

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

California Public Resources Code section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines require public agencies to establish monitoring and reporting programs for projects approved by a public agency whenever approval involves the adoption of either a mitigated negative declaration or specified environmental findings related to environmental impact reports.

This is the Mitigation Monitoring and Reporting Program (MMRP) for the San Dimas Downtown Specific Plan Project (Project). The intent of the MMRP is to ensure the successful implementation of the mitigation measures identified in the Final Environmental Impact Report (Final EIR) for the Project.

Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Mitigation Timing	Party Responsible to Ensure Implementation
Air Quality			
MM AQ-1: The City shall require future projects subject to discretionary approval that are not found to be exempt from CEQA review to evaluate potential air quality impacts and implement respective mitigation measures to minimize impacts that exceed SCAQMD thresholds.	A. City will require evaluation of potential air quality impacts and implement respective mitigation measures to minimize impacts that exceed SCAQMD thresholds.	Prior to discretionary approval of a project.	Community Development Department – Planning Division
MM AQ-2: Prior to the issuance of any construction permits, the applicant for an individual development project within the DTSP Area shall prepare and implement a worker training program that describes the potential health hazards associated with Valley Fever, common symptoms, proper safety procedures to minimize health hazards, and notification procedures if suspected work-related symptoms are identified during construction. Additionally, this training program shall include worker training on the implementation requirements of the SCAQMD approved Dust Control Plan. Copies of the training program shall be provided to the City of San Dimas Planning Division. The worker training program shall identify safety measures to be implemented by construction contractors during construction. These measures shall include the following: <ul style="list-style-type: none"> • HEPA-filtered, air-conditioned enclosed cabs shall be provided on heavy equipment when available. Workers shall be trained on the proper use of cabs, such as turning on air conditioning prior to using the equipment; • Communication methods, such as two-way radios, shall be provided for use by workers in enclosed cabs; • Personal protective equipment (PPE), such as half-mask and/or full-mask respirators equipped with particulate filtration, shall be provided to workers active in dusty work areas upon request; • Separate, clean eating areas with hand-washing facilities 	B. Prepare and implement a worker training program.	Prior to the issuance of any construction permits.	Community Development Department – Planning Division

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<p>shall be provided for construction workers; and</p> <ul style="list-style-type: none"> Equipment, vehicles, and other items shall be cleaned before they are moved off-site to other work locations. 			
<p>MM AQ-3: Construction Equipment. The applicant for an individual development project within the DTSP Area shall ensure the following requirements are incorporated into applicable bid documents, purchase orders, and contracts. Contractors shall confirm the ability to supply the compliant construction equipment prior to any ground-disturbing and construction activities:</p> <ul style="list-style-type: none"> Mobile off-road construction equipment (wheeled or tracked) greater than 50 hp used during construction of the project shall meet the U.S. EPA Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially available at the time of construction, the equipment shall, at a minimum, meet the Tier 3 standards. Zero-emissions construction equipment may be incorporated in lieu of Tier 4 final equipment. A copy of each equipment's certified tier specification or model year specification shall be available to the City upon request at the time of mobilization of each piece of equipment. Mobile off-road construction equipment less than 50 hp used during construction of the individual projects shall be electric or other alternative fuel type. A copy of each unit's certified tier specification or model year specification shall be available to the City upon request at the time of mobilization of each applicable unit of equipment. Electric hook-ups to the power grid shall be used instead of temporary diesel- or gasoline-powered generators, whenever feasible during construction of development or projects envisioned in the DTSP. If generators need to be used, the generators shall be non-diesel generators. 	<p>C. Ensure the requirements are incorporated into applicable bid documents, purchase orders, and contracts.</p> <p>D. Confirm the ability to supply the compliant construction equipment prior to any ground-disturbing and construction activities.</p>	<p>Prior to the issuance of bid documents, purchase orders, and contracts and prior to ground-disturbing and construction activities, to be verified by the City during the submittal of a construction staging and management plan.</p>	<p>Community Development Department – Planning Division</p>

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MM AQ-4: Before occupancy of new structures within the Project Site, the applicant for an individual development project within the DTSP Area must provide to the Director of Community Development documentation of the incorporation of low-emission technology including solar water heaters, air-source heat pump, natural gas, and/or gas boosted solar as deemed appropriate by future project specific analysis.	E. Provide documentation of the incorporation of low-emission technology by future project specific analysis.	Prior to the occupancy of new structures.	Community Development Department – Planning & Building Division
Cultural Resources			
MM CUL-1: Historical Resources Evaluation. During review of applications for individual development projects in the DTSP area, the City shall confirm the presence of historical resources with the potential to be impacted by the proposed project. If the property on which the project or development is proposed is not currently designated but contains built environment features over 45 years of age, a historical resources evaluation shall be prepared by an architectural historian or historian who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in architectural history or history (36 Code of Federal Regulations Part 61). The qualified architectural historian or historian shall conduct an intensive-level survey and perform the historical evaluation in accordance with the guidelines and best practices promulgated by the California Office of Historic Preservation (OHP). Properties shall be evaluated within their historic context and documented in a report meeting the California OHP guidelines. All evaluated properties shall be documented on California Department of Parks and Recreation Series 523 Forms. The report with attached DPR forms shall be submitted to the City for review and concurrence.	F. Confirm the presence of historical resources with the potential to be impacted.	During review of applications.	Community Development Department – Planning Division
MM CUL-2: Prior to obtaining a building permit for any structure that would modify a structure included on the City's list of historic resources, a Historical Resource Documentation Report shall be prepared by an architectural historian or historian who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in architectural history or history (36 Code of Federal Regulations Part 61) that demonstrates that all	G. Preparation of a Historical Resource Documentation Report by an architectural historian or historian who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS)	Prior to obtaining a building permit.	Community Development Department – Planning Division

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modifications will be designed and implemented in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and/or the State Historical Building Code, as appropriate.	in architectural history or history (36 Code of Federal Regulations Part 61).		
Geology and Soils			
MM GEO-1: Unanticipated Discovery of Paleontological Resources. In the event an unanticipated fossil discovery is made during project development, work in the immediate vicinity of the find shall be stopped, and a qualified professional paleontologist shall be retained to evaluate the discovery, determine its significance, and identify if mitigation or treatment is warranted. Significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository. Work around the discovery shall only resume once the find is properly documented and authorization is given to resume construction work.	H. Stop work in the immediate vicinity of any fossils discovered during construction and hire a qualified professional paleontologist to evaluate the discovery, determine its significance, and identify if mitigation or treatment is warranted.	In the event an unanticipated fossil discovery is made during project development.	Community Development Department – Planning Division
Noise			
MM N-1: Prior to the issuance of grading permits, the Applicant for a development project in the DTSP area or their designee shall develop a Construction Noise Reduction Plan to minimize construction noise at nearby noise sensitive receptors. The Construction Noise Reduction Plan shall be developed in coordination with a certified acoustical consultant and the Project construction contractors and shall be approved by the City of San Dimas. The Construction Noise Reduction Plan shall outline and identify noise complaint measures, best management construction practices, and equipment noise reduction measures. The Construction Noise Reduction Plan shall include, but is not limited to, the following actions: <ul style="list-style-type: none"> Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best 	I. Develop a Construction Noise Reduction Plan to minimize construction noise at nearby noise sensitive receptors.	Prior to the issuance of grading permits.	Community Development Department – Planning Division

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<p>available noise suppression devices (i.e., mufflers, silencers, wraps, etc.).</p> <ul style="list-style-type: none"> Noise construction activities whose specific location on the DTSP area may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as feasibly possible from the nearest noise sensitive land uses. If feasible, schedule grading activities so as to avoid operating numerous pieces of heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously in close proximity to the boundary of properties of off-site noise sensitive receptors surrounding the DTSP area to reduce construction noise levels by approximately 5 to 10 dB. Shroud or shield all impact tools, and muffle or shield all intake and exhaust port on power equipment to reduce construction noise by 10 dB or more. Where feasible, temporary barriers, including but not limited to, sound blankets on existing fences and walls, or freestanding portable sound walls, shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Noise barriers may include, but is not necessarily limited to, using appropriately thick wooden panel walls (at least 0.5-inches thick). Such barriers shall reduce construction noise by 5 to 10 dB at nearby noise-sensitive receptor locations. Alternatively, field-erected noise curtain assemblies could be installed around specific equipment sites or zones of anticipated mobile or stationary activity. The barrier material is assumed to be solid and dense enough to demonstrate acoustical transmission loss that is at least 10 dB or greater than the estimated noise reduction effect. These suggested barrier types do not represent the only ways to achieve the 			

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<p>indicated noise reduction in dB; they represent examples of how such noise attenuation might be attained by this measure.</p> <ul style="list-style-type: none"> Implement noise compliant reporting. A sign, legible at a distance of 50 feet, shall be posted at the Project construction site, providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign will indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator will be posted on the sign. The coordinator will be responsible for responding to any local complaints about construction noise and will notify the County to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. 			