

MITIGATION MONITORING AND REPORTING PROGRAM
CALIFORNIA INDUSTRIAL DEVELOPMENT • 2601 SOUTH CALIFORNIA AVENUE

A.1 STATUTORY REQUIREMENTS

The purpose of this program is to identify the changes to the project, which the Lead Agency has adopted or made a condition of a project approval, in order to mitigate or avoid significant effects on the environment. The City of Monrovia is the Lead Agency that must adopt the mitigation monitoring and reporting program. Section 21069 of the California Environmental Quality Act (CEQA) statute defines Responsible Agency as a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15091(d) “when making the findings required in subdivision (a)(1) of CEQA, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.”

Furthermore, Section 15097.d states “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of the individual improvement projects identified in the Draft IS/MND.

The following mitigation measures have been identified for the California Warehouse Development: The proposed Project involves the construction of a 27,078 square foot warehouse building (2,146 square feet of office and 24,932 square feet of warehousing) with related parking and site improvements on a 61,508 square foot (1.41 gross acres) lot. A total of 33 parking stalls and three truck loading docks would also be provided. The new building would be used for warehouse and office purposes. The site’s Assessor Parcel Numbers (APNs) are 8534-016-045, 8534-016-046, and 8534-016-047. The site’s primary address is 2601 California Avenue, Monrovia, California 91016. Other addresses associated with the Project site include 213 and 217 Novice Lane.

A completed and signed checklist for each measure indicates that a measure has been implemented and fulfills the City’s monitoring requirements with respect to Public Resources Code Section 21081.6.

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Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
AESTHETICS MEASURES			
Mitigation Measure AES-1. 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.”	Project Developer	Prior to Issuance of Construction Permits	
Mitigation Measure AES 2. Automatic shut off for exterior lights and light shields must be installed so as to reduce the amount of glare, spillover lighting, and other possible intrusive lighting during periods of darkness.	Project Developer	During Construction Activities	
Mitigation Measure AES-3. Reflective glass, metallic, and other highly reflective and glare producing materials, shall not be used in new building construction as a measure to prevent glare to traffic on California Avenue, Myrtle Avenue, and nearby residential uses.	Project Developer	During Construction Activities	
Mitigation Measure AES-4. Prior to the 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: 1. Exterior onsite lighting shall be shielded and confined within site boundaries; 2. No direct rays or glare are permitted to shine onto public streets or adjacent sites; 3. Lighting fixtures that blink, flash, or emit unusual high intensity or brightness shall not be permitted; and 4. The site shall not be excessively illuminated based on the illumination recommendations of the Illuminating Engineering Society of North America (IESNA).	Project Developer	Prior to Issuance of Building Permit	
Mitigation Measure AES-5. No after-hour truck deliveries shall be permitted as a means to eliminate nuisance light and glare after hours. The City Code prohibits operations, including truck deliveries, from occurring between 12:00 AM and 6:00 AM. All proposed uses of the site shall be reviewed by the City of Monrovia’s Development Review Committee. Permitted hours for truck deliveries and normal operations shall be identified as conditions of approval upon determination of specific occupant.	Project Developer	During Project Lifetime	

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<i>AIR QUALITY MEASURES</i>			
Mitigation Measure AIR-1. All proposed uses of the site shall be reviewed by the City of Monrovia's Development Review Committee. No land uses that cause odors are allowed.	City of Monrovia	During Project Lifetime	
<i>CULTURAL RESOURCE MEASURES</i>			
Mitigation Measure CUL-1. The Project Applicant would be required to obtain the services of a qualified Native American Monitor 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, potholing or auguring, boring, grading, excavation, and trenching, within the Project area. The monitor(s) must be approved by the tribal representatives and would be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.	Project Developer	Prior to Project Grading or Construction Activities	
Mitigation Measure CUL-2. In the event cultural resources are encountered during construction, the contractor(s) shall comply with California Code of Regulations (CCR) Section 15064.5(b)(4) which states that "A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures."	Project Developer	During Project Grading or Construction Activities	
<i>GEOLOGY & SOILS MEASURES</i>			
Mitigation Measure GEO-1. Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Community Development Director, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.	Project Developer	Prior to Project Grading Activities	
<i>LAND USE & PLANNING MEASURES</i>			
Mitigation Measure LU-1. The Project shall be limited to warehouse use only and no commercial or retail activities shall be permitted that necessitate the need for customer parking.	City of Monrovia	During Project Lifetime	

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NOISE MEASURES			
Mitigation Measure NOI-1 Installation of a temporary sound barrier at the property lines of the proposed Project site to mitigate noise impacts on all surrounding properties. Temporary noise barriers shall achieve a minimum of 5 dBA reduction in construction noise. The noise barrier shall include the following: • The noise control barriers must present a solid face from top to bottom. • The noise barriers shall be maintained, and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired. The temporary noise barrier shall be constructed using one of the following materials with no decorative cutouts or line-of-sight openings between shielded areas and the noise source: • Masonry block; • Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot; • Earthen berm; • Any combination of these construction materials. In addition, the contractor shall install temporary acoustic barriers or noise blankets achieving a minimum reduction of 5 dBA around stationary construction noise sources. These barriers shall be made featuring weather-protected, sound-absorptive material on the construction-activity side of the noise barrier and must be installed in a location that completely blocks line-of-sight between the construction noise source and adjacent sensitive receptors. The contractor shall maintain all barriers in compliant condition throughout construction. To promote effective practices, the contractor shall position construction equipment staging areas and stationary noise sources as far from those nearby receptors as possible (e.g. in the southeastern portion of the Project site on Novice Lane). Additionally, the contractor will prohibit idling of equipment, and will notify adjacent residences in advance of construction work.	Project Developer	During Project Grading or Construction Activities	

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Mitigation Measure NOI-2. The use of Tier IV rated construction equipment must be used during demolition, site preparation, and construction activities. Prior to issuance of the first building permit, the applicant shall submit manufacturer data sheets demonstrating compliance with Tier IV Final or equivalent noise performance.	Project Developer	During Project Grading or Construction Activities	
Mitigation Measure NOI-3. To reduce temporary construction noise impacts on adjacent residential uses, the applicant or the applicant's construction contractor shall implement the following construction-period noise abatement measures, as outlined in Mitigation Measures NOI-C through F of the City of Monrovia General Plan Proposed Land Use and Circulation Elements Environmental Impact Report (2008). • 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). • Construction Activity Notification: All residential units located within 500 feet of the construction site shall be sent a notice at least two weeks in advance of construction activity regarding construction times. A sign shall provide local contact information and be placed at the construction site so that it is legible at a distance of 50 feet and in prominent locations along the Novice Lane and California Avenue frontages along the Project site's boundaries. All notices and signs shall indicate the dates and duration of construction activities, and shall include the name and phone number of the contact person at both the construction site and at the City's Code Enforcement office where residents may call to register a complaint about noise. • Noise Disturbance Coordinator: 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. Upon receipt of a complaint, the contractors must stop work to inspect their equipment to ensure that it is properly tuned and muffled. Construction activities may not resume until the equipment is replaced and/or repaired with newer and quieter Tier 4 equipment. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director. • Construction Traffic: 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.	Project Developer	During Project Grading or Construction Activities	

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Mitigation Measure NOI-4. The Project developer shall require that the following construction measures be implemented by contractors to reduce construction noise levels below the established thresholds: - Stationary construction equipment, such as pumps, generators, or compressors, must be placed as far from noise sensitive uses whenever physically possible during all phases of Project construction. - Use electric air compressors and similar power tools rather than diesel equipment shall be used, whenever such equipment is available. - Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than 30 minutes.	Project Developer	During Project Grading or Construction Activities	
Mitigation Measure NOI-5. In consideration of requirements from the City of Monrovia and the County of Los Angeles, construction shall be prohibited from taking place from 7:00 PM to 7:00 AM, Monday through Friday, from 6:00 PM to 9:00 AM on Saturdays, and at any time on Sundays or holidays.	Project Developer	During Project Grading or Construction Activities	
Mitigation Measure NOI-6. The loading and receiving area shall be closed after business hours to restrict noise impacts related to these activities (back-up alarms, roll-up doors, fork-lifts, etc.) on the adjacent homes. The hours for truck deliveries shall only be permitted during the business's normal hours of operations as established by the CUP or by the Development Review Committee upon selection of a specific tenant. The City Code prohibits operations occurring between 12:00 AM and 6:00 AM.	Project Developer	During Project Lifetime	
Mitigation Measure NOI-7. Truck deliveries would be limited to access to and from the site via California Avenue. Only emergency vehicles are allowed access to the gate from Novice Lane to Myrtle Avenue.	Project Developer	During Project Lifetime	
Mitigation Measure NOI-8. Stationary Noise Sources. During construction and operational activities, the Project shall comply with Mitigation Measure NOI-A of the City of Monrovia General Plan Proposed Land Use and Circulations Elements Environmental Impact Report (2008) to further reduce noise emitted from stationary noise sources on the Project site. As required by Mitigation Measure NOI-A, stationary noise sources associated with the operation of future non-residential uses (e.g., mechanical equipment and loading docks) within the Project areas shall not have a direct line-of-sight to noise sensitive uses. The line-of-sight between the noise source and noise sensitive receptor shall be blocked through the orientation of the non-residential land use and/or by using noise barriers, such as a concrete block wall or enclosing the noise source. The Project Developer shall submit documentation to the City Community Development Department, or designee, demonstrating that noise-reducing measures have been implemented in the Project Design.	Project Developer	During Project Grading or Construction Activities	

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Mitigation Measure NOI-9. Prior to the start of grading, compaction, or other vibration-generating construction activities, the Project contractor shall submit a Construction Vibration Control Plan to the City Community Development Department for review and approval. The plan shall identify the vibration-generating equipment to be used, anticipated work areas, approximate distances to nearby residential structures, proposed equipment setbacks, and alternative vibration-reduction measures to be implemented where the setback distances identified below cannot be achieved. During construction activities involving vibration-generating equipment, the contractor shall minimize vibration exposure at nearby residential structures through implementation of the Construction Vibration Control Plan and the following measures, as applicable: (1) equipment operating within 10 feet of the nearest residence shall be limited to a small bulldozer or similar equipment with vibration levels less than 72 VdB; (2) vibratory rollers shall, to the maximum extent feasible, maintain a setback distance of 140 feet from nearby residences; (3) large bulldozers and loaded haul trucks shall, to the maximum extent feasible, maintain a setback distance of 80 feet from nearby residences; and (4) where these setback distances cannot be achieved due to site constraints or required construction activities, the contractor shall utilize alternative vibration-reduction measures, including reduced vibratory settings, smaller or static compaction equipment, phased operations, or limiting simultaneous operation of vibration-generating equipment near sensitive receptors. The contractor shall document the vibration-reduction measures implemented during grading and compaction activities and shall make such documentation available to the City upon request.	Project Developer	During Project Grading or Construction Activities	
Mitigation Measure NOI-10. Loaded and unloaded haul trucks over 7 tons are prohibited from travelling north on California Avenue from the site. All trucks must follow adopted truck routes. No construction vehicles are permitted to use Novice Lane to exit or enter from Myrtle Avenue.	Project Developer	During Project Grading or Construction Activities	
TRIBAL CULTURAL RESOURCE MEASURES			
Mitigation Measure TCR-1. The Project Applicant would 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 and Kizh Nation as activities that include, but are not limited to, pavement removal, potholing or auguring, boring, grading, excavation, and trenching, within the Project site. The monitor(s) must be approved by the tribal representatives and would be present on-site during the construction phases that involve any ground-disturbing activities.	Project Developer Qualified Archaeologist/ Paleontologist	Prior to Project Grading or Construction Activities	