

*Mitigation Monitoring and Reporting Program
Station Square South Specific Plan
Initial Study/Mitigated Negative Declaration*

June 20, 2018

Public Resources Code Section 21081.6 requires the implementation of mitigation measures identified in environmental review documents prepared in accordance with CEQA after a project is approved. Thus, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with the adopted mitigation measures for the Station Square South Initial Study/Mitigated Negative Declaration.

The City of Monrovia is the agency responsible for implementation of the mitigation measures identified in the Initial Study/Mitigated Negative Declaration. This MMRP provides the City with a convenient mechanism for quickly reviewing all the mitigation measures including the ability to focus on select information such as timing. The MMRP identifies the timeframe in which the required mitigation measure must be monitored and the monitoring/enforcement agency.

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**Station Square South Initial Study/Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Time Frame/ Monitoring Milestone	Enforcement Agency	Implemented? (Date, Signature, Notes)
AIR QUALITY			
<p>AIR-1: Idling Restrictions. Idling of diesel-powered vehicles and equipment shall not be permitted during periods of nonactive vehicle use. Diesel-powered engines shall not be allowed to idle for more than 5 consecutive minutes in a 60-minute period when the equipment is not in use, occupied by an operator, or otherwise in motion, except as follows:</p> <ul style="list-style-type: none"> • When equipment is forced to remain motionless because of traffic conditions or mechanical difficulties over which the operator has no control; • When it is necessary to operate auxiliary systems installed on the equipment, only when such system operation is necessary to accomplish the intended use of the equipment; • To bring the equipment to the manufacturer's recommended operating temperature; • When the ambient temperature is below 40 degrees F or above 85 degrees F; or • When equipment is being repaired. 	During project construction	Community Development (Building and Planning Divisions)	
BIOLOGICAL RESOURCES			
<p>BIO-1: Pre-Construction Nesting Surveys. To avoid impacts on nesting birds, construction activities and construction noise shall occur outside the avian nesting season (prior to February 1 or after September 1). If construction and construction noise occur within the bird nesting season (during the period from February 1 to September 1), all suitable habitats within 100 feet of the project site shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than five days before commencement of any vegetation removal. If it is determined that the project site is occupied by nesting birds covered under the MBTA and California Fish and Game Code, MM BIO-2 shall apply.</p>	Prior to issuance building permits, removal of trees, and initiation of construction.	Community Development (Building and Planning Divisions)	

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<p>BIO-2: Construction Monitoring and Buffer Zones for Nesting Birds. If pre-construction nesting bird surveys identify active nests, no grading, vegetation removal, or heavy equipment activity shall take place within 300 feet of non-raptor nests and 500 feet of raptor nests, or as determined by a qualified biologist. Protective measures shall be required to ensure compliance with the MBTA and California Fish and Game Code requirements. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts occur. A report of the findings, prepared by a qualified biologist, shall be submitted to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.</p>	<p>Prior to issuance of construction permits, removal of trees, and initiation of construction.</p> <p>During construction activity.</p> <p>Submission of report following completion of monitoring</p>	<p>Community Development (Building and Planning Divisions)</p>	
CULTURAL RESOURCES			
<p>CULT-1: Retain a Qualified Principal Investigator. Prior to issuance of a grading permit, the City of Monrovia’s Community Development Department shall require the project developer to retain a qualified principal investigator, defined as an archaeologist, who meets the Secretary of the Interior’s Standards for professional archaeology and has previous experience working in the Los Angeles basin within the ancestral tribal territory of the Kizh Gabrieleño. Previous experience must contain professional and/or academic expertise of prehistorical and historical (Mission era) Gabrieleño culture including but not limited to Gabrieleño place-names and locations, political and social structure, economic organization and trade, village catchment and use areas, foraging and hunting areas, identification of traditional tools and jewelry, religious beliefs and ritual practices, games, recreation, etc. The archaeologist shall provide a curriculum vitae and project experience to the Kizh Gabrieleño Tribe for concurrence of approval. The archaeologist (hereafter referred to as Qualified Archaeologist) shall be retained to carry out all mitigation measures related to any archaeological historic or prehistoric tribal cultural resources.</p> <p>Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the</p>	<p>Prior to issuance of grading permits</p> <p>During grading activities</p>	<p>Community Development (Building and Planning Divisions)</p>	

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Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in Southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.			
CULT-2: Cultural Resources Management Plan (CRMP). The CRMP shall institute a plan for monitoring the potential for indirect impacts to unanticipated discovery of buried cultural resources, paleontological resources, and human remains during construction activities involving grading, grubbing, and excavation, which warrants the consideration of avoidance and minimization measures to ensure conservation of cultural resources and conformance with the applicable sections of the PRC. The approved CRMP shall incorporate the mitigation measures as included in this Initial Study/Mitigated Negative Declaration (IS/MND).	Prior to issuance of grading permits	Community Development (Building and Planning Divisions)	
CULT-3: Construction Monitoring. The Project Applicant shall be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians - Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and shall be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) shall complete monitoring logs on a daily basis. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.	During grading activities	Community Development (Building and Planning Divisions)	
Construction personnel shall be briefed on procedures to be followed in	Prior to issuance of grading permits		

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<p>the event that cultural resources or paleontological resources are encountered during construction. In addition, an information package shall be provided for construction personnel not present at the initial preconstruction briefing. The Qualified Archaeologist shall be required to provide a telephone number where they can be reached by the construction contractor, as necessary. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing periodic archaeological spot checks shall be conducted, beginning at depths of two feet to determine if construction excavations have exposed or have a high probability of exposing archaeological resources. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards.</p>			
<p>CULT-4: Paleontological Investigation. Project proponents proposing substantial grading or earthmoving in areas that might contain important paleontological and/or archaeological resources, including work within the Topanga Formation and Late Miocene Marine Monterey Formation, shall conduct a pre-excavation field assessment and literature search to determine the potential for disturbance of paleontological and/or archaeological resources.</p>	<p>Prior to issuance of grading permits</p>	<p>Community Development (Building and Planning Divisions)</p>	
<p>CULT-5: Unanticipated Discovery of Human remains and associated funerary objects. Human remains are defined as any physical remains of a human being. The term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. NAGPRA guidance specifically states that the federal agencies</p>	<p>During grading activities</p>	<p>Community Development (Building and Planning Divisions)</p>	

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<p>shall consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items. Therefore, for this project site, it is appropriate for federal agencies to consult with the Gabrieleño Band of Mission Indians – Kizh Nation as recommended by the NAHC.</p> <p>Prior to the start of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor shall immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor shall then notify the Qualified Archaeologist and the construction manager, who shall call the coroner. Work shall continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If Native American, the coroner shall notify the NAHC as mandated by State law who shall then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed. The Tribe shall work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of all cemetery</p>			

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<p>sites. Once complete, a final report of all activities shall be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>If the coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial shall be in an appropriate setting. If the coroner determines the remains to be modern, the coroner shall take custody of the remains.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on-site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>			
HAZARDOUS MATERIALS			
<p>HAZ-1: The developer shall prepare a soil sampling plan for review and approval by the Monrovia Fire Department. Following characterization of soil, the developer shall prepare a Remedial Action Plan for excavation and removal of contaminated soil for review and approval by the Monrovia Fire Department.</p>	<p>Prior to issuance of grading permits</p>	<p>Community Development Department (Building and Planning Divisions) and Fire Department</p>	
NOISE			
<p>NOI-1: The project shall provide sound-rated windows and appropriate exterior façade assemblies to ensure City and State interior noise level standards are met. Prior to the issuance of a grading permit, a detailed acoustical analysis of the project shall be completed by a qualified acoustical consultant and submitted to the Building Division to define the exact mitigation required such that the interior noise level standards per the City and State are satisfied. Acoustical items, as included in Appendix G, that would be used to meet these guidelines include:</p> <ul style="list-style-type: none"> Exterior façade assembly (exterior wall construction shall consist of three coat stucco over sheathing on wood studs with a single layer of gypsum board on the interior and batt insulation in the cavity) 	<p>Prior to issuance of grading permits for acoustical study</p>	<p>Community Development (Building and Planning Divisions)</p>	

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<ul style="list-style-type: none"> Windows and glass doors with minimum Sound Transmission Class (STC) ratings of 30 and 31 respectively for Zone A and Zone B units (as shown in Appendix G). Residential mechanical ventilation, or other means of natural ventilation, may be required for all units in Zone A and Zone B. 			
<p>NOI-2: Prior to the issuance of the first building permit, the developer shall submit an acoustical report to the Building Division that proves the selected make, model, and location of all condensing units can comply with and not exceed MMC Section 9.44.040 (Allowable Noise Levels).</p>	Prior to issuance of building permits	Community Development (Building and Planning Divisions)	
<p>NOI-3: The project shall comply with standard practices for mitigating construction noise:</p> <ul style="list-style-type: none"> Schedule highest noise-generating activity and construction activity away from noise-sensitive land uses. Prohibit and post signs prohibiting the idling of internal combustion engines for more than five minutes. Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses. Maintain all noise generating equipment in proper working order. Designate a noise disturbance coordinator who would respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem. Post a contact telephone number at the construction site. If construction outside of the hours indicated is desired, the appropriate approval must be obtained. <p>In addition, the requirements of the General Plan Land Use and Circulation Element Final EIR shall apply as follows:</p> <ul style="list-style-type: none"> All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices. Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment). 	During project construction	Community Development (Building and Planning Divisions)	

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<ul style="list-style-type: none"> All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints. A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator. 			
PUBLIC SERVICES			
<p>PS-1: Parkland Dedication Fee: The applicant shall pay an in-lieu park impact fee to provide for parkland resources consistent with General Plan policy of three acres of parkland per 1,000 residents. This fee shall either be paid directly to the City or be incorporated into the overall Communities Facilities District (CFD) fee to be paid by the applicant, as established through negotiations with the City of Monrovia and to the satisfaction of the City.</p>	Prior to issuance of building permits	Community Development (Building and Planning Divisions)	
TRIBAL CULTURAL RESOURCES			
<p>TRIB-1. Tribal Cultural Resources. Prior to the start of any demolition or project grading, whichever occurs first, the developer shall implement the following:</p> <ul style="list-style-type: none"> The developer shall retain a Native American Monitor of Gabrieleño Ancestry to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are 	Prior to the start of any demolition or project grading, whichever occurs first	Community Development (Building and Planning Divisions)	

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<p>discovered, the duties of the Native American Monitor of Gabrieleño Ancestry, and the general steps the Monitor would follow in conducting a salvage investigation.</p> <ul style="list-style-type: none"> • The developer shall retain a Native American Monitor of Gabrieleño Ancestry to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, grubbing, and weed abatement) of previously undisturbed native soils to a maximum depth of 15 feet below ground surface. • A Qualified Archaeologist and a Native American Monitor of Gabrieleño Ancestry shall evaluate all archaeological resources unearthed by construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archaeological features are discovered, the archaeologist shall report such findings to the Monrovia Planning Division Manager. If the archaeological resources are found to be significant, the archaeologist shall determine the appropriate actions, in cooperation with the City, that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f). • Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone around the burial. The Native American Monitor shall notify the construction manager who shall contact the Los Angeles County Coroner. All construction activity shall be diverted while the Los Angeles County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the Los Angeles County Coroner shall notify the Native 			

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<p>American Heritage Commission (NAHC) as mandated by state law, who shall then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means necessary to ensure complete recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC.</p> <ul style="list-style-type: none"> • No scientific study or the utilization of any invasive diagnostics shall be allowed to any Native American human remains. • If the Los Angeles County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the Los Angeles County Coroner. Reburial shall be in an appropriate setting. If the Los Angeles County Coroner determines the remains to be modern, the Los Angeles County Coroner shall take custody of the remains. • Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on-site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site, but at a 			

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location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.			
PUBLIC SERVICES			
UTIL-1. Comply with City's construction and demolition (C&D) disposal and recycling requirements. The City requires projects with demolition and/or construction projects of 1,000 square feet or greater to acquire a C&D permit. The permit requires a diversion rate of 50% or greater of construction and demolition debris.	During construction activity	Community Development (Building and Planning Divisions) and Public Works Department	