

# *Mitigation Monitoring and Reporting Program*

## *Avalon Monrovia Specific Plan Initial Study/Mitigated Negative Declaration*

July 2018

After a public agency has approved a project for which review under the California Environmental Quality Act (CEQA) has been conducted, Public Resources Code Section 21081.6 requires the implementation of the mitigation measures identified in environmental review document. Thus, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with the adopted mitigation measures contained in the Avalon Monrovia Initial Study/Mitigated Negative Declaration.

The City of Monrovia is the agency responsible for implementing 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 indicates the responsible monitoring/enforcement agency.

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**Avalon Monrovia Initial Study/Mitigated Negative Declaration  
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Time Frame/ Monitoring Milestone	Enforcement Agency	Implemented? (Date, Signature, Notes)
<b>AIR QUALITY</b>			
<p><b>AQ-1:</b> Prior to issuance of building permits, the applicant/developer shall submit, to the satisfaction of the Planning Division, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measure shall be implemented to the satisfaction of City Building and Safety and shall include a requirement that all interior and exterior architectural coatings used in project construction shall meet SCAQMD “super compliant” coating VOC standard of less than 10 grams VOC/liter of coating. The CRP shall also specify use of High-Volume, Low Pressure (HVLV) spray guns for application of coatings to reduce coating waste.</p>	Prior to issuance of building permits	Building Division	
<p><b>AQ-2:</b> 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 five 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"> <li>• When equipment is forced to remain motionless because of traffic conditions or mechanical difficulties over which the operator has no control;</li> <li>• 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;</li> <li>• To bring the equipment to the manufacturer’s recommended operating temperature;</li> <li>• When the ambient temperature is below 40 degrees F or above 85 degrees F or when equipment is being repaired.</li> </ul>	During Project Construction	Community Development (Building and Planning Divisions)	

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<b>BIOLOGICAL RESOURCES</b>			
<p><b>BIO-1: Pre-Construction Nesting Surveys.</b> To avoid impacts to nesting birds, construction- related activities and construction-related 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 habitat within and directly adjacent to the proposed project shall have a nesting bird survey completed by a qualified biologist no more than five days before commencement of any vegetation removal or ground disturbance. If the project site is occupied by nesting birds covered under MBTA and CFGC, MM BIO-2 shall apply.</p>	<p>Prior to issuance building permits, removal of trees, and initiation of construction.</p>	<p>Community Development (Building and Planning Divisions)</p>	
<p><b>BIO-2: Construction Monitoring and Buffer Zones for Nesting Birds.</b> If pre-construction nesting bird surveys identify active nests, then no ground disturbance, vegetation removal, or heavy equipment activity shall take place within a no-disturbance buffer determined by a qualified biologist, typically within 300 feet of non-raptor nests and 500 feet of raptor nests. Protective measures shall be required to ensure compliance with the MBTA and California Fish and Game Code requirements. A 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 and the City prior to commencement of 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>	
<b>CULTURAL RESOURCES</b>			
<p><b>CULT-1: Conduct Archaeological Sensitivity Training for Construction Personnel.</b> The applicant/developer shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session shall include a handout and shall focus on how to identify</p>	<p>Prior to issuance of grading permits</p>	<p>Community Development Department (Building and Planning Divisions)</p>	

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archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such			
<p><b>CULT-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered.</b> In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Monitored work shall be allowed to continue outside of the buffer area. 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. In the event that the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American construction monitoring shall be initiated. The applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.</p>	During Construction	Community Development Department (Building and Planning Divisions)	
<p><b>CULT-3: Conduct Periodic Archeological Resources Spot Checks during Grading and Earth- moving Activities in Younger Alluvial Sediments.</b> The applicant shall retain a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct periodic Archaeological Spot Checks beginning at depths of two feet below ground surface to determine if construction excavations have exposed or have a high probability of exposing archaeological resources. After the initial Archaeological Spot Check, further periodic checks shall be conducted at the discretion of the qualified archaeologist. If the qualified archaeologist determines that construction excavations have exposed or have a high probability of exposing archaeological artifacts, construction monitoring for</p>	During grading activities	Community Development Department (Building and Planning Divisions)	

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<p>archaeological resources will be required. The applicant shall retain a qualified archaeological monitor, who will work under the guidance and direction of a professional archaeologist, who meets the qualifications set forth by the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.</p>			
<p><b>CULT-4: Prepare Report Upon Completion of Monitoring Services.</b> The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the applicant/developer, the SCCIC, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.</p>	<p>After grading activities</p>	<p>Community Development Department (Building and Planning Divisions)</p>	
<p><b>CULT-5: Conduct Paleontological Sensitivity Training for Construction Personnel.</b> The applicant/developer shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a paleontological sensitivity training session for construction personnel prior to commencement of excavation activities. The training session shall focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other</p>	<p>Prior to issuance of grading permits</p>	<p>Community Development Department (Building and Planning Divisions)</p>	

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<p>procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.</p>			
<p><b>CULT-6: Conduct Periodic Paleontological Spot Checks during Grading and Earth-moving Activities.</b> The applicant/developer shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct periodic Paleontological Spot Checks beginning at depths below six feet to determine if construction excavations have extended into older Quaternary deposits. After the initial paleontological spot check, further periodic checks shall be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for paleontological resources shall be required. The applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.</p>	<p>During grading activities</p>	<p>Community Development Department (Building and Planning Divisions)</p>	
<p><b>CULT-7: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.</b> In the event that paleontological resources and/or unique geological features are found during ground-disturbing activities, construction activities shall be halted or diverted away from the vicinity of the find so that the find can be</p>	<p>During construction</p>	<p>Community Development Department (Building and Planning Divisions)</p>	

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<p>evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the applicant/developer and the City. Work shall be allowed to continue outside of the buffer area. The applicant/developer and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.</p>			
<p><b>CULT-8: Prepare Report Upon Completion of Monitoring Services.</b> Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the applicant/developer, the City, the NHMLAC, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.</p>	<p>After grading activities</p>	<p>Community Development Department (Building and Planning Divisions)</p>	
<p><b>CULT-9: Cease ground-disturbing activities and notify the Los Angeles County Coroner if human remains are encountered.</b> If human remains are unearthed during implementation of the proposed project, the City of Monrovia and the applicant/developer shall comply with State Health and Safety Code section 7050.5. The City of Monrovia and the applicant shall immediately notify the Los Angeles County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the</p>	<p>During grading activities</p>	<p>Community Development Department (Building and Planning Divisions)</p>	

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<p>remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the Project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the applicant rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of section 5097.94, if invoked, fails to provide measures acceptable to the applicant, the applicant or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.</p>			
<b>NOISE</b>			
<p><b>NOI-1:</b> The following items shall be implemented to further reduce interior noise on for all locations of the façade in this Project (Appendix F):</p> <ul style="list-style-type: none"> <li>• The first layer of gypsum board on the unit side of exterior walls shall be sealed at the top and bottom with acoustical sealant per ASTM Standard C919: <i>Standard Practice for Use of Sealants in Acoustical Applications</i>. This includes outlet boxes and other penetrating elements within the wall.</li> <li>• Window rough-in seams shall be no greater than 1/4 inches. The perimeter of window and door frames shall be sealed airtight to the exterior wall construction with an acoustical sealant.</li> <li>• Efforts to seal, caulk, gasket or weather-strip all joints and seams shall be made to eliminate air leakage through these assemblies. This would include around window and doorframes, at penetrations through walls, and all other openings in the building envelop.</li> <li>• Windows shall be selected with offset trickle vents for air circulation through the window frame. Offset trickle vents drastically reduce sound leakage through the window assembly.</li> <li>• Door seals shall be selected for exterior unit doors such as Pemko S88 Silicone compression bulb seals and Pemko door</li> </ul>	<p>During construction</p>	<p>Community Development (Building and Planning Divisions)</p>	

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<p>bottoms.</p> <ul style="list-style-type: none"> <li>Once doors are installed, the strike and latch mechanisms shall be tuned to make sure that the seals are fully compressed when the door is closed.</li> </ul>			
<p><b>NOI-2:</b> Prior to the start of construction, the applicant/developer shall install an eight-foot- tall noise barrier along the project site boundary to reduce line-of-sight noise to sensitive receivers adjacent to the site. The noise barrier shall consist of the following:</p> <ul style="list-style-type: none"> <li>A continuous barrier of 3/4" plywood or a continuous mass having a weight of 2 lbs./sq. ft. or more.</li> <li>All joints in the barrier shall be sealed with acoustical sealant to create a continuous barrier without sound leaks.</li> <li>All vertical seams shall be overlapped and screwed tight together to create a continuous barrier.</li> <li>Soil shall be mounded at the base of the sound barrier to fill in larger spaces to attenuate noise.</li> <li>The barriers shall remain in place for the duration of time that construction activity utilizes heavy equipment such as earth moving equipment, demolition equipment, heavy trucks, generators, or other potentially loud construction equipment.</li> <li>Soil shall be piled a minimum of 3" high above the base of the barrier, or higher as required to ensure that air gaps are sealed.</li> </ul> <p>These requirements can be adjusted by the City to meet the same ends.</p>	<p>Prior to construction</p>	<p>Community Development (Building and Planning Divisions)</p>	