

# MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) ARROYO AT MONROVIA STATION SPECIFIC PLAN PROJECT

Approved by City Council on XXXX, 2020

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<b>Aesthetics</b>			
<p><b>MM AES-1: Maintenance of Construction Barriers.</b> Prior to issuance of any construction permits, the City of Monrovia (City) Community Development Director, or designee, shall verify that all construction plans include the following note: "During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours."</p> <p><b>Requirements and Timing:</b> Measure shall be printed on all construction drawings.</p> <p><b>Monitoring:</b> City Community Development staff shall conduct periodic site inspections during construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM AES-2:</b> Reflective glass, metallic, and other highly reflective and glare producing materials, shall not be used in new building construction. <b>Requirements and Timing:</b> Materials shall be reviewed and approved of prior to issuance of building permits. Approved materials shall be printed on all construction drawings</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits	Applicant & Construction Contractor
<p><b>MM AES-3: Comprehensive Lighting Plan.</b> Prior to issuance of a building permit, the applicant shall submit a comprehensive lighting plan for review and approval by the City Community Development Director, or designee. The lighting plan shall be prepared by a qualified engineer (i.e., an engineer who is an active member of the Illuminating Engineering Society of North America [IESNA]) and shall be in compliance with applicable standards of the City's Municipal Code. The lighting plan shall address all aspects of lighting, including infrastructure, onsite driveways, recreation, safety, signage, and promotional lighting, if any. The lighting plan shall include the following in conjunction with other measures, as determined by the illumination engineer:</p> <ul style="list-style-type: none"> <li>• Exterior onsite lighting shall be shielded and confined within site boundaries.</li> <li>• No direct rays or glare are permitted to shine onto public streets, freeways or adjacent sites.</li> </ul>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor

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<ul style="list-style-type: none"> <li>Lighting fixtures that blink, flash, or emit unusual high intensity or brightness shall not be permitted.</li> <li>The site shall not be excessively illuminated based on the illumination recommendations of the IESNA</li> </ul> <p><b>Requirements and Timing:</b> The Lighting Plan shall be reviewed and approved prior to issuance of building permits. <b>Monitoring:</b> The City's Community Development Director, or designee, shall review and approve the Lighting Plan prior to issuance of building permits.</p>			
<b>Air Quality</b>			
<p><b>SC AIR-1:</b> Comply with South Coast Air Quality Rule 1113 to reduce VOC emissions from architectural coating applications. Prior to the issuance of a building permit for the development, the applicant shall submit, to the satisfaction of the Planning Division, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines. The applicant shall include in any construction contracts and/or subcontracts a requirement that contractors adhere to the requirements of the CRP. The CRP shall include a requirement that all interior and exterior residential and non-residential architectural coatings used in construction meet the SCAQMD "super compliant" coating VOC content standard of less than 10 grams of VOC per liter of coating. The CRP shall also specify the use of high-volume, low pressure spray guns during coating applications to reduce coating waste. <b>Requirements and Timing:</b> Applicant shall receive Community Development Department (Planning and Building Division's) approval of a Coating Restriction Plan (CRP) prior to receipt of building permits. <b>Monitoring:</b> City Planning staff shall conduct site inspections to ensure that the CRP is followed during construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>SC AIR-2:</b> Comply with South Coast Air Quality Management District Rule 403, Fugitive Dust, by incorporating best available control measures during construction. <b>Requirements and Timing:</b> Standard condition shall be printed on construction drawings and included as a requirement in the construction contract. <b>Monitoring:</b> City Planning staff shall conduct site inspections during construction to ensure that the standard condition is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>SC AIR-3. Natural Gas Fireplaces.</b> All residential fireplaces installed shall be fueled by natural gas. Wood stoves and wood burning fireplaces shall be prohibited. (Consistent with General Plan EIR Mitigation Measure AIR-D). <b>Requirements and Timing:</b> Standard condition shall be printed on construction drawings. <b>Monitoring:</b> City Planning staff shall conduct site inspections during construction to confirm condition is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM AIR-1: Idling Restrictions.</b> Idling of diesel-powered vehicles and equipment shall not be permitted during periods of non-active vehicle use. Diesel-powered</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits	Applicant & Construction

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<p>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"> <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</li> <li>• When equipment is being repaired.</li> </ul> <p><b>Requirements and Timing:</b> Mitigation measure shall be printed on construction drawings and included as a requirement in the construction contract. <b>Monitoring:</b> City Planning staff shall conduct site inspections during construction to ensure that the mitigation measure is adhered to.</p>		<p>&amp; During Construction</p>	<p>Contractor</p>
<p><b>MM AIR-2:</b> For all new residential units in the Project area, the developer shall install, and owner maintain, HVAC systems with air filters meeting or exceeding the most current California Building Standards Code ASHRAE Standard 52.2 Minimum Efficiency Rating Value (MERV) requirement. Air filters shall be replaced at a minimum of two times per year, or more, as needed, by the owner. <b>Requirements and Timing:</b> This measure shall be printed on construction drawings and included as a requirement of the construction contract for new residential buildings. This measure shall also be recorded in a Notice to Property Owner, which shall be provided to all occupants of the Arroyo at Monrovia Station Specific Plan units. <b>Monitoring:</b> City staff shall confirm that HVAC units and MERV-rated filters are installed in accordance with this measure prior to final sign off on construction for all new residential units. City staff shall also review and approve of the Notice to Property Owner language and ensure recordation prior to final sign-off on construction of new residential units in the Project area.</p>	<p>Plan Check &amp; Site Inspection</p>	<p>Prior to Issuance of Building Permits, During Construction, &amp; Prior to Sign-Off on Construction</p>	<p>Applicant &amp; Construction Contractor</p>
<p><b>Biological Resources</b></p>			
<p><b>MM BIO-1: Nesting Bird Protection.</b> If vegetation removal is scheduled during the nesting season (typically February 1 to September 1), then a focused survey for active nests shall be conducted by a qualified biologist (as determined by a combination of academic training and professional experience in biological sciences and related resource management activities) no more than five (5) days prior to the beginning of excavation, grading and/or vegetation removal. Surveys shall be</p>	<p>Plan Check &amp; Site Inspection</p>	<p>Prior to Issuance of Building Permits, Prior to Construction, &amp; During Construction</p>	<p>Applicant &amp; Construction Contractor</p>

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<p>conducted in proposed work areas, staging and storage areas, along equipment transportation routes, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 250-foot radius surrounding the work area (in non-developed areas and where access is feasible). For larger raptors, such as those from the genus Buteo, the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of possible nests and shall concentrate on areas of suitable habitat. If a lapse in Project-related work of five (5) days or longer occurs, an additional nest survey shall be required before work can be reinitiated.</p> <p>If active nests are found during any preconstruction survey, a qualified biologist shall establish an appropriate buffer between the nest and active construction. The qualified biologist shall clearly mark the established buffer. The Project proponent shall maintain the buffer until young have fledged and are foraging independently. The qualified biologist shall document pre-construction baseline monitoring of the nest to characterize “normal” bird behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and shall increase the buffer if birds are showing signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and flying away from the nest). If this is not possible, work shall cease in the area until young have fledged and the nest is no longer active (e.g. young have fledged, predation, or other non-anthropogenic nest failure). <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. <b>Monitoring:</b> City Planning staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>			
<b>Cultural Resources and Tribal Cultural Resources</b>			
<p><b>MM CUL-1. Conduct Archaeological Sensitivity Training for Construction Personnel.</b> The applicant 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 include a handout and focus on how to identify archaeological resources, including Tribal Cultural Resources, that may be encountered during earthmoving activities; the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary. <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. The archaeologist shall obtain signatures from each worker receiving the training and shall submit the list to the City following completion of construction. <b>Monitoring:</b> City Planning staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM CUL-2. Cease Ground-Disturbing Activities and Implement Treatment Plan</b></p>	Plan Check & Site	Prior to Issuance	Applicant &

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p><b>if Archaeological Resources Are Encountered.</b> If archaeological resources, <b>including Tribal Cultural Resources</b>, 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. Work shall be allowed to continue outside of the buffer area. All archaeological resources, including Tribal Cultural 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. Should the newly discovered artifacts be 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. <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. <b>Monitoring:</b> City Planning staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Inspection	of Building Permits & During Construction	Construction Contractor
<p><b>MM CUL-3. Conduct Periodic Archaeological 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 below three (3) feet to determine if construction excavations have exposed or have a high probability of exposing archaeological resources, including Tribal Cultural Resources. After the initial Archaeological Spot Check, further periodic checks will 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, ongoing construction monitoring for archaeological resources, including Tribal Cultural Resources, shall be required. For the ongoing monitoring, the applicant shall retain a qualified archaeological monitor and Native American 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 and Native American 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</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>excavation and grading activities, proximity to known archaeological resources, including Tribal Cultural Resources, the materials being excavated (native versus artificial fill soils), the depth of excavation, and if found, the abundance and type of archaeological resources, including Tribal Cultural Resources encountered. Full-time monitoring can be reduced to part-time inspections as directed by the Project archaeologist. <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. <b>Monitoring:</b> City Planning staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>			
<p><b>MM CUL-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. The report shall be submitted to the applicant, the South Central Coastal Information Center, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and compliance with 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. <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. An archaeological monitoring report shall be prepared and submitted for City review and approval prior to final sign off on construction. <b>Monitoring:</b> City Planning staff shall review and approve the archaeological monitoring report prior to final sign off on construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, During Construction, & Prior to Sign-off on Construction	Applicant & Construction Contractor
<p><b>MM CUL-5. Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered.</b> If human remains are unearthed during implementation of the Project, the City of Monrovia and the applicant shall comply with State Health and Safety Code Section 6050.5. The City of Monrovia and the applicant shall immediately notify the 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 remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, of the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of 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 landowner 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 landowner,</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>the landowner 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. <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. <b>Monitoring:</b> City Planning staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>			
<b>Geology and Soils</b>			
<p><b>MM GEO-1.</b> Prior to the issuance of grading and building permits for the proposed development, the applicant shall retain a California registered and licensed geotechnical engineer to prepare a Geotechnical Report to provide construction and design recommendations for the proposed facilities to withstand probable seismically induced ground shaking. The Geotechnical Report shall provide specific recommendations for structural foundations and specifications and procedures for grading, including the suitability of onsite materials for use as fill. All grading, drainage, and building plans shall include all recommendations of the final Geotechnical Report for the development. <b>Requirements and Timing:</b> The Geotechnical Report shall be reviewed and approved by the City Department of Public Works prior to issuance of grading and permits. In addition, the geotechnical engineers for the development shall sign a title block on the grading, drainage, and building plans stating that the recommendations of the development's Geotechnical Report have been followed in the approved plans that he or she is signing. <b>Monitoring:</b> City Department of Public Works staff shall review and approve of the Geotechnical Report, and that grading, drainage, and building plans are signed by the geotechnical engineer, prior to issuance of grading and building permits.</p>	Plan Check	Prior to Issuance of Building Permits	Applicant & Geotechnical Engineer
<p><b>MM GEO-2. Conduct Paleontological Sensitivity Training for Construction Personnel.</b> The applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The training shall include a handout and 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 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. <b>Requirements and Timing:</b> This measure shall be printed on all grading and construction drawings. The paleontologist shall obtain signatures from each worker receiving the training and shall submit the list to the City following completion of construction. <b>Monitoring:</b> City Planning staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, Prior to Construction, & During Construction	Applicant & Construction Contractor
<p><b>MM GEO-3. Conduct Periodic Paleontological Spot Checks during Grading and</b></p>	Plan Check & Site	Prior to Issuance	Applicant &

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p><b>Earth-moving Activities.</b> The applicant shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology and 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 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 directed by the qualified professional paleontologist. <b>Requirements and Timing:</b> This measure shall be printed on all grading and construction drawings. <b>Monitoring:</b> City Planning staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Inspection	of Building Permits & During Construction	Construction Contractor
<p><b>MM GEO-4. Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.</b> If paleontological resources and/or unique geological features 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 shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the applicant and the City. Work shall be allowed to continue outside of the buffer area. The applicant 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. <b>Requirements and Timing:</b> This measure shall be printed on all grading and construction drawings. <b>Monitoring:</b> City Planning staff shall conduct periodic</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor



Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
inspections in the field during construction to ensure measure is adhered to.			
<p><b>MM GEO-5. 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, the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. <b>Requirements and Timing:</b> This measure shall be printed on all grading and construction drawings. An archaeological monitoring report shall be prepared and submitted for City review and approval prior to final sign off on construction. <b>Monitoring:</b> City Planning staff shall review and approve the archaeological monitoring report prior to final sign off on construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, During Construction, & Prior to Sign-Off on Construction	Applicant & Construction Contractor
<b>Hazards and Hazardous Materials</b>			
<p><b>MM HAZ-1:</b> The DTSC shall be notified of the results of all Phase I Environmental Site Assessments (ESAs), Phase II (ESAs), and Human Health Risk Assessments prepared for the Project site. The Applicant/Developer shall address all environmental conditions at the property that may pose an unacceptable environmental risk to future site users and the surrounding community caused by the project, using applicable health-based cleanup goals approved by the DTSC. The cleanup may include one or more of the following site remediation or mitigation techniques or approaches: excavation of impacted soil for onsite management or treatment or off-site disposal; implementation of engineering controls such as barriers or vapor mitigation systems to minimize contact between impacted media and future site users; implementation of institutional controls such as land use covenants to prevent inappropriate uses of the property and ensure the long-term protection of future site users, and the surrounding community. Such cleanup activities will be designed and implemented under the jurisdiction and with the approval of the DTSC and in compliance with applicable law. <b>Requirements and Timing:</b> The remediation measures specified above shall be performed in accordance with any plan or agreement that has been approved by DTSC, including work that is to be performed prior to or in conjunction with grading or other movement of soil and/or demolition in the portions of the development subject to CERCLA or California Health and Safety Code Division 20, Chapter 6.8, as required by DTSC. <b>Monitoring:</b> Prior to issuance of grading permits and/or demolition permits, City Planning shall be provided with any approved plan or agreement for remediation of the project site, along with documentation of DTSC's approval of the plan or agreement. Prior to the issuance of a certificate of occupancy for any structure on the property, City Planning shall be provided with documentation that all physical remediation actions, which are required to be implemented by the approved</p>	Plan Check	Prior to Issuance of Demolition, Grading, or Building Permits & Prior to Sign-off on Construction	Applicant

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>plan or agreement, if any, except for any ongoing monitoring requirements, have been implemented in accordance with the approved plan or agreement and that DTSC has signed off on any such required remediation completion report documenting implementation.</p>			
<p><b>MM HAZ-2:</b> Prior to issuance of permits for demolition of structures older than 1950 in the Project area, a survey for lead-based paint (LBP) and a survey for asbestos containing material (ACM) shall be performed, and that all hazardous building materials, including mercury switches, PCB containing transformers, ACM and LBP have been appropriately removed or abated, as required by law, including but not limited to worker protection laws and regulations and regulations promulgated by the California Air Resources Board, South Coast Air Quality Management District (SCAQMD) . Prior to issuance of demolition permits, copies of the abatement and survey report(s) and all notifications submitted to the South Coast Air Quality Management District (SCAQMD) of the proposed demolition and any response from SCAQMD shall be provided to City Planning. <b>Requirements and Timing:</b> LBP and ACM survey and hazardous materials abatement reports shall be submitted to City Planning prior to issuance of demolition permits along with copies of all notifications that have been provided to SCAQMD and any response from SCAQMD, including any LBP and ACM abatement actions that are being required by SCAQMD. Documentation of performance of any LBP and ACM abatement actions that are required to be performed prior to the issuance of demolition permits and signoff by the SCAQMD, also shall be provided to City Planning prior to the issuance of demolition permits by the City. <b>Monitoring:</b> City Planning staff shall require receipt of LBP and ACM reports and shall confirm notifications have been sent to the SCAQMD prior to issuance of demolition permits. City Planning staff shall confirm that the SCAQMD has signed off on any abatement activities that are required to be completed prior to demolition and that such requirements have been completed and signed off by SCAQMD prior to issuance of City permits for demolition. Documentation of completion of any abatement actions required by SCAQMD, which are required to be performed concurrently with demolition and sign off by SCAQMD, shall be provided to City Planning prior to the issuance of a certificate of occupancy by the City.</p>	Plan Check	Prior to Issuance of Demolition Permits & Prior to Sign-off on Construction	Applicant
<b>Hydrology and Water Quality</b>			
<p><b>SC HYD-1:</b> Based upon the requirements of the City's Stormwater Management Ordinance, Monrovia Municipal Code Section 12.36, and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into the Project application:</p> <ul style="list-style-type: none"> <li>Minimize impacts from storm water runoff on the biological integrity of natural</li> </ul>	Plan Check & Site Inspection	Prior to Issuance of Grading or Building Permits & During Construction	Applicant & Construction Contractor

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<p>drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.</p> <ul style="list-style-type: none"> <li>• Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.</li> <li>• Minimize the amount of storm water directed to impermeable surfaces.</li> <li>• Minimize pollution emanating from parking lots through the use of appropriate treatment control using best management and good housekeeping practices.</li> <li>• The applicant shall integrate Best Management Practices to ensure compliance with NPDES guidelines and the City's Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to the issuance of the grading permit. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified as on a "site specific mitigation plan." Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) either structural or non-structural to mitigate pollutants.</li> <li>• The applicant shall conduct annual maintenance inspections by the manufacturer or by a City approved inspector of all structural and/or treatment control storm water devices by following best management practices which shall also verify the legibility of all required stencils and signs which shall be repainted and labeled as necessary. Proof of such inspection shall be retained by the Applicant and a copy submitted to the City of Monrovia on a yearly basis.</li> </ul>			
<b>Noise and Vibration</b>			
<p><b>MM NOI-1: Confirm Compliance with Applicable Interior Noise Standard Requirements.</b> Prior to the issuance of a building permit for any development in the project area, the City shall review and approve a Title 24 acoustical analysis, prepared by or on behalf of the applicant, and based on the final project design, that:</p> <ol style="list-style-type: none"> <li>1. Confirms exterior noise levels at all exterior building façade locations and exterior recreation areas, including open space areas, patios, and roof deck; and</li> <li>2. Confirms the final site and building design features that would: <ol style="list-style-type: none"> <li>a) Reduce exterior noise levels at open space areas, patios, and roof deck areas to less than 75 Community Equivalent Noise Level (CNEL) (e.g., plexiglass or other screening walls); and</li> </ol> </li> </ol>	Plan Check	Prior to Issuance of Building Permits	Applicant

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>b) Attenuate exterior building façade noise levels to interior levels that do not exceed 45 CNEL in habitat rooms and 50 dBA equivalent continuous sound level (Leq) (1-hour) in other occupied rooms. Potential noise insulation site and building design features capable of achieving this requirement may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Sound barriers</li> <li>• Enhanced exterior wall construction/noise insulation design</li> <li>• Use of enhanced window, door, and roof assemblies with above average sound transmission class (STC) or outdoor/indoor transmission class (OITC) values</li> <li>• Use of mechanical, forced air ventilation systems to permit a windows closed condition in residential units.</li> </ul> <p><b>Requirements and Timing:</b> An acoustical report shall be submitted to Community Development Department (Planning and Building Divisions) for review and approval prior to the issuance of a certificate of occupancy or final sign off on construction, documenting that actual interior and exterior noise level at the locations indicated in this measure meet City and State standards. <b>Monitoring:</b> Community Development Department (Planning and Building Divisions) staff shall approve the acoustical analysis prior to the issuance of building permits.</p>			
<p><b>MM NOI-2: Reduce On-Site Noise Levels at Single-Family Residence (230 West Evergreen Avenue).</b> To reduce potential noise levels from the Project’s recreational open space and amenity facilities at the residence at 230 West Evergreen Avenue, the applicant shall:</p> <ol style="list-style-type: none"> <li>1) Provide additional information, confirming that the final approved site design, which indicates noise levels at the property at 230 West Evergreen Avenue would not exceed City standards contained in Chapter 9.44 of the Municipal Code which may be in the form of a letter from an acoustical consultant documenting noise levels at that property; or</li> <li>2) Install a sound wall along the shared property lines with the residence at 230 West Evergreen Avenue. The height of the sound wall shall reach a minimum of 8 feet above the finished grade of the recreational open space, and may be constructed of any solid material, provided the material has a minimum transmission loss value of 20 dBA (which would reduce noise levels from the recreation open space on the property at 230 West Evergreen Avenue by at least 10 dBA). The wall design shall be free of gaps and openings through which noise may pass and reduce the effectiveness of the wall.</li> </ol>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, Prior to Construction, & During Construction	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p><b>Plan Requirements and Timing:</b> The additional information regarding the final noise levels, or final wall design, shall be submitted to City Planning for review and approval prior to issuance of building permits. <b>Monitoring:</b> City Planning staff shall approve of additional information prior to issuance of building permits.</p>			
<p><b>MM NOI-3: Reduce Temporary Construction Noise Levels.</b> To reduce temporary construction noise impacts on adjacent land uses, including the house located at 230 West Evergreen Avenue, the applicant or the applicant’s construction contractor shall implement the following construction-period noise abatement measures:</p> <ul style="list-style-type: none"> <li>• <i>Construction Activity Notification.</i> All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule for the proposed development. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can enquire about the construction process and register complaints.</li> <li>• <i>Noise Disturbance Coordinator.</i> A “noise disturbance coordinator” shall be established by the applicant. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall 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.</li> </ul> <p><i>Construction Traffic.</i> Route all construction traffic to and from the construction site via designated truck routes to the maximum extent feasible. Prohibit construction-related heavy truck traffic in residential areas where feasible.</p> <p><i>Equipment Noise Controls:</i> The applicant and/or its construction contractor shall implement the following equipment noise control measures during all phases of construction:</p> <ul style="list-style-type: none"> <li>○ <i>Mufflers.</i> All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).</li> <li>○ <i>Equipment Selection.</i> Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.</li> <li>○ <i>Provide Electric Hook-Ups.</i> Electric hook-ups shall be provided to avoid</li> </ul>	<p>Plan Check &amp; Site Inspection</p>	<p>Prior to Issuance of Building Permits, Prior to Construction, &amp; During Construction</p>	<p>Applicant &amp; Construction Contractor</p>

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load).</p> <ul style="list-style-type: none"> <li>• <i>Temporary Barriers.</i> During all demolition and construction activities, one or more physical barriers capable of achieving a 15 dBA reduction in predicted construction noise levels shall be installed between construction work areas and the residence at 230 West Evergreen Avenue. A physical barrier capable of achieving a 15 dBA reduction in predicted construction noise levels shall also be installed along the Project area's southern boundary during all demolition, site preparation, grading, and excavation activities. The barrier shall be a minimum of 12-feet tall. Potential options for achieving this level of attenuation would include, but are not limited to: <ul style="list-style-type: none"> <li>○ A concrete, wood, or other barrier installed at-grade (or mounted to structures located at-grade, such as K-Rails) along the Project property line. Such a wall/barrier shall consist of material that has a minimum rated transmission loss value of 25 dB (or equivalent rating) and shall contain no gaps in the structure through which noise may pass.</li> <li>○ Commercially available acoustic panels or other products such as acoustic barrier blankets shall be installed along the Project property line, building envelope and at or near sensitive residential receptor areas.</li> <li>○ Any combination of noise barriers and commercial products capable of achieving a 15-dB reduction in construction noise levels at sensitive receptor locations.</li> </ul> </li> <li>• <i>Construction Sequencing:</i> Construction activities shall be scheduled to limit the total amount of time that work occurs within approximately 150 feet of the residence at 230 West Evergreen Avenue. Construction activities shall be sequenced to take advantage of shielding provided by proposed on-site barriers (see mitigation measure MM NOI-2) and buildings (e.g., construct buildings closest to the receptor at 230 West Evergreen Avenue first to provide shielding between the receptor and activities elsewhere in the project site).</li> <li>• <i>Temporary Relocation of Receptor at 230 West Evergreen Avenue.</i> The occupant(s) of the property at 230 West Evergreen Avenue shall be offered the option to temporarily relocate to off-site accommodations during all demolition, earthmoving, excavation, and other construction activities occurring within 150 feet of the residence at 230 West Evergreen Avenue at the applicant's expense. If such relocation services are accepted by the</li> </ul>			

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>occupants, a construction sound wall shall not be required for the property at 230 West Evergreen Avenue because this location would no longer occupied by a sensitive receptor.</p> <p><b>Plan Requirements and Timing:</b> This measure shall be printed on all construction drawings and included in construction contracts. <b>Monitoring:</b> City Community Development staff shall ensure that this measure is located on final construction drawings. City Community Development staff shall conduct inspections during construction to ensure that measures are implemented.</p>			
<b>Public Services and Recreation</b>			
<p><b>SC PS-1:</b> The Project applicant shall pay a fire impact fee, as required by Municipal Code Section 3.46.040, Schedule of Fees and Service Charges. This fee shall either be paid directly to the City prior to the issuance of building permits or be incorporated into the overall Communities Facilities District (CFD) fee to be paid by the applicant, as established by the City of Monrovia and to the satisfaction of the City. <b>Requirement and Timing:</b> Development impact fee shall be paid prior to issuance of building permits. <b>Monitoring:</b> City Community Development (Planning and Building Divisions) staff shall confirm payment of development impact fees prior to issuance of building permits.</p>	Plan Check	Prior to Issuance of Building Permits	Applicant
<p><b>SC PS-2:</b> Prior to the issuance of building permits, the Project applicant shall pay school facility development impact fees to the Monrovia Unified School District. Proof of payment shall be provided to the City of Monrovia. <b>Requirement and Timing:</b> Development impact fee shall be paid prior to issuance of building permits. <b>Monitoring:</b> City Community Development (Building and Planning Divisions) staff shall confirm payment of development impact fees prior to issuance of building permits.</p>	Plan Check	Prior to Issuance of Building Permits	Applicant
<p><b>MM PS-1:</b> 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 either shall be paid directly to the City or shall be incorporated into a Community Facilities District fee to be paid by the applicant. <b>Requirement and Timing:</b> The in-lieu fee shall be paid to the City, or the establishment of the CFD along with the approval of the special tax set at the amount established by the City shall occur prior to issuance of building permits. <b>Monitoring:</b> City Community Development (Building and Planning Divisions) staff shall confirm payment of the in-lieu fee or the establishment of the CFD and the approval of the special tax prior to issuance of building permits.</p>	Plan Check	Prior to Issuance of Building Permits	Applicant
<b>Utilities and Service Systems</b>			
<p><b>MM UT-1.</b> Prior to issuance of building permits or the approval of a final map, whichever occurs first, the applicant shall agree to the conditions as outlined herein</p>	Plan Check	Prior to Issuance of Building Permits	Applicant

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>and provide the following: a) provide a "Can and Will Serve" letter by the City of Monrovia's Department of Public Works to provide wastewater service to the development indicating the feasibility and conditions of providing service to the development, and b) identify and show on the site plans and tentative map the proposed layout and design of the development and how it will accomplish City Department of Public Works' conditions of approval for the development. <b>Requirements and Timing:</b> A Can and Will serve letter for wastewater service shall be obtained prior to issuance of building permits or approval of a final map, whichever occurs first. <b>Monitoring:</b> City Planning staff shall confirm issuance of the Can and Will Serve letter for wastewater service prior to issuance of building permits or approval of a final map, whichever occurs first.</p>		<p>or Approval of the Final Map, whichever comes first</p>	
<p><b>MM UT-2.</b> The applicant for development shall pay their fair share in lieu fees for completion of upgrades to the nearby water system to support the development. Improvements will include the addition of one booster pump and upgrade of 980 feet of pipeline along Magnolia Avenue between Duarte Road and Evergreen Avenue. <b>Requirement and Timing:</b> In lieu fees shall be paid prior to issuance of building permits. <b>Monitoring:</b> City Planning staff shall confirm payment of in lieu fees prior to issuance of building permits.</p>	<p>Plan Check</p>	<p>Prior to Issuance of Building Permits</p>	<p>Applicant</p>
<p><b>MM UT-3.</b> Prior to issuance of building permits or the approval of the final map, whichever occurs first, the applicant shall agree to the conditions as outlined herein and provide the following: a) provide a "Can and Will Serve" letter by the City of Monrovia's Department of Public Works to provide water service to this development indicating the feasibility and conditions of providing service to the development, and b) identify and show on the site plans and tentative map the proposed layout and design of the development and how it will accomplish City Department of Public Works' conditions of approval for the development. <b>Requirements and Timing:</b> A Can and Will serve letter for water service shall be obtained prior to issuance of building permits or approval of the final map, whichever occurs first. <b>Monitoring:</b> City Planning staff shall confirm issuance of the Can and Will Serve letter for water service prior to issuance of building permits or approval of the final map, whichever occurs first.</p>	<p>Plan Check</p>	<p>Prior to Issuance of Building Permits or Approval of the Final Map, whichever comes first</p>	<p>Applicant</p>
<p><b>SC UT-1:</b> As applicable, the applicants shall comply with the City of Monrovia Construction and Demolition (C&amp;D) Disposal and Recycling Program. The Program includes submitting a C&amp;D Recycling Program Permit Application and a Waste Management Plan to the Public Works Department Environmental Services Division and diverting 50 percent of the total construction and demolition debris generated by the Project. <b>Requirements and Timing:</b> Applicants shall submit Waste Management Plans to the City Department of Public Works Environmental Services Division for review and approval prior to issuance of demolition permits. The Waste Management Plan shall be implemented and adhered to throughout demolition and construction.</p>	<p>Plan Check &amp; Site Inspection</p>	<p>Prior to Issuance of Demolition Permits, During Construction, &amp; Prior to Sign-Off on Construction</p>	<p>Applicant</p>



Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p><b>Monitoring:</b> City Department of Public Works Environmental Services Division shall review and approve of Waste Management Plans prior to issuance of demolition permits; City Planning staff shall confirm approval of the Waste Management Plan prior to issuance of demolition permits and shall confirm compliance with the Waste Management Plan prior to sign off on construction.</p>			