not prevent implementation of the MDP.		
Impact WQ-5: Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	**MM WQ-7: Design detention basin to adequate size.**	See above	See above
Impact WQ-8: Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	**MM HZ-4: Fire Control and Emergency Response.**	See above	See above
Land Use and Planning			
Impact LU-2: Conflict with any applicable habitat conservation plan or natural community conservation plan.	**MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.** **MM BR-6: Oak tree protection measures.** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM BR-8: Special Status Plant Avoidance and Mitigation Measures.** **MM BR-9: Invasive Plant Control Measures.** **MM BR-11: Migratory Birds and Raptors Impact Reduction Measures.** **MM BR-12: Burrowing Owl Impact Reduction Measures.** **MM BR-16: Stephens' Kangaroo Rat Take Avoidance within Core Reserve.**	See above	See above
Noise			
Impact NV-1 : Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or	**Project Commitment H: Noise Control.**	Verify implementation	During construction
	MM NV-1 Construction Noise Reduction Measures. Prior the start of construction, the applicant shall prepare and submit to the CPUC a Noise Control Plan, which shall detail the frequency, location, and methodology for noise monitoring prior to and during the proposed	Verify preparation and implementation of noise monitoring plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
applicable standards of other agencies	construction activities, such as for activities within the Cities of Lake Elsinore and Perris. The Noise Control Plan will shall also detail the actions and procedures that the applicant will implement to avoid significant impacts from temporary ambient noise increases. Measures in the Noise Control Plan shall include, but not be limited to the following: • Reducing the number of pieces of equipment concurrently operating near sensitive receptors, as feasible. • Where feasible and available, using construction equipment specifically designed for low noise emissions (i.e., equipment that is powered by electric or natural gas engines instead of diesel or gasoline reciprocating engines). Electric engines have been reported to have lower noise levels than internal combustion engines. = • Compensating residents for temporary relocation during high-noise activities that cannot be reduced to less than 90 dBA. • The applicant shall monitor construction and maintenance noise levels in hourly equivalent averages Leq(h) before and during construction activities planned within 20 feet of noise sensitive receptors. During the project construction period, noise measurements shall be taken on a daily basis and reported to the CPUC on a monthly basis, within 15 days of the end of the monitoring period. • Where applicable, the hours of construction may be altered from Project Commitment H to include a 12-hour day in accordance with a local jurisdiction. Within the City of Wildomar, for instance, construction may occur between the hours of 6:00 a.m. and 6:00 p.m. instead of 7:00 a.m. and 7:00 p.m. The applicant shall submit the Noise Control Plan to the CPUC for review and approval at least 30 days prior to the start of project construction. The applicant shall comply with all requirements of the approved Noise Control Plan whenever it applies during construction and maintenance activities for the projects.		
Impact NV-4: Substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	**Project Commitment H: Noise Control.** **MM NV-1 Construction and Maintenance Noise Reduction Measures.**	See above	See above
Population and Housing			
No measures apply			

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Public Services and Utilities			
Impact PS-1: Result in substantial adverse physical impacts on governmental facilities or from the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following: (1) fire protection, (2) police protection, (3) schools, (4) parks, or (5) other public facilities.	**MM HZ-4: Fire Control and Emergency Response.**	See above	See above
Impact PS-3: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	**Project Commitment E: Grading Plan. The Riverside County Flood Control and Water Conservation District shall be consulted regarding grading plans for construction and operation of the proposed projects.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas.**	See above	See above
Recreation			
No measures apply			
Transportation and Traffic			
Impact TT-1: Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,	**Project Commitment H: Noise Control**	See above	See above
	MM TT-1: Traffic Management and Control Plan As part of the encroachment permit, the applicant shall prepare a Traffic Management and Control Plan that may include measures to ensure that: • Traffic flow, bicycle access, and pedestrian access is not completely restricted on any roadway for longer than 15 minutes, or a detour is provided; • Emergency access is maintained at all times; and • Lane closures do not create safety hazards.	Verify the preparation and implementation of Traffic Management and Control Plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
highways and freeways, pedestrian and bicycle paths, and mass transit.	In addition to measures required by agencies with jurisdictions over the project, this plan also may provide for the following: • Include a discussion of work hours, haul routes, work area delineation, traffic control, and flagging; • Identify all access and parking restriction and signage requirements; • Require workers to park personal vehicles at the approved staging area and take only necessary project vehicles to the work sites; • Lay out plans for pre-construction notifications to and a process for communication with affected residents and landowners. Advance public notification shall include posting of notices and appropriate signage regarding construction activities. The written notification shall include the construction schedule, the exact location and duration of activities within each street (i.e., which roads/lanes and access point/driveways/parking areas would be blocked on which days and for how long), and a toll-free telephone number for receiving questions or complaints; • Require posting of warning signs so that motorists are prepared for slow trucks; • Require notification of emergency service providers regarding the timing, location, and duration of construction activities. • Require all roads to remain passable to emergency service vehicles at all times; • Identify all roadway locations where special construction techniques (e.g., night construction) would be used to minimize impacts to traffic flow; • Require emergency vehicle access to be maintained at all times; • Encourage full use of the full roadway width that existed prior to construction during non-working hours, if possible; • Restrict deliveries of large equipment during peak traffic hours to the extent feasible in accordance with applicable local ordinances; • Ensure that traffic control is performed in accordance with final engineering plans and approved drawings attached to any permit issued; • When required, such as during egress of slow traffic onto public roadways, traffic shall be controlled by flaggers who shall be in constant communication with each other during flagging operations;		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Require removal of all dirt from the roadway each day before the completion of work; and • Require streets to be maintained in drivable condition at all times. The Traffic Management and Control Plan shall be submitted to the CPUC for review and approval prior to submittal of the permit application to Caltrans. The plan will account for Caltrans standards and guidelines.		
Impact TT-2: Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways	**MM TT-2: Heavy Vehicle Traffic Restrictions.** The applicant shall minimize heavy vehicle traffic for the project at the Lake Street and I-15 northbound ramp during the AM peak hour (7:00 AM to 9:00 AM) for the duration of project construction. Heavy vehicles traveling to project sites during the AM peak hour shall be diverted to the Indian Truck Trail and I-15 northbound ramp. Prior to the start of construction, the applicant shall alert truck drivers associated with the project. The applicant shall also minimize construction traffic for the project at the Menifee Road and SR-74 intersection during the AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM). The applicant may require construction traffic to exit Staging Area ASP7 prior to or after the AM and PM peak hours but not during the AM peak hour (7:00 AM to 9 AM) and PM peak hour (4:00 PM – 6 PM). Alternatively, the applicant may provide an alternative access route.	Verify the restriction of heavy vehicles	During construction
Impact TT-3: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks	**Project Commitment G: Aircraft Flight Path Safety Provisions and Consultations.**	Verify consultation with FAA	Prior to construction
	MM TT-4: Helicopter Lift Plan. SCE's helicopter contractor shall coordinate with the FAA and obtain FAA-required approvals for helicopter operations. The applicant contractor's submittal to the FAA shall include a Helicopter Lift Plan for operations within 500 feet of a congested area or within 500 feet of residences in compliance with 14 CFR 133.33, which requires that flights be conducted so emergency landings and release of external load can be accomplished without safety risks to people or property when operating over congested areas. The Helicopter Lift Plan shall include the following measures, to the extent feasible: • Designation of a responsible party for equipment inspections; • Communication procedures; • Identification of exclusion zones where pedestrians will not be allowed; and • Training of personnel in safety requirements and procedures.	Verify preparation and implementation of helicopter lift plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	The Helicopter Lift Plan and evidence of FAA approval of the plan shall be provided to the CPUC prior to commencing helicopter operations.		
	MM TT-5. FAA No-Hazard Determination SCE shall obtain a determination of no hazard from the FAA when notification under 14 CFR 77 is required for: • Use of construction equipment, such as cranes; or • Installation of structures, such as lattice steel towers. SCE shall provide documentation of the FAA finding to the CPUC prior to the use of equipment or installation of structures that require notification under 14 CFR 77	Verify determinations from FAA	Prior to construction
Impact TT-4: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	**MM TT-1: Traffic Management and Control Plan**	See above	See above
	MM TT-6: Road Damage Repair. SCE shall restore and repair to pre-project conditions any private roads damaged by project vehicle traffic. SCE shall document roadway conditions with photographs prior to the project along roads identified for heavy vehicle use in the project's Traffic Impact Analysis. SCE shall also take photographs after the project and after completion of any repairs to document restoration of pre-project pavement conditions	Verify the documentation and restoration of damaged roads	Prior to and post construction
Impact TT-5: Result in inadequate emergency access	**MM TT-7: Emergency Service Provider Notification.** SCE shall notify local emergency service providers (i.e., police departments, ambulance services, and fire departments) of road closures at least one week prior to the closure. SCE shall notify the provider of the location, date, time, and duration of closure. SCE shall also coordinate with local emergency service providers to ensure emergency vehicle access at all times during construction by, for example, keeping metal plates available to cover open trenches.	Verify notification of emergency service providers	Prior to and during construction
Impact TT-6:Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities	**MM TT-1: Traffic Management and Control Plan**	See above	See above

Alberhill System Project
Mitigation, Monitoring, Compliance, and Reporting Plan (MMCRP)

9. Mitigation Monitoring, Compliance, and Reporting Plan

The purpose of this Mitigation Monitoring, Compliance, and Reporting Plan (MMCRP) is to ensure effective implementation of the Project Commitments and Mitigation Measures required by the California Public Utilities Commission (CPUC) that Southern California Edison (the applicant) has agreed to implement as part of the proposed Alberhill System Project (proposed Alberhill Project). The MMCRP, which is outlined in Table 9-1, includes:

- Each impact evaluated in the Environmental Impact Report (EIR);
- Project Commitments and mitigation measures that the applicant is required to implement as part of the proposed project;
- Compliance documentation and consultation requirements for each Project Commitment and mitigation measure;
- Monitoring requirements; and
- Timing for implementation of the Project Commitments and mitigation measures.

This MMCRP is a draft program. The CPUC will finalize this MMCRP prior to construction to include protocols that will be followed prior to, during, and after construction by the CPUC's and the applicant's designated environmental monitors and project staff. Drafted language for the following topics is provided below:

- Roles/ Responsibilities;
- Communication;
- Compliance Verification and Reporting;
- Project Changes, including Minor Project Refinements; and
- Dispute Resolution.

The CPUC will develop the final language of the MMCRP in consultation with the applicant.

A CPUC Monitor (see Section 9.2.1, "CPUC Project Manager and Compliance Managers and Monitors") will monitor construction of the approved project to ensure full implementation of each Project Commitment and mitigation measure. The CPUC Compliance Manager (see Section 9.2.1) will issue a warning for non-compliance activities that don't present an immediate risk to environmental resources. Continued non-compliance of low risk activities or non-compliance activities that present a more severe risk to environmental resources will be reported to the CPUC Project Manager (see Section 9.2.1). Any decisions to halt work due to non-compliance will be made by the CPUC Project Manager. The CPUC Compliance Manager will keep a record of any

incidents of noncompliance with mitigation measures, Project Commitments, or other conditions of project approval. The CPUC Compliance Manager will provide copies of these documents to the applicant and CPUC Project Manager.

If the CPUC approves the proposed project and mitigation measures, further project construction–related details will be added to the MMCRP.

9.1 Regulatory Background

Under California Environmental Quality Act (CEQA) Guidelines Section 15097, the Lead Agency (in this case, CPUC) is responsible for developing a mitigation monitoring or reporting program to ensure that all project revisions and mitigation measures described in the findings associated with approval of the project are implemented. Monitoring refers to the ongoing or periodic process by which project construction and operation are overseen by the lead agency and ensures that the applicant's compliance with project conditions is checked on a regular basis. Reporting, which comprises written reviews of the applicant's compliance with Project Commitments and mitigation measures, ensures that the lead agency is informed of compliance with Project Commitments and mitigation measures. The CPUC views the MMCRP as a working guide to facilitate not only the applicant's implementation of Project Commitments and mitigation measures, but also the monitoring, compliance, and reporting activities of the CPUC and its monitors. The CEQA Guidelines encourage lead and responsible agencies to cooperate in mitigation monitoring and reporting, where possible.

9.2 Roles and Responsibilities

This section outlines roles and responsibilities specific to the MMCRP.

9.2.1 CPUC Project Manager and Compliance Managers and Monitors

The CPUC Project Manager will assign monitoring and reporting responsibilities to a third-party contractor as described below and will oversee the work of the third-party contractor through review of weekly and monthly status reports. The CPUC Project Manager will be notified of non-compliance situations and may suggest measures to help resolve the issue(s). All minor project refinement requests (further discussed in Section 9.4, "Minor Project Refinements") will be submitted to the CPUC Project Manager for review and approval.

The CPUC Project Manager will assign a Compliance Manager (CPUC Compliance Manager) as the designated point of contact. The CPUC Compliance Manager will be a third-party contractor and will report to the CPUC Project Manager. The CPUC Compliance Manager will consult with the CPUC Project Manager to determine the

appropriate level of inspection frequency and intensity and will also oversee one or more Compliance Monitors. Compliance Monitors are on-the-ground personnel responsible for observing and reporting compliance with the terms and conditions of the CPUC Certificate of Public Convenience and Necessity. The number of Compliance Monitors and frequency of site inspections will depend on the number of concurrent construction activities and their locations. The CPUC Compliance Manager will be an integral part of the project team and will stay apprised of construction activities, schedule changes, and construction progress. The CPUC Compliance Manager and Compliance Monitors will document compliance through daily site inspection forms, the use of tables tracking Project Commitments and mitigation measures, and monthly reports to the CPUC Project Manager.

9.2.2 Construction Personnel

Applicant Construction Management Team

The applicant's construction management team will oversee, manage, and coordinate with the Construction Crews or Contractor, if utilized, to ensure overall project construction is completed as required by the project conditions and contract, and within the schedule. The applicant's construction management team must ensure that Project Commitments, mitigation requirements, and project conditions are implemented and that any work stoppages are appropriately communicated and coordinated.

Construction Crews/Contractors

The Construction Crews/Contractors will provide daily construction work schedules and describe the number, types, and activities of the construction scheduled to occur to ensure adequate monitoring resources are provided. The Construction Crews/Contractors will also report deviations from compliance and any spills (e.g., fuel or water) to the Compliance Monitors.

The Construction Crews/Contractors will be responsible for compliance with the environmental requirements of the project. They will be responsible for incorporating all Project Commitments, mitigation requirements, and project conditions into daily construction activities.

Key environmental responsibilities for Construction Crews/Contractors include, but are not limited to:

- Verifying that all construction workers attend the project environmental training program prior to beginning work;
- Reviewing and understanding the Project Commitments, mitigation requirements, and project conditions; and
- Implementing Project Commitments, mitigation requirements, and project conditions during construction and maintaining compliance with the MMCRP.

9.2.3 Monitoring

As the Lead Agency under CEQA, the CPUC is required to monitor the project to ensure that the Project Commitments, mitigation requirements, and project conditions are implemented. The CPUC will have primary responsibility for ensuring full compliance with the provisions of the monitoring program. The Compliance Monitors, under the supervision of the CPUC Compliance Manager, will monitor construction activities in the project areas on a regular basis, particularly when construction activities have the potential to impact a sensitive resource.

The applicant may elect to have one or more full-time environmental monitor on site on a daily basis to coordinate specialty monitors (such as biologists and archaeologists), assist construction crews with interpreting Project Commitments and mitigation measures, and help correct any compliance issues in a timely manner. Environmental monitors will also provide environmental training.

9.2.4 Enforcement

The CPUC has the authority to halt any construction activity associated with the project if the activity is determined to be a deviation from the approved project, adopted Project Commitments, mitigation measures, or conditions of approval. CPUC Compliance Monitors will inform the applicant's environmental monitor or construction contractor of a compliance issue and report compliance issues to the CPUC Project Manager via the CPUC Compliance Manager.

9.2.5 Mitigation Compliance

The applicant is responsible for successfully implementing all the adopted Project Commitments and mitigation measures listed in the MMCRP. The applicant shall inform the CPUC Project Manager and CPUC Compliance Manager in writing of any mitigation measures that are not or cannot be successfully implemented. The CPUC Project Manager and CPUC Compliance Manager will identify the appropriate subsequent actions.

9.3 Communication

Communication is a critical component of a successful environmental compliance program. To avoid project delays and possible work stoppages, environmental and construction representatives will need to interact regularly and maintain professional, responsive communications at all times. Similarly, representatives of the applicant will need to coordinate closely with the Compliance Monitors to address and resolve issues

in a timely manner. A communication protocol to accurately disseminate information regarding ongoing surveys and mitigation measures, construction activities, contractors, and planned or upcoming work to all levels of the project will be established prior to the commencement of construction.

9.3.1 Monthly Environmental Compliance Report

The applicant will prepare and distribute a monthly environmental compliance report to the CPUC Project Manager and CPUC Compliance Manager. The CPUC Compliance Manager will review the monthly report to ensure that the status of Project Commitments and mitigation measures is consistent with observations in the field. The monthly environmental compliance report will also be used to keep all parties informed of construction progress and any schedule changes.

9.3.2 Coordination with Other Agencies

Several local, state, and federal agencies have jurisdiction over portions of the land in the project area. In addition, some Project Commitments and mitigation measures were derived from specific agency input. The applicant will be responsible for contacting agencies and immediately notifying them of compliance issues within their jurisdiction. The CPUC Compliance Manager may request copies of email correspondences, phone logs, or other documentation between the applicant and agencies to avoid direct involvement of Compliance Monitors. However, if an issue regarding compliance with an Project Commitment, mitigation measure, or permit requirement under the jurisdiction of an agency remains unresolved, the Compliance Monitors may elect to contact the agency to discuss resolution.

9.4 Minor Project Refinements

This section describes the CPUC's process for staff approval of a minor project refinement (MPR) requested by the applicant. An MPR may be necessary as a result of the applicant's final engineering of project elements. The CPUC will only grant approval of an MPR if the refinement achieves or exceeds the level of environmental protection approved in the Final EIR, is consistent with CEQA requirements, and complies with the intent of the mitigation measures in the Final EIR. The CPUC will require a Petition for Modification for any request that does not meet all of the criteria of an MPR.

9.4.1 Minor Project Refinements Request Process

The applicant's request for CPUC staff approval of an MPR must be made in writing and should include the following information:

- A detailed description of the proposed MPR, including an explanation of why the MPR is necessary;
- Photos, maps, and other supporting documentation illustrating the difference between the existing conditions in the project area, the approved project, and the proposed MPR;
- A discussion of each environmental impact of the proposed MPR with supporting data verifying that the proposed MPR would not increase an existing impact of the project or create a new impact, after application of previously adopted mitigation;
- Whether the MPR conflicts with any Project Commitments or mitigation measures;
- Whether the MPR conflicts with any applicable guideline, ordinance, code, rule, regulation, order, decision, statute, or policy; and
- Construction schedule of the MPR.

The CPUC staff may request additional information, agency consultations, or a site visit in order to process the request. The CPUC staff will process the MPR once it is determined that sufficient information about the MPR has been received. The CPUC Project Manager will provide the applicant with a denied MPR with provided justification or a signed, approved MPR.

9.4.2 Requirements for Staff Approval of Minor Refinements

An MPR must meet all of the following requirements for CPUC staff approval. An MPR must not:

- Be outside the geographic boundary of the study area as defined in the CEQA document;
- Create a new significant impact or a substantial increase in the severity of a previously identified impact, based on the thresholds used in the environmental document;
- Trigger less restrictive or new discretionary permit requirements;[4]
- Conflict with any Project Commitments or mitigation measures or any applicable guideline, ordinance, code, rule, regulation, order, decision, statute, or policy; or
- Require new conditions for approval, without which the refinements would result in a new significant impact or a substantial increase in the severity of a previously identified impact.

[4] For example: In the event that dredging activities are added to a project, new conditions may be required under a Clean Water Act Section 404 permit or a California Fish and Game Code Section 1602 Lake or Streambed Alteration Agreement.

Examples of refinements that may be approved by staff after final engineering include, but are not limited to:

- Adding a temporary extra work area or substituting a work area, including lay-down and staging, for another work area that is as suitable as or more suitable than the originally proposed work area. The temporary extra work area or substitute work area must be located in a disturbed area, must be restored to either its initial condition[5] or an improved condition,[6] and must not create any new significant impacts or a substantial increase in the severity of a previously identified impact.
- Adjusting the alignment of a project component within the study area that was defined in the original environmental analysis to avoid sensitive resources or effects on homeowners, or adapt to conditions on the ground that vary from the conditions that existed at the time of the original environmental analysis, so long as the adjustment does not create a new significant impact or a substantial increase in the severity of a previously identified impact.
- Finalizing the engineering design for a project component that was not specifically described in the Final EIR or that requires adjustments in order to facilitate construction. The finalized design must not create a new significant impact or a substantial increase in the severity of a previously identified impact.

9.5 Dispute Resolution

The following procedure will be observed for dispute resolution between CPUC staff and applicant:

- Disputes and complaints should be directed to the CPUC Project Manager for resolution.
- Should this informal process fail, the CPUC Project Manager may initiate enforcement or compliance action to address deviations from the approved project.

9.6 Mitigation, Monitoring, Compliance, and Reporting Program

Table 9-1 presents the MMCRP, which incorporates all changes to the proposed project and mitigation measures that were made as a result of public review of the Draft EIR and further consideration of the proposed project by the CPUC. If the CPUC

[5] The initial condition of the area is the condition prior to its use as a work area.
[6] For example, trash has been cleaned up that was originally on the site, or the site is replanted with native vegetation.

Commissioners approve the proposed project, CPUC staff will compile the Final MMCRP based on this table and the final project conditions.

Table 9-1 is the core document for the proposed project's environmental requirements and will serve as the primary guideline for determining compliance with the MMCRP. A copy of the table should be kept with each crew working on the proposed project, and all supervisory staff working on the proposed project should be familiar with the content of the table. CPUC staff will use a modified version of the MMCRP table to accurately track the status of Project Commitments and mitigation measures, which will also be used by the applicant's Environmental Monitors, Compliance Monitors, project managers, supervisory staff, and other members of the project team.

9.6.1 Effectiveness Review

The CPUC may conduct a comprehensive review of conditions that are not effectively mitigating impacts at any time it deems appropriate, including as a result of the Dispute Resolution procedure outlined in section 9.2, "Roles and Responsibilities." If the CPUC determines that, based on the review, any conditions are not adequately mitigating significant environmental impacts caused by the project, the CPUC may impose additional reasonable conditions to effectively mitigate these impacts. These reviews will be conducted in a manner consistent with the CPUC's rules and practices.

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Aesthetics			
Impact AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway.	**Project Commitment A: Landscaping and Irrigation Plan.**	Verify preparation and implementation of landscaping and irrigation plan	After construction
	Project Commitment D: Habitat Restoration and Revegetation Plan.	Verify preparation and implementation of habitat restoration and revegetation plan	Prior to construction and after construction
	MM AES-1: Staging Area Screening. Staging areas will be screened with perimeter screening fences at least 8 feet tall. Perimeter screening fences will be dark in color and covered with a dark-colored (e.g., dark green, brown, or black) fabric or other material that provides at least 50 percent screening.	Verify staging areas are screened	During construction
	MM AES-7: Alberhill Substation Visual Treatments. The applicant will prepare a surface treatment plan for the aboveground non-steel structural elements associated with the Alberhill Substation. Colors will be selected according to their ability to reduce the aesthetic impact of the substation and ancillary infrastructure. The applicant will consult with the California Public Utilities Commission prior to start of construction, and the CPUC will approve the plan. All color finishes will be flat and non-reflective. Structural steel associated with the Substation will not be dulled.	Verify implementation of visual treatments as recommended by a CA RLA	Prior to, during, and post construction
	MM AES-8: Treatment of 500-kV Transmission Towers. 500-kV Towers SA2/R4, VA2/R5, SA3/R7, VA3/R8, SA4/R12, and VA4/R11 will have color finishes that help blend the structures with their natural surroundings. The CPUC will approve the final color choices.	Verify implementation of visual treatments	Prior to, during, and post construction
Impact AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings.	**Project Commitment D: Habitat Restoration and Revegetation Plan.** **MM AES-1: Staging Area Screening.**	See above	See above
	MM AES-9. Use wood, self-weathering steel, or galvanized steel poles. Wood or self-weathering or galvanized steel poles with surface coatings with appropriate colors, finishes and textures to most effectively blend the structures with the visible backdrop landscape shall be used on all of 115-kV Segment ASP6 (except where undergrounding is required per MM AES-10) and 115-kV Segments ASP5 and ASP6 in the following locations: • 115-kV Segment ASP5	Verify pole material	Prior to, during, and post construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	From the intersection of Murrieta Road and Scott Road/Bundy Canyon Road to 520 feet northeast of the intersection of Citrus Grove and Lemon Street. – From the intersection of Almond Street and Lemon Street to the intersection of Waite Street and Jo Ann Court. • 115-kV Segment ASP6 From the intersection of Murrieta Road and La Piedra Road to the intersection of Murrieta Road and Craig Avenue. From the intersection of Murrieta Road and Beth Avenue to the intersection of Murrieta Road and Scott Road/Bundy Canyon Road.		
	MM AES-10. Undergrounding on Murrieta Road: 115-kV Segment ASP6 shall be undergrounded between Craig Avenue and Beth Drive along Murrieta Road.	Verify placement of subtransmission line	Prior to, during, and post construction
Impact AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**MM AES-3: Glare Reduction.** **MM AES-7: Alberhill Substation Visual Treatments.** **MM AES-8: Treatment of 500-kV Transmission Towers.** **MM AES-9. Use wood, self-weathering steel, or galvanized steel poles.**	See above	See above
	MM AES-5: Night Lighting during Construction. To minimize the effect on any nearby sensitive receptors, lighting for construction activities, staging areas, and maintenance activities will be the minimum necessary to ensure safety and security for nighttime activities. All lighting used for nighttime construction activities will be oriented downward and shielded to eliminate off-site light spill at times when the lighting is in use. Any new safety and security lighting at staging areas or other areas established for long-duration construction activities, such as laydown areas, will be motion-activated or use timers to reduce impacts of nighttime lighting.	Verify utilization of night lighting	During construction
Agriculture and Forestry			
Impact AG-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use.	**Project Commitment I: Agricultural Uses**	Verify continued agricultural use	Post construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Air Quality			
Impact AQ-2: Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	**Project Commitment J: Air Emissions Controls.**	Verify utilization of fugitive dust control measures	During construction
	MM AQ-1: Minimize NO_X and PM emissions from off-road diesel powered construction equipment. To the extent available, the applicant shall utilize off-road diesel-powered construction equipment with engines greater than 150 horsepower that comply with Tier 4 interim or Tier 4 road emission standards (Tier 4 Standards). In the event that equipment with a Tier 4 Standards compliant engine is not available, that equipment shall be operated with tailpipe retrofit controls that reduce NO_X and PM to no more than Tier 3 emission standards (Tier 3 Standards) levels. Equipment with a non-Tier 4 Standards compliant engine shall be utilized only when the applicant has made an unsuccessful good faith effort to locate equipment with a Tier 4 Standards compliant engine in the Valley–Ivyglen Project and Alberhill System Project vicinity (defined as within 200 miles of the applicable project site). Each such good faith effort shall be documented with written correspondence (or signed statement and electronic mail) by the appropriate construction contractor, along with written correspondence from at least two construction equipment rental firms within the defined vicinity confirming the unavailability of equipment with a Tier 4 Standards compliant engine. The applicant shall make available to the California Public Utilities Commission (CPUC) a copy of the certified tier specification, best available control technology documentation, and/or CARB or SCAQMD operating permit for each piece of construction equipment, as applicable, at the time the equipment is mobilized. In addition, the applicant shall: • Maintain construction equipment according to manufacturing specifications and use low-emissions equipment; • Reduce emissions of PM and other pollutants by using, whenever feasible, alternative clean fuel technology to power vehicles and equipment instead of gasoline- or diesel-powered engines (e.g., electric, hydrogen fuel cell, propane, natural gas, or compressed natural gas-powered equipment with oxidation catalysts);	Verify utilization of Tier 4 Standard equipment	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Ensure that all construction equipment is properly tuned and maintained and shut off when not in direct use; • Prohibit engine tampering to increase horsepower; • Locate engines, motors, and equipment as far as possible from residential areas and other sensitive receptors, such as schools, daycare centers, and hospitals; • Encourage carpooling to and from staging yards to construction sites to minimize private vehicle use; • Minimize construction-related transport of workers and equipment including trucks; and • Require that on-road vehicles utilized during construction meet CARB fleet regulations.		
	MM AQ-2: Oxides of Nitrogen (NO_X) Credits. The remaining emissions of NO_X resulting from construction of the proposed projects shall be mitigated through the purchase of Regional Clean Air Incentive Market Trading Credits (RTCs), Mobile Source Emission Reduction Credits (MSERCs), or a combination of RTCs and MSERCs for every pound of NO_X in excess of the SCAQMD regional significance threshold of 100 pounds per day, as measured per project. The total amount of NO_X RTCs to be purchased shall be calculated once the construction schedules for each project are finalized. The applicant shall purchase and submit documentation of purchase of the required RTCs to the SCAQMD prior to the start of construction of each project. The applicant shall also track actual daily emissions during construction of each project according to a monitoring plan, which shall require keeping records of equipment and vehicle usage for each project.	Verify the purchase of NOx credits	Prior to and after construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM AQ-3: Dust Control Plan. The applicant shall prepare a Dust Control Plan based on final engineering and pursuant to Rule 403 of the SCAQMD. The applicant shall submit the Plan to the CPUC prior to commencement of ground disturbing activities.	Verify utilization of fugitive dust control measures	During construction
	MM AQ-5: Volatile Organic Compounds Credits. The remaining emissions of VOC/reactive organic gas (ROG) resulting from construction of the proposed Alberhill Project shall be mitigated through the purchase of Emissions Reduction Credits (ERCs)/Short-Term Emission Reduction Credits (STERCs), Mobile Source Emission Reduction Credits (MSERCs), or a combination of ERCs/STERCs and MSERCs for every pound of VOC/ROG in excess of the SCAQMD regional significance threshold of 75 pounds per day, as measured. The total amount of VOC/ROG ERCs/MSERCs to be purchased shall be calculated once the construction schedule is finalized. The applicant shall purchase and submit documentation of purchase of the required ERCs/MSERCs to the SCAQMD prior to the start of construction. The applicant shall also track actual daily emissions during construction according to a monitoring plan, which shall require keeping records of equipment and vehicle usage for the project.	Verify the purchase of VOC credits	Prior to and after construction
Impact AQ-3: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	**Project Commitment J: Air Emissions Controls.** **MM AQ-1: Minimize NO_X and PM emissions from off-road diesel powered construction equipment.** **MM AQ-2: Oxides of Nitrogen (NO_X) Credits.** **MM AQ-3: Dust Control Plan.** **MM AQ-5: Volatile Organic Compounds (VOC) Credits.**	See above	See above
Impact AQ-4: Expose sensitive receptors to substantial pollutant concentrations	**Project Commitment J: Air Emissions Controls.** **MM AQ-1: Minimize NOx and PM emissions from off-road diesel powered construction equipment.** **MM AQ-3: Additional Fugitive Dust Controls.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Biological Resources			
Impact BR-1: Have a substantial adverse 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 the CDFW or USFWS.	**Project Commitment B: Worker Environmental Awareness Plan.**	Verify the preparation and implementation of worker environmental awareness plan	Prior to and during construction
	Project Commitment C: Raptor Protection on Power Lines.	Verify implementation of APLIC recommendations	Prior to and during construction
	Project Commitment D: Habitat Restoration and Revegetation Plan.	See above	See above
	Project Commitment H: Noise Control.	Verify implementation of noise control measures	During construction
	Project Commitment L: San Diego Ambrosia	Verify implementation of measure	During construction.
	Project Commitment M: ARL Land	Verify restoration. Confirm that ARL equivalency analysis has been submitted as part of MSHCP PSE submittal.	After construction
	Project Commitment N: Wildlife Movement	Review retaining wall design to verify that wildlife movement is not restricted.	Prior to construction of retaining wall.
	MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas. Vehicular traffic (including movement of all equipment) shall be restricted to approved access roads and established construction areas shown in Figure 2.6 of the EIR. These areas shall be delineated in the field with flagging and signage. If disturbance is required outside the established construction areas, CPUC notification and approval shall be required. Sensitive resources such as waterbodies, oak trees, and special status plant populations shall be clearly marked for avoidance with flagging and signage. Nighttime lighting, if necessary adjacent to aquatic areas, shall be shielded away from these areas to prevent impacts on aquatic wildlife.	Verify avoidance of wetlands	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM BR-2: Preconstruction Surveys. Qualified biologists shall conduct preconstruction surveys within two weeks of the start of construction in any given project construction area. Surveyors shall focus on areas proposed for vegetation removal or ground disturbance that are within habitat that a qualified biologist has deemed suitable for sensitive species. As part of preconstruction surveys, the composition of the vegetation community shall be surveyed to establish baseline conditions prior to construction and to guide post-construction restoration efforts. The surveys shall be conducted to determine the presence of special status plants, noxious weeds, and all wildlife species for the purpose of preventing direct loss of vegetation and wildlife and the spread of noxious plant species. Preconstruction surveys shall be performed for each discrete work area prior to the start of ground disturbance, or if work has lapsed for longer than 30 days. Biologists shall document survey results in a daily logbook or report.	Verify the completion of survey	Prior to construction
	MM BR-3: Biological Monitoring During Construction. In areas where sensitive resources may be impacted by construction activities, a qualified biological monitor shall be present during construction activities. The monitor shall have the authority to temporarily stop work that he or she determines to be threatening to a special status wildlife or plant species or nesting bird. The monitor shall determine appropriate action, and work will resume once the monitor determines there is no longer a threat to the special status species or approval has been obtained from the appropriate wildlife agencies or CPUC. Biologists shall document monitoring observations in a daily logbook.	Verify the monitoring of construction activities	During construction
	MM BR-4: Limit Removal of Native Vegetation Communities and Trees. The removal of native vegetation and trees shall be limited to the minimum practicable area required for construction of the project. Grading, grubbing, graveling, or paving shall only occur where required for construction and operations. The applicant shall use temporary staging areas in a way that facilitates post-construction restoration, and shall restore these areas to as close to pre-construction conditions as possible, or to the conditions agreed upon between the applicant and landowner.	Verify the minimization of native vegetation removal	During construction
	MM BR-5: California gnatcatcher protection measures. In accordance with the MSHCP, removal of Riversidean sage scrub habitat will not occur during the coastal California gnatcatcher breeding season. (February 15 to August 15). Should nesting coastal California gnatcatcher be observed during preconstruction surveys, outside of the breeding season, vegetation removal and other construction-related disturbance shall not commence within the applicable nest buffer area, as identified in the projects' Nesting Bird Management Plan, until the nest is determined to be inactive.	Verify the implementation of protection measures	During construction
	MM BR-6: Oak tree protection measures. This measure applies to oak trees in all project areas. Preventive measures shall be taken during construction activities to minimize impacts in the protected zone of each oak tree. The protected zone commences at a point 5 feet	Verify the implementation of protection measures	During construction

	outside the dripline and extends inward to the trunk of the tree. All work conducted in the protected zone of oak trees shall be performed using hand implements and in the presence of a certified arborist. If it is determined that oak tree removal is necessary, the applicant shall relocate oak trees to a place outside of the area of anticipated impacts under the direction of the certified arborist. If the applicant cannot feasibly relocate oak trees that are removed, 1-gallon oak trees shall be planted at a 12:1 ratio within the appropriate habitat to replace removed trees. These replacement trees shall be indigenous coast live oak trees that have been grown in a natural form (no topping or street tree forming). The applicant shall be responsible for monitoring and maintaining the relocated or replacement trees for a minimum of two years (to include at least two complete California rainy seasons, here defined as the period of the year from November – May). In addition, the following minimization measures shall be implemented under the direction of the certified arborist: • Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of an oak tree, except on sites approved for this use by a certified arborist. • Removal of the natural leaf mulch within the protected zone of oak trees is prohibited except where absolutely necessary. • All trees not approved for removal shall be fenced or flagged for avoidance and to designate the protected zone. • Any pruning, including removal of dead wood, shall be performed in compliance with the latest American National Standards Institute pruning standards by a certified arborist (or certified tree worker). Any root-pruning required within the protected zone of an oak shall be limited to the minimum amount necessary. All root-pruning shall consist of clean, 90-degree angle cuts utilizing sharp hand tools. Any major roots (2 inches or greater in diameter) encountered shall be preserved to the extent possible and wrapped in moist burlap until the soil is replaced. Soil shall be replaced around preserved roots as soon as possible. To evaluate whether or not this type of mitigation is successful over the long-term, the relocated oak trees and replacement oaks will be revisited by a certified arborist in the fifth, tenth, and fifteenth years after relocation or planting to assess the survival/mortality rate of these oaks, and to evaluate the health of the surviving individuals. The applicant will prepare		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	an initial report on the implementation of this measure after the second year of monitoring and maintenance has been completed. A Final Report will be prepared after the Year-15 assessment has been carried out; the Final Report will be submitted to the CPUC, and copies shall be sent to the USFWS (Palm Springs Fish and Wildlife Office), to the CDFW (Inland/Desert Regional Office), and to the California Native Plant Society's Conservation Program staff.		
	MM BR-7: Habitat Restoration and Revegetation Plan Requirements. Pursuant to Project Commitment D, the applicant shall develop a Habitat Restoration and Revegetation Plan to address ground disturbance in all project areas. In addition to including the provisions set forth in Project Commitment D, the Habitat Restoration and Revegetation Plan shall detail topsoil segregation and conservation methodology; restoration of special status plant species habitat; vegetation removal and revegetation methods, including seed mixes, rates, and transplants; criteria to monitor and evaluate revegetation success; and alternative restoration and revegetation methods in the event that the revegetation success criteria are not initially reached. The applicant shall implement the Habitat Restoration and Revegetation Plan until the restoration success criteria are achieved. Appropriate agencies (CPUC, USFWS, and CDFW) shall be consulted during the preparation of the Habitat Restoration and Revegetation Plan. A copy of the final Habitat Restoration and Revegetation Plan, along with documentation of agency review and incorporation of comments into the final version, shall be provided to the CPUC, the USFWS, and the CDFW for approval prior to the CPUC issuing a notice to proceed.	Verify the preparation and implementation of habitat restoration and revegetation plan	Prior to, during, and post construction
	MM BR-8: Special Status Plant Avoidance and Mitigation Measures. For project areas not covered by the MSHCP, the applicant shall avoid the special status plant populations listed in Appendix G, Table 1. However, where avoidance is not feasible, special status plants in project work areas shall be identified in the field, and the following avoidance measures shall be implemented to minimize the possibility of inadvertent encroachment: • A qualified biologist shall flag or otherwise mark special status plants. Construction crews will avoid direct or indirect impacts on these flagged areas. Should impacts on special status plants be unavoidable, the applicant will implement the following measures: A qualified botanist shall determine if transplantation is feasible. If determined feasible, a qualified botanist shall develop and implement a transplantation plan in coordination with appropriate agencies (CDFW, USFWS, RCA). The special status plant transplantation plan shall identify a suitable transplant site, moving the plant material and seed bank to the transplant site, collecting	Verify the implementation of protection measures	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	seed material and propagating it in a nursery, and monitoring the transplant sites to document recruitment and survival rates. If transplantation is infeasible, the applicant shall replace impacted special status plants at a 2:1 ratio within the project area within one year of the end of construction. Measures to restore special status plants shall be implemented in accordance with the Habitat Restoration and Revegetation Plan (MM BR-7).		
	MM BR-9: Invasive Plant Control Measures. The applicant shall develop an Invasive Plant Management Plan outlining measures to prevent the spread of invasive plants such as tamarisk (*Tamarix* sp.) and giant reed (*Arundo donax*) during construction of the projects. The Invasive Plant Management Plan shall include, but is not limited to, the following measures: • All vehicles and equipment shall be cleaned prior to arrival at the work site. • Straw or hay bales used for sediment barrier installations or mulch distribution shall be obtained from weed-free sources. The Invasive Plant Management Plan will be submitted to the CDFW and CPUC for review and comment no more than three months prior to the start of construction. A copy of the final Invasive Plant Management Plan, along with documentation of agency review (CDFW and CPUC) and incorporation of comments into the final version, shall be provided to the CPUC for approval prior to the CPUC issuing a notice to proceed.	Verify the preparation and implementation of invasive plant management plan	Prior to and during construction
	MM BR-10: Prevent Wildlife Entrapment. In all project work areas, the applicant shall install covers, ramps, and/or fencing to avoid trapping wildlife in excavations or trenches. Covers must be weighted at the edges or installed in a way that prevent wildlife from attempting to burrow beneath the cover. Fine-gauge fencing shall be used to prevent small animals from passing through the fence. Ramps with an angle of less than 45 degrees shall be utilized. The applicant's biological monitor will check open trenches and excavations for trapped wildlife each morning prior to the start of work on the trench or excavation. Trenches and excavations that are covered for more than one week will be inspected on a weekly basis. In addition, where retaining walls or another method of slope stabilization are required, the facility shall be sited, designed, and oriented to avoid impacts on the movement of native wildlife species and established wildlife corridors in coordination with the wildlife agencies (USFWS, CDFW, RCA).	Verify the prevention of wildlife entrapment	During construction
	MM BR-11: Migratory Birds and Raptors Impact Reduction Measures. The applicant shall develop a Nesting Bird Management Plan in consultation with the USFWS and CDFW	Verify the preparation and implementation	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	that outlines protective measures and BMPs that shall be employed in all project work areas to prevent disturbance of active nests. The final Plan shall be submitted to the CPUC for approval. The Nesting Bird Management Plan shall include the following components: species-specific buffer distances (including vertical buffers in areas where helicopters will be used) and conditions under which these buffer distances can be reduced, including concurrence by the CDFW, USFWS, and CPUC for special status species; dates of local breeding seasons during which nest surveys shall be conducted; preconstruction nest survey timing, methods, and surveyor qualifications; nest deterrent methods, including vegetation clearing; monitoring and reporting protocols during construction; protocols for determining whether a nest is active; protocols for documenting, reporting, and protecting active nests within construction areas; and avian monitor qualifications. If preconstruction survey protocols exist for a certain species, the Nesting Bird Management Plan shall incorporate these protocols. The survey area shall include the construction area, plus an additional distance large enough to accommodate the protective buffer of bird species likely to occur in proximity to the construction area. The Nesting Bird Management Plan shall further specify that active bird nests shall not be removed during breeding season unless the projects are expressly permitted to do so by the USFWS or CDFW; all project-related nest failures shall be reported to the USFWS and CDFW; and the biological monitor shall halt work if he or she determines that active nests would be disturbed by construction activities. If construction begins during the breeding season (February 1 through August 31), the Nesting Bird Management Plan shall be submitted to the USFWS and CDFW for review and comment no less than two months prior to the start of construction, with the intent that the plan will be finalized no less than one month prior to the start of construction. A copy of the final Nesting Bird Management Plan, along with documentation of agency review (CDFW, USFWS, CPUC) and incorporation of comments into the final version, shall be provided to the CPUC for approval prior to the CPUC issuing a notice to proceed during the breeding season.	of nesting bird management plan	
	MM BR-12: Burrowing Owl Impact Reduction Measures. To reduce impacts on burrowing owls, the applicant shall implement the following measures in all project work areas: • Surveys for burrowing owls will be conducted by a qualified biologist within 30 days of construction during the non-breeding season and within 14 days of construction during the breeding season (February 1 through August 31) to confirm whether burrowing owls occupy the site. Surveys shall be performed throughout the project areas that contain suitable burrowing owl habitat, with a potential to be impacted by construction activities, plus an additional area extending 300 feet from the projects' boundaries.	Verify the implementation of protection measures	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• If an occupied burrow is identified, the applicant shall adhere to buffer distances detailed in the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012). • The biologist will report all project-related impacts on burrowing owl to the appropriate resource agencies (CDFW and RCA). If appropriate buffers cannot be maintained, and impacts on burrowing owls or occupied burrows are unavoidable, the applicant shall develop and implement a Determination of Biologically Equivalent or Superior Preservation (DBESP), in compliance with MSHCP Section 6.3.2, and as approved by CDFW and RCA. The DBESP shall describe the compensatory measures that will be undertaken to address the loss of burrowing owl burrows within the project area. The compensatory mitigation shall be determined on a site-specific analysis, but may include restoration of temporarily impacted habitat and acquisition and or enhancement of off-site mitigation lands as determined in consultation with CDFW. If, in consultation with CDFW it is determined that project activities require removal of occupied burrows, eviction and burrow closure may be required to ensure against "take" of owls or nests. However, this will only occur after the preparation of a Burrowing Owl Exclusion Plan, as approved by CDFW.		
	MM BR-13: Trash Abatement. The applicant shall keep project areas free of trash and debris. Food-related trash items shall be stored in enclosed containers and regularly removed from site.	Verify trash removal	During construction
	MM BR-14: Protection of Special Status Species on Castle and Cooke Land. The applicant is entering into an agreement with the RCA, with USFWS and CDFW concurrence, to allow for coverage of the Valley–Ivyglen and Alberhill Projects' obligations under the MSHCP on Castle and Cooke property, which falls outside MSHCP boundaries and thus is exempt from mitigation under the MSHCP. If this agreement is finalized prior to the start of construction, it shall be in effect for the duration of the projects or until SCE opts out. Should SCE opt out of the MSHCP, or if this agreement with the RCA is not finalized, the applicant shall implement the same or a greater level of species-specific avoidance, mitigation, restoration, and compensation measures as would have been required under the MSHCP. This may include additional consultation with USFWS and CDFW to obtain Incidental Take Authorization pursuant to the Federal California Endangered Species Acts. These additional measures would include MM BR-1, MM BR-4, and MM BR-8.	Verify the implementation of protection measures	During construction
	MM BR-16: Stephens' Kangaroo Rat Take Avoidance within Core Reserve. The applicant shall ensure that take of SKR within the Lake Mathews-Estelle Mountain Core Reserve does not occur during any project construction activity. To avoid take of SKR, the following measures shall be implemented:	Verify the implementation of protection measures	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	Daylight Hours Only • No vehicle or equipment use for any project construction activity shall occur within the Core Reserve or on its roadways within 30 minutes prior to sunset or 30 minutes after sunrise except during an emergency condition. If an emergency condition occurs and nighttime access or use is necessary, the CPUC shall be notified within 24 hours. To the extent feasible, biological monitors qualified to monitor for SKR shall be present during emergency access to the Core Reserve. ***Monitoring*** • No more than 14 days prior to conducting any project construction activity within the Core Reserve, biological monitors qualified to monitor for SKR shall complete preconstruction surveys and flag confirmed and potential SKR burrow complexes (including burrows that may be used by other kangaroo rat species) for avoidance. Surveyed and flagged areas shall include all 500-kV ROWs to be accessed within the Core Reserve plus a 25-foot buffer area (except in areas inaccessible by foot) on each side of these roads. ***Vehicle Use*** • Vehicle use and worker access within the Core Reserve shall be minimal. Vehicles shall not travel faster than 10 miles per hour within the Core Reserve. All construction vehicles and equipment shall remain on existing access and maintenance roads used to access the applicant's 500-kV towers within the Core Reserve. • Biological monitors qualified to monitor for SKR shall accompany all workers to and from all work sites within the Core Reserve, and shall conduct daily clearance sweeps immediately prior to any project construction activity for all areas within the Core Reserve to be accessed that day. • If activities at 500-kV tower sites adjacent to the Core Reserve require equipment to back up into the Core Reserve on areas that are not existing access roads, biological monitors qualified to monitor for SKR shall monitor the process of backing up and exiting the Core Reserve areas and all activities that occur in proximity to the equipment while it is located within the Core Reserve area. Equipment shall be carefully inspected by the monitors for SKR prior to backing up or exiting the Core Reserve area. If SKR are present, the equipment shall not be moved until all SKR have left the equipment and all areas within 20 feet of the		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	equipment. ***Signage*** • Clearly marked and visible signs listing the required speed limit and reminding drivers to watch for and avoid kangaroo rats shall be posted at the entry point into the Core Reserve and at regular intervals thereafter (at minimum every 0.25 miles) along all roads to be accessed within the Core Reserve. ***Other Requirements*** • The applicant shall not access the 0.5-mile access road segment located within the Core Reserve between 500-kV Towers M13-=T2 and M13-T1 other than by foot or helicopter. If accessed by foot or helicopter, no more than 14 days prior to access, preconstruction surveys shall be conducted along the 0.5-mile Hilltop Road segment to identify and flag potential kangaroo rat burrow complexes for avoidance. No activities other than grounding and wire snubbing and vehicle use required for these activities shall occur at 500-kV tower sites located within the Core Reserve. **MM BR-18: Implementation of All Project Commitments.** The applicant will implement all Project Commitments as stated in this EIR, except in cases where they are superseded or modified by Mitigation Measures. The Project Commitments will be incorporated into the Mitigation Monitoring and Compliance Reporting Program.		
Impact BR-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **Project Commitment M: ARL Land** **MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas.** **MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.** **MM BR-4: Limit Removal of Native Vegetation Communities and Trees.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM BR-6: Oak tree protection measures. **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM BR-9: Invasive Plant Control Measures.**		
Impact BR-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	**Project Commitment M: ARL Land** **MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas.** **MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.**	See above	See above
	MM BR-15: Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include Best Management Practices (BMPs) sufficient to acquire authorization under the Construction General Permit and protect waters in the project vicinity from sediment and other pollutants during construction. Per SCE, BMPs from the California Stormwater BMP Handbook that would be included in the SWPPP include but are not limited to WM-1 Material and Delivery Storage, WM-4 Spill Prevention and Control, WM-5 Solid Waste Management, WM-6 Hazardous Waste Management, WM-8 Concrete Waste Management, NS-9 Vehicle and Equipment Fueling, and NS-10 Vehicle and Equipment Maintenance. Verification of Construction General Permit authorization and the associated SWPPP shall be provided to the CPUC at least 15 days prior to start of construction. Updated SWPPPs shall be provided to the CPUC during construction upon request.	Verify the implementation of protection measures	During construction
Impact BR-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	**Project Commitment L: San Diego Ambrosia** **Project Commitment N: Wildlife Movement** **MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.** **MM BR-6: Oak tree protection measures.** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM BR-8: Special Status Plant Avoidance and Mitigation Measures.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM BR-9: Invasive Plant Control Measures. **MM BR-11: Migratory Birds and Raptors Impact Reduction Measures.** **MM BR-12: Burrowing Owl Impact Reduction Measures.** **MM BR-16: Stephens' Kangaroo Rat Take Avoidance within Core Reserve.** **MM BR-18: Implementation of All Project Commitments**		
Cultural Resources			
Impact CR-1: Substantial adverse change in the significance of an historical or archaeological resource.	**Project Commitment B: Worker Environmental Awareness Plan.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM CR-1a: Ensure preconstruction survey coverage of all work areas and staging areas. Prior to construction, the applicant shall compare the limits of the work areas and staging areas to project maps that show where areas have been previously surveyed for cultural resources at the Intensive Cultural Resources Inventory level. The applicant shall verify the proposed work areas and staging areas have been surveyed at the Intensive Cultural Resources Inventory level. An Intensive Cultural Resources Inventory level of survey is defined here as consisting of pedestrian surveys with transects spaced no farther apart than 15 meters except where field conditions such as exceptionally dense vegetation or steep slopes make walking transects difficult. In order to rely upon a prior survey for a work area, all areas that can be reasonably covered by transect surveys within such work area shall have been surveyed. If such a prior survey has been completed in the proposed work area or staging area, work can commence as follows: • If no known resources are located in the work area or staging area, work or staging can proceed in the area. Previously unknown resources that are discovered during work activities shall be subject to MM CR-1b. • If known resources are located in the work area or staging area, they must be handled pursuant to MM CR-1b. Previously unknown resources that are discovered during work activities shall be subject to MM CR-1b. If such a prior survey has not been completed in the proposed work area or staging area, then work may not commence until an Intensive Cultural Resources Inventory has been completed by a CPUC-approved archaeologist or cultural resources specialist and Native American tribal monitor(s) and reviewed and approved by the CPUC. If a resource is found during the survey, the applicant shall adhere to MM CR-1b procedures for unanticipated resources.	Verify completion of survey	Prior to construction
	MM CR-1b: Avoid impacts to known and undiscovered historic resources and unique archaeological resources (except for site P33-000714). SCE shall prepare a Cultural Resources Monitoring and Treatment Plan (CRMTP) for known and unknown resources that are eligible or potentially eligible for the California Register or are unique archaeological resources, except P33-000714, which is subject to MM CR-6. The CRMTP shall be reviewed and approved by the CPUC prior to the start of construction. To implement MM CR-1b SCE shall: • Retain a qualified archaeologist who shall: prepare the CRMTP; oversee	Verify the preparation and implementation of cultural resources monitoring and treatment plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	archaeological and Native American monitors; and evaluate discoveries and prepare Evaluation and Data Recovery Plans and subsequent reports. This archaeologist shall, at the minimum, meet the Secretary of Interior's Professional Qualifications Standards for archaeology and be approved by the CPUC. • Provide Native American Tribes that have expressed interest in the projects (Soboba and Pechanga) the opportunity to consult with the qualified archaeologist and provide input on the draft CRMTP during its preparation, including the Evaluation Plan and Data Recovery Plan. Upon completion of the draft CRMTP, Native American Tribes shall be given at least 30 days to provide input on the draft CRMTP. Evidence of consultation with the Tribes shall be submitted to the CPUC. • Prepare the CRMTP, which shall include the following. - **Mapping.** The CRMTP shall map all known California Register eligible or potentially eligible resources in and within 100 feet of work areas. Maps shall be updated as necessary to incorporate any new information obtained pursuant to MM CR-1a. - **Environmentally Sensitive Areas (ESA) Delineation.** The CRMTP should describe how California Register eligible or potentially eligible resources will be delineated and avoided as ESAs during construction. ESAs containing cultural resources shall not be identified on the ground or on maps to be used by anyone other than the qualified archaeologist, Native American monitors, cultural resource monitors, or other cultural resource professionals. They shall be labeled on maps and with signage in the field as "environmentally sensitive areas." The preferred method of mitigation in the CRMTP for known resources shall be total avoidance of the resource (preservation in place), per CEQA Guidelines section 15126.4(b)(3)(A). The preferred method of mitigation in the CRMTP for unanticipated resources shall be total avoidance (preservation in place). If avoidance is determined to be infeasible, the applicant shall prepare a Data Recovery Plan. - **Unanticipated resource discovery.** The CRMTP shall contain a description of procedures to be used if unanticipated cultural resources are discovered during construction. The CRMTP shall require that work shall be temporarily halted within 100 feet of the resource, appropriate temporary protective barriers shall be installed along with signage identifying the area only as an "environmentally sensitive area" and forbidding entry into the area by all but authorized personnel, and the qualified archaeologist and the CPUC shall be notified. No work will resume in the area until the qualified archaeologist and		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	the CPUC agree to an appropriate buffer or until mitigation has been completed. The preferred method of mitigation in the CRMTP shall be total avoidance of the resource (preservation in place), per CEQA Guidelines section 15126.4(b)(3)(A). If the resource can be completely avoided, no additional mitigation is necessary. If the resource cannot be completely avoided, the qualified archaeologist shall then follow the procedures delineated for resources where it is not known whether the resource is historical. If an unanticipated resource is avoided, it shall nonetheless be recorded on California Department of Parks and Recreation 523 forms and filed at the Eastern Information Center. - **Determination if a resource is an historical resource.** The qualified archaeologist, in consultation with the CPUC, shall determine if there is a potential for the resource to be an historical resource. If there is no potential for the resource to qualify as an historical resource, work shall resume after CPUC concurrence. The CRMTP shall include a framework for evaluating cultural resources. If there is a potential for the resource to be an historic resource, the qualified archaeologist shall prepare an Evaluation Plan. - **Evaluation Plan.** The resource-specific Evaluation Plan shall detail the procedures to be used to determine if the discovery is an historical resource. The Evaluation Plan shall include sufficient discussion of background and context to allow the evaluation of the resource against the historic resource criteria. It shall include a description of procedures to be used in the gathering of information to allow the evaluation. These techniques may include (but are not limited to): excavation, written documentation, interviews, and/or photography. For archaeological resource testing, the Evaluation Plan should describe the archaeological testing procedures, including, but not limited to: surface collection (if surface artifacts are discovered), test excavations (including type, number, and location of test pits and/or trenches), analysis methods, and reporting procedure. The Evaluation Plan shall be submitted to CPUC for review. Once approved, the Evaluation Plan shall be implemented in the field. The report resulting from this work shall include evaluation of the discovery, based on the significance criteria set forth in the Evaluation Plan, indicating if it is an historic resource. If the discovery is not found to be an historic resource, and CPUC concurs with that determination, protective barriers may be removed, and work may proceed in the area of the discovery. If the discovery is determined to be an historic resource, SCE shall prepare a Data Recovery Plan.		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	- **Data Recovery Plan.** Data recovery plans for historic resources that cannot be fully avoided shall be prepared in accordance with CEQA Guidelines section 15126.4(b)(3)(C) and PRC section 21083.2, as applicable. The Data Recovery Plan shall outline how the recovery of data from the resource will mitigate impacts to that resource to below a level of significance. The Data Recovery Plan shall describe the level of effort, including numbers and kinds of excavation units to be dug, excavation procedures, laboratory methods, samples (e.g., pollen, sediment, as appropriate) to be collected and analyzed, analysis techniques that will yield information relevant to the aspects of the site that make it an historic resource, and reporting procedure. This plan shall be submitted to the CPUC for review and approval. Once approved, the applicant shall implement the approved plan. Once the data recovery field work is complete, a Data Recovery Field Memo shall be prepared. - **Data Recovery Field Memo.** Following implementation of the Data Recovery Plan, the Data Recovery Field Memo shall be prepared. The Data Recovery Field Memo shall briefly describe the data recovery procedures in the field and summarize (at a field catalog level) the materials recovery. The Data Recovery Field Memo shall also identify the number and kind of samples recovered that are appropriate for special analyses, including radiocarbon dating, obsidian sourcing, pollen analysis, microbotanical analysis, and others, as applicable. The Data Recovery Field Memo shall be submitted to CPUC for review and approval. Once the Data Recovery Field Memo has been approved, protective barriers may be removed, and work may proceed in the area of the discovery. If the Data Recovery Field Memo concerns Native American resources or archaeological or prehistoric resources, the Data Recovery Field Memo shall also be submitted to the Native American Tribe per the procedures outlined in the Data Recovery Plan. A Data Recovery Report shall then be prepared. - **Data Recovery Report.** Within 90 days of submittal of the Data Recovery Field Memo, a Data Recovery Report shall be prepared. The Data Recovery Report shall present the results of the data recovery program, including a description of field methods, location and size of excavation units, analysis of materials recovered (including results of any special analyses conducted), and conclusions drawn from the work. The Data Recovery Report shall also indicate where artifacts, samples, and documentation resulting from the data recovery program will be curated. The Data Recovery Report shall specify that the curation facility meets the requirements of 36 CFR 79. The Data		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	Recovery Report shall be submitted to the CPUC for review and approval. Once approved, the Data Recovery Report shall be filed with the Eastern Information Center. All impacted known resources and all unanticipated resources shall be recorded on California Department of Parks and Recreation 523 forms and filed at the Eastern Information Center with the Data Recovery Report. If the Data Recovery Report concerns Native American resources or archaeological or prehistoric resources, the Data Recovery Report shall also be submitted to the Native American Tribe per the procedures outlined in the Data Recovery Plan. - The **CRMTP** shall include a summary of the California laws regarding the discovery of human remains, including: CEQA Guidelines section 15064.5(e); PRC sections 5097.94, 5097.98, and 5097.99; and California Health and Safety Code section 7050.5. In addition, the plan shall include the contact information for the Riverside County Medical Examiner. The CRMTP shall specify that the curation facility, where artifacts, samples, and documentation resulting from the data recovery program shall be curated, meets the requirements of 36 CFR 79.		
	MM CR-2: Monitor ground disturbing activities (includes Native American monitoring). Archaeological monitoring shall be required for ground disturbing activities in areas with moderate to high archaeological sensitivity. In some areas where previous disturbance has occurred, spot checking may be appropriate and will be defined in the CRMTP. The archaeological monitor(s) shall be approved by CPUC staff prior to the start of construction. If any cultural resources are discovered, the archaeological monitor has the authority to stop ground-disturbing activities in the immediate area of the discovery. The process outlined in the CRMTP required under MM CR-1b shall then be followed. One Native American monitor from each tribe that has requested involvement (the Pechanga Tribe and the Soboba Band) shall be retained, at the Tribes' option, to observe ground-disturbing activities and all work at P33-00714, subject to the conditions outlined in this mitigation measure. SCE shall consult with Native American tribes that have requested involvement (including Pechanga and Soboba) to determine where additional Native American monitoring is required. SCE shall document consultation efforts that show queries to the NAHC and tribes on the NAHC contact list regarding culturally sensitive sites and shall provide this documentation to the CPUC for review and approval prior to any ground-disturbing activities and prior to work at resource P33-00714. Native American monitoring shall be subject to the following conditions:	Verify monitoring of ground disturbing activities	Monitoring = During construction Native American notification = 30 days prior to the start of construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Tribes requesting presence at construction or excavation activities shall be given 30 days advance notice prior to the start of construction and shall be provided the opportunity to monitor construction activities as requested in consultation with SCE subject to the terms of this mitigation measure. The applicant shall make a good-faith best effort to schedule construction when a monitor is available. • Attendance by Native American monitors during these activities is ultimately at the discretion of the Tribe and the absence of a Native American monitor shall not delay work if the Native American tribe has been given 30 days advance notice. Documentation of consultation activities shall be included in the monitoring plan. • The Native American monitors shall have the ability to temporarily halt work or redirect grading from the immediate vicinity of a potential unanticipated archaeological find that may require recordation and evaluation. The archaeological monitor shall be notified immediately to determine the procedure to follow per MM CR-1b.		
Impact CR-2: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	**MM CR-4: Monitor Paleontologically Sensitive Areas.** SCE shall retain a qualified paleontologist to monitor ground-disturbing activities in paleontologically sensitive areas as defined in the Paleontological Resource Monitoring Plan (PRMP). The qualified paleontologist shall be approved in advance by the CPUC. The qualified paleontologist shall prepare a brief Paleontological Resource Monitoring Plan that includes methods of paleontological monitoring and includes construction maps delineating areas of ground disturbance that shall be monitored for paleontological resources. These shall include areas where: • There is a high or undetermined paleontological sensitivity. • There is a potential for fossils to occur at a level shallow enough to be adversely affected by project activities. Areas where fossils would likely occur include but are not limited to the Silverado Formation. Areas where fossils are not reasonably likely to be discovered include areas of igneous substrate, such as the Estelle Mountain volcanic rock. Qualifications for proposed paleontological monitors shall be submitted to the CPUC for review and approval. Only CPUC-approved paleontological monitors shall serve on this project. The paleontological monitor shall have the authority to halt construction in the vicinity of any potential finds in order to begin implementation of MM CR-5. A reduction in monitoring activities will be determined based on field observations and in coordination with SCE and CPUC.	Verify monitoring of ground disturbing activities	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM CR-5: Follow Paleontological Resource Discovery Protocol. In the case that a previously unknown paleontological resource is discovered during construction activities, all work within 15 meters of the resource shall be stopped, and the CPUC-approved paleontologist shall determine whether the resource can be avoided. If the resource cannot be avoided, the paleontologist shall determine whether the resource is unique under Part V of CEQA Guidelines Appendix G. A paleontological resource shall be considered unique if it meets the definition of a significant paleontological resource under the 2010 Society of Vertebrate Paleontology *Standard Procedures for the Assessment of Adverse Impacts to Paleontological Resources* definition: Significant paleontological resources are fossils and fossiliferous deposits, here defined as consisting of identifiable vertebrate fossils, large or small, uncommon invertebrate, plant, and trace fossils, and other data that provide taphonomic, taxonomic, phylogenetic, paleoecologic, stratigraphic, and/or biochronologic information. Paleontological resources are considered to be older than recorded human history and/or older than middle Holocene (i.e., older than about 5,000 radiocarbon years) (Society of Vertebrate Paleontology 2010). Substantiation of the uniqueness conclusion shall be provided to the CPUC for review and approval. Work shall be allowed to continue if the resource is not unique. If the resource is unique, then work shall remain stopped until the approved paleontologist has consulted with SCE and the CPUC and a feasible approach, approved by the CPUC, has been developed that will prevent destruction of the resource by site protection or recovery. Methods of recovery, testing, and evaluation shall adhere to current professional standards for recovery, preparation, identification, analysis, and curation, such as the 2010 Society of Vertebrate Paleontology *Standard Procedures for the Assessment of Adverse Impacts to Paleontological Resources*. Work can commence following recovery and CPUC approval.	Verify implementation of resource discovery protocol	During construction
Impact CR-3: Disturb any human remains, including those interred outside of formal cemeteries.	**MM-CR-7: Follow Necessary Procedures for Unanticipated Discovery of Human Remains.** The CRMTP (MM CR-1b) shall include a summary of the applicable laws concerning human remains, including: CEQA Guidelines section 15064.5(e); PRC sections 5097.94, 5097.98, and 5097.99; and California Health and Safety Code section 7050.5. These laws require Native American consultation for Native American burial sites. The CPUC shall be notified immediately after the legally-mandated notification of the county medical examiner if any human remains are encountered during construction. Workers shall	Verify implementation of resource discovery protocol	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	be trained in procedures to follow in case of unanticipated discovery of human remains as part of the Worker Environmental Awareness Plan.		
Geology, Soils, and Mineral Resources			
Impact GE-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure including liquefaction; or landslides.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **Project Commitment E: Grading Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards..**	Verify completion of study and implementation of recommendations	Prior to and during construction
Impact GE-2: Result in substantial soil erosion or the loss of topsoil.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs).**	See above	See above
	Project Commitment E: Grading Plan.	Verify preparation and implementation of grading plan	Prior to and during construction
Impact GE-3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse.	**Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.**	See above	See above
Impact GE-4: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building	**Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Code (1994), creating substantial risks to life or property.			
Impact GE-5: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	**Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.**	See above	See above
Greenhouse Gases			
No measures apply.			
Hazards and Hazardous Materials			
Impact HZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).**	See above	See above
	MM HZ-2: Contaminated Soil/Groundwater Contingency Plan. Prior to the start of construction, to the extent not otherwise included within plans required by the Riverside County Hazardous Materials Management Division, the applicant shall develop a Contaminated Soil/Groundwater Contingency Plan to address the unearthing or exposure of buried hazardous materials or contamination or contaminated groundwater during construction of the projects. The Plan shall detail steps that the applicant or its contractor will take to prevent the spread of contamination, the sampling necessary if contamination is discovered, and remedial action to be taken. The Plan, at minimum, shall include the following: 5. Contact information for federal, regional, and local agencies, the applicant's environmental coordinator(s) responsible for the cleanup of contaminated soil or groundwater, and licensed disposal facilities and haulers. 6. Procedures to minimize environmental impacts in the event that hazardous soils, contaminated groundwater, or other hazardous materials are encountered during construction including stopping work; securing and marking the contaminated area; preventing the spread of contamination; testing; primary, secondary, and final cleanup procedures; and proper disposal in accordance with applicable laws and regulations.	Verify preparation and implementation of contaminated soil/groundwater contingency plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	7. Training requirements for construction workers performing excavation activities including training on types of contamination including common contaminants (e.g., petroleum hydrocarbons, lead, mercury, and metals, asbestos, acetone, nitrate, semi-volatile organic compounds and volatile organic compounds (benzene), polychlorinated biphenyls, sanitary waste, and pesticides) and *hazardous materials* (as defined by the California Health and Safety Code) and identifying potentially hazardous contamination (e.g., stained or discolored soil and odor). 8. Dewatering procedures including storage, testing, treatment, and disposal requirements and dewatering BMPs set forth in the applicant's Storm Water Pollution Prevention Plan. The applicant shall submit the plan to CPUC for review and approval at least 60 days prior to the start of construction. The applicant shall implement the plan during construction of the projects.		
Impact HZ-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	**MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).** **MM HZ-2: Contaminated Soil/Groundwater Contingency Plan.** **MM HZ-3: Contacting Affected Landowners Regarding Underground Facilities.** Prior to construction the applicant shall contact affected private landowners to determine if septic systems and associated leach fields as well as other underground facilities may be impacted by construction of the projects. Final engineering plans for the projects shall be designed to avoid damage to underground facilities, both public and private. The applicant shall immediately notify by telephone the owner of underground facilities that may have been damaged or dislocated during construction of the projects.	Verify utilization of digalert	During construction
Impact HZ-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).** **MM HZ-2: Contaminated Soil/Groundwater Contingency Plan.** **MM HZ-3: Contacting Affected Landowners Regarding Underground Facilities.**	See above	See above
Impact HZ-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	**Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM HZ-2: Contaminated Soil/Groundwater Contingency Plan.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Impact HZ-8: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	**MM HZ-4: Fire Control and Emergency Response.** The applicant, in consultation with its contractors, shall develop and implement site-specific fire control and emergency response plans to address the risk of fire or other emergencies (e.g., flooding) during construction, operation, and maintenance of the projects. The plans and a record of contact and coordination with the fire departments with jurisdiction over each worksite shall be submitted to the CPUC for review and approval prior to start of construction. The plans shall describe fire prevention and response practices that the applicant and its contractors will implement to minimize the risk of fire, and in the event of fire or other emergencies, provide for immediate response. The site-specific plans shall specify that the applicant or its contractors will furnish supervision, labor, tools, equipment, and materials for the prevention of fire and extinguishing and controlling the spread of fires started as a result of project activities. During Construction: • The applicant or its designee shall designate a full time Fire Risk Manager who will be present during construction activities, whose sole responsibility will be to monitor the contractor's fire-prevention activities, and who will have full authority to stop construction as needed to prevent fire hazards. The Fire Risk Managers shall: - Serve as liaisons to fire departments and act as a point of contact for fire departments in the event of fire or other emergency; - Manage the prevention, detection, control, and extinguishing of fires set accidentally as a result of construction activity; - Review site-specific fire control and emergency response plans prior to starting work; - Ensure that all construction personnel are trained in fire safety measures relevant to their responsibilities. At minimum, construction personnel shall be trained in fire and emergency reporting and incipient-stage fire prevention, control, and extinguishing (i.e., the fire can be controlled or extinguished by portable fire extinguishers, small hose systems, or portable water supplies without the need for protective clothing or breathing apparatus). Each member of the construction workforce shall be trained and equipped to extinguish small fires;	Verify preparation and implementation of fire control and emergency response plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	- Be equipped with radio and cellular telephone access for the duration of each work day; - Ensure that all construction personnel are provided with operational radio and cellular telephone access at each worksite to allow for immediate reporting of fires or other emergencies and ensure that communication pathways and equipment are tested and confirmed operational each day prior to initiating construction activities at each worksite; and - Maintain an updated key personnel and emergency services contact (telephone and email) list onsite and available to construction personnel. • Construction workers shall immediately report all fires to the nearest Fire Risk Manager. During All Project Phases: • Equipment installed and maintained as part of the project shall include: - Spark arresters that are in good working order and meet applicable regulatory standards for all internal combustion engines (both stationary and mobile); - Fire suppression equipment on all motorized vehicles that includes, at minimum, one shovel and one pressurized chemical fire extinguisher; - A fire extinguisher capable of extinguishing any equipment-caused fire on all heavy construction equipment; and - Portable communication devices (e.g., radios or cellular telephones) and communication protocols for project workers to coordinate with local agencies and emergency personnel in the event of fire or other emergencies. • Measures to be undertaken by the applicant or its contractors shall include: - Prohibiting smoking during the operation of light or heavy construction equipment; in wildland areas; and within 30 feet of any area where combustible materials (e.g., fuels, gases, and solvents) are stored; - Limiting smoking to paved areas or areas cleared of all vegetation; - Posting no-smoking signs and fire rules on project bulletin boards, at contractor field offices, and in other areas visible to workers during fire season;		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	- Maintaining all worksites in an orderly, safe, and clean manner. Maintaining staging areas and parking areas free of extraneous flammable materials. Removing all oily rags and used oil filters from worksites; - Confining hot-work activities (e.g., welding, brazing, soldering, grinding, and arc cutting) to cleared areas with a minimum 10-foot clearance radius measured from place of hot-work activity; - Ensuring an appropriate fire extinguisher is present before initiating each hot-work activity; - Preventing vehicles with hot exhaust manifolds from idling on roads with combustible vegetation under the vehicles; - Ensuring all Blasting Plan (MM WQ-1) BMPs are followed, e.g., pre-blast and post-blast inspections; - Notifying the fire department with jurisdiction over the worksite in advance of all planned burning activities (e.g., to clear vegetation). Special care shall be taken to prevent damage to adjacent structures, trees, and vegetation during planned burning activities; and - Any additional fire prevention and detection measures to lower the risk of wildland fires. • Measures to be undertaken by the applicant or its contractors for days when the National Weather Service issues a Red Flag Warning for a project area shall include: - Abiding by all restrictions and requirements that may be imposed by fire departments during Red Flag Warning periods (e.g., parking restrictions; road closures; and work activity and equipment use restrictions and requirements); and - Prohibiting smoking at all worksites.		
Hydrology and Water Quality			
Impact WQ-1: Violate any water quality standards or waste discharge requirements.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment B: Worker Environmental Awareness Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan.** **Project Commitment E: Grading Plan.** **MM BR-15: Stormwater Pollution Prevention Plan (SWPPP).** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM WQ-2: Drainage crossing procedures and practices. Within two weeks following a significant precipitation event (e.g., >0.6 inches within a 24-hour period) and prior to construction-related drainage crossing, a qualified aquatic monitor shall inspect any drainages that must be crossed. The inspector shall determine whether the drainage may be crossed without a bridge, crossed with a bridge, or avoided until conditions become more suitable for crossing. If a temporary or permanent bridge is required in order to avoid impacts, the following measures shall be implemented: • Any temporary or permanent bridges shall be installed to avoid placement below the Ordinary High Water Mark of the drainage as feasible. • Prior to construction, the applicant shall obtain all necessary permits and approvals from the USACE, Santa Ana RWQCB, and CDFW.	Verify implementation drainage crossing procedures	During construction
	MM WQ-3: Design of access roads with erosion control measures. Access roads shall be designed and built to minimize adverse erosion and siltation impacts. Measures to be incorporated into unpaved roadway design and construction shall include, but are not limited to: • Design road with insloping, outsloping, or crowning; • Incorporate rolling dips; • Incorporate water bars; • Avoid overgrading; and • Build ditches.	Verify erosion minimization measures	Prior to and during construction
	MM WQ-4: Disposal of groundwater from dewatering excavations. Groundwater extracted as a result of dewatering during construction shall not be discharged to waters of the state without written authorization from the Santa Ana RWQCB. Extracted groundwater shall be disposed of on-site in one of the following manners: • Discharged to an upland area where it will not enter waters of the state but would instead evaporate or infiltrate; • Used for dust control;	Verify disposal of dewatered groundwater	During construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Used for irrigation water; • Used for other construction needs; or • Disposed of at a licensed facility if water is suspected of being contaminated or degraded.		
Impact WQ-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	**Project Commitment A: Landscaping and Irrigation Plan.** **Project Commitment D: Habitat Restoration and Revegetation Plan** **Project Commitment E: Grading Plan. The Riverside County Flood Control and Water Conservation District shall be consulted regarding grading plans for construction and operation of the proposed projects.** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM WQ-2: Drainage crossing procedures and practices.** **MM WQ-3: Design of access roads with erosion control measures.**	See above	See above
	MM WQ-7: Design detention basin to adequate size. SCE shall design the detention basin on the Alberhill Substation site in accordance with the Riverside County Stormwater Quality Best Management Practice Design Handbook (Riverside County Flood Control and Water Conservation District 2006).	Verify design adequacy of detention basin	Prior to construction
Impact WQ-4: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	**MM WQ-3: Design of access roads with erosion control measures.** **MM WQ-7: Design detention basin to adequate size.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	MM WQ-5: Maintain capacity and connectivity of drainages. SCE shall design and construct access roads to maintain the capacity and connection of drainages that are adjacent to and crossed by access roads for the proposed projects. Methods to maintain drainage characteristics include installation of culverts or designing low water crossings. Prior to any alteration of a drainage, including grading or the placement of fill material or culverts in a drainage, SCE shall obtain any permits required by the USACE, Santa Ana RWQCB, and CDFW.	Verify implementation of drainage protection measures	During construction
	MM WQ-6: Avoid impeding of MDP implementation and function. Prior to construction, SCE shall consult with the RCFCWCD for project elements located within MDP areas. Construction within MDP areas shall not be allowed to proceed until SCE consults with the RCFCWCD about whether project elements located in these areas would not impede the function of flood control facilities and would not prevent implementation of the MDP.	Verify avoidance of MDP areas	During construction
Impact WQ-5: Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	**MM WQ-7: Design detention basin to adequate size.**	See above	See above
Impact WQ-8: Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	**MM HZ-4: Fire Control and Emergency Response.**	See above	See above

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Land Use and Planning			
Impact LU-2: Conflict with any applicable habitat conservation plan or natural community conservation plan.	**MM BR-2: Preconstruction Surveys.** **MM BR-3: Biological Monitoring During Construction.** **MM BR-6: Oak tree protection measures.** **MM BR-7: Habitat Restoration and Revegetation Plan Requirements.** **MM BR-8: Special Status Plant Avoidance and Mitigation Measures.** **MM BR-9: Invasive Plant Control Measures.** **MM BR-11: Migratory Birds and Raptors Impact Reduction Measures.** **MM BR-12: Burrowing Owl Impact Reduction Measures.** **MM BR-16: Stephens' Kangaroo Rat Take Avoidance within Core Reserve.**	See above	See above
Noise			
Impact NV-1 : Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	**Project Commitment H: Noise Control.**	Verify implementation	During construction
	MM NV-1 Construction Noise Reduction Measures. Prior the start of construction, the applicant shall prepare and submit to the CPUC a Noise Control Plan, which shall detail the frequency, location, and methodology for noise monitoring prior to and during the proposed construction activities, such as for activities within the Cities of Lake Elsinore and Perris. The Noise Control Plan will shall also detail the actions and procedures that the applicant will implement to avoid significant impacts from temporary ambient noise increases. Measures in the Noise Control Plan shall include, but not be limited to the following: • Reducing the number of pieces of equipment concurrently operating near sensitive receptors, as feasible. • Where feasible and available, using construction equipment specifically designed for low noise emissions (i.e., equipment that is powered by electric or natural gas engines instead of diesel or gasoline reciprocating engines). Electric engines have been reported to have lower noise levels than internal combustion engines.	Verify preparation and implementation of noise monitoring plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Compensating residents for temporary relocation during high-noise activities that cannot be reduced to less than 90 dBA. • The applicant shall monitor construction and maintenance noise levels in hourly equivalent averages Leq(h) before and during construction activities planned within 20 feet of noise sensitive receptors. During the project construction period, noise measurements shall be taken on a daily basis and reported to the CPUC on a monthly basis, within 15 days of the end of the monitoring period. • Where applicable, the hours of construction may be altered from Project Commitment H to include a 12-hour day in accordance with a local jurisdiction. Within the City of Wildomar, for instance, construction may occur between the hours of 6:00 a.m. and 6:00 p.m. instead of 7:00 a.m. and 7:00 p.m. The applicant shall submit the Noise Control Plan to the CPUC for review and approval at least 30 days prior to the start of project construction. The applicant shall comply with all requirements of the approved Noise Control Plan whenever it applies during construction and maintenance activities for the projects.		
Impact NV-4: Substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	**Project Commitment H: Noise Control.** **MM NV-1 Construction and Maintenance Noise Reduction Measures.**	See above	See above
Population and Housing			
No measures apply			

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
Public Services and Utilities			
Impact PS-1: Result in substantial adverse physical impacts on governmental facilities or from the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following: (1) fire protection, (2) police protection, (3) schools, (4) parks, or (5) other public facilities.	**MM HZ-4: Fire Control and Emergency Response.**	See above	See above
Impact PS-3: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	**Project Commitment E: Grading Plan. The Riverside County Flood Control and Water Conservation District shall be consulted regarding grading plans for construction and operation of the proposed projects.** **Project Commitment F: Geotechnical Study, Soil Testing, and Seismic Design Standards.** **MM BR-1: Limit Construction to Designated Areas and Avoid Riparian, Aquatic, and Wetland Areas.**	See above	See above
Recreation			
No measures apply			
Transportation and Traffic			
Impact TT-1: Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,	**Project Commitment H: Noise Control**	See above	See above
	MM TT-1: Traffic Management and Control Plan As part of the encroachment permit, the applicant shall prepare a Traffic Management and Control Plan that may include measures to ensure that: • Traffic flow, bicycle access, and pedestrian access is not completely restricted on any roadway for longer than 15 minutes, or a detour is provided; • Emergency access is maintained at all times; and • Lane closures do not create safety hazards.	Verify the preparation and implementation of Traffic Management and Control Plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
highways and freeways, pedestrian and bicycle paths, and mass transit.	In addition to measures required by agencies with jurisdictions over the project, this plan also may provide for the following: • Include a discussion of work hours, haul routes, work area delineation, traffic control, and flagging; • Identify all access and parking restriction and signage requirements; • Require workers to park personal vehicles at the approved staging area and take only necessary project vehicles to the work sites; • Lay out plans for pre-construction notifications to and a process for communication with affected residents and landowners. Advance public notification shall include posting of notices and appropriate signage regarding construction activities. The written notification shall include the construction schedule, the exact location and duration of activities within each street (i.e., which roads/lanes and access point/driveways/parking areas would be blocked on which days and for how long), and a toll-free telephone number for receiving questions or complaints; • Require posting of warning signs so that motorists are prepared for slow trucks; • Require notification of emergency service providers regarding the timing, location, and duration of construction activities. • Require all roads to remain passable to emergency service vehicles at all times; • Identify all roadway locations where special construction techniques (e.g., night construction) would be used to minimize impacts to traffic flow; • Require emergency vehicle access to be maintained at all times; • Encourage full use of the full roadway width that existed prior to construction during non-working hours, if possible; • Restrict deliveries of large equipment during peak traffic hours to the extent feasible in accordance with applicable local ordinances; • Ensure that traffic control is performed in accordance with final engineering plans and approved drawings attached to any permit issued; • When required, such as during egress of slow traffic onto public roadways, traffic shall be controlled by flaggers who shall be in constant communication with each other during flagging operations;		

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	• Require removal of all dirt from the roadway each day before the completion of work; and • Require streets to be maintained in drivable condition at all times. The Traffic Management and Control Plan shall be submitted to the CPUC for review and approval prior to submittal of the permit application to Caltrans. The plan will account for Caltrans standards and guidelines.		
Impact TT-2: Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways	**MM TT-2: Heavy Vehicle Traffic Restrictions.** The applicant shall minimize heavy vehicle traffic for the project at the Lake Street and I-15 northbound ramp during the AM peak hour (7:00 AM to 9:00 AM) for the duration of project construction. Heavy vehicles traveling to project sites during the AM peak hour shall be diverted to the Indian Truck Trail and I-15 northbound ramp. Prior to the start of construction, the applicant shall alert truck drivers associated with the project. The applicant shall also minimize construction traffic for the project at the Menifee Road and SR-74 intersection during the AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM). The applicant may require construction traffic to exit Staging Area ASP7 prior to or after the AM and PM peak hours but not during the AM peak hour (7:00 AM to 9 AM) and PM peak hour (4:00 PM – 6 PM). Alternatively, the applicant may provide an alternative access route.	Verify the restriction of heavy vehicles	During construction
Impact TT-3: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks	**Project Commitment G: Aircraft Flight Path Safety Provisions and Consultations.**	Verify consultation with FAA	Prior to construction
	MM TT-4: Helicopter Lift Plan. SCE's helicopter contractor shall coordinate with the FAA and obtain FAA-required approvals for helicopter operations. The applicant contractor's submittal to the FAA shall include a Helicopter Lift Plan for operations within 500 feet of a congested area or within 500 feet of residences in compliance with 14 CFR 133.33, which requires that flights be conducted so emergency landings and release of external load can be accomplished without safety risks to people or property when operating over congested areas. The Helicopter Lift Plan shall include the following measures, to the extent feasible: • Designation of a responsible party for equipment inspections; • Communication procedures; • Identification of exclusion zones where pedestrians will not be allowed; and • Training of personnel in safety requirements and procedures.	Verify preparation and implementation of helicopter lift plan	Prior to and during construction

Table 9-1 Draft Mitigation Monitoring, Compliance, and Reporting Plan for the Alberhill Project

Impact	Alberhill Project Project Commitments and Mitigation Measures	Monitoring Requirements	Timing
	The Helicopter Lift Plan and evidence of FAA approval of the plan shall be provided to the CPUC prior to commencing helicopter operations.		
	MM TT-5. FAA No-Hazard Determination SCE shall obtain a determination of no hazard from the FAA when notification under 14 CFR 77 is required for: • Use of construction equipment, such as cranes; or • Installation of structures, such as lattice steel towers. SCE shall provide documentation of the FAA finding to the CPUC prior to the use of equipment or installation of structures that require notification under 14 CFR 77	Verify determinations from FAA	Prior to construction
Impact TT-4: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	**MM TT-1: Traffic Management and Control Plan**	See above	See above
	MM TT-6: Road Damage Repair. SCE shall restore and repair to pre-project conditions any private roads damaged by project vehicle traffic. SCE shall document roadway conditions with photographs prior to the project along roads identified for heavy vehicle use in the project's Traffic Impact Analysis. SCE shall also take photographs after the project and after completion of any repairs to document restoration of pre-project pavement conditions	Verify the documentation and restoration of damaged roads	Prior to and post construction
Impact TT-5: Result in inadequate emergency access	**MM TT-7: Emergency Service Provider Notification.** SCE shall notify local emergency service providers (i.e., police departments, ambulance services, and fire departments) of road closures at least one week prior to the closure. SCE shall notify the provider of the location, date, time, and duration of closure. SCE shall also coordinate with local emergency service providers to ensure emergency vehicle access at all times during construction by, for example, keeping metal plates available to cover open trenches.	Verify notification of emergency service providers	Prior to and during construction
Impact TT-6:Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities	**MM TT-1: Traffic Management and Control Plan**	See above	See above

END OF APPENDIX A