

**Montclair Place District Specific Plan EIR  
Mitigation Monitoring and Reporting Program  
(SCH No. 2019050011)**

*Prepared for:*

**City of Montclair**

5111 Benito Street

Montclair, California 91763

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**SEPTEMBER 2020**



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# Acronyms and Abbreviations

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Acronym/Abbreviation	Definition
ACM	asbestos-containing materials
BMP	Best Management Practice
CAC	Certified Asbestos Consultant
CDPH	California Department of Public Health
CEQA	California Environmental Quality Act
City	City of Montclair
CRRC	Cool Roof Rating Council
EIR	Environmental Impact Report
HAZWOPER	Hazardous Waste Operations and Emergency Response
QSD	Construction General Permit SWPPP Developer
QSP	Construction General Permit SWPPP Practitioner
MMRP	Mitigation Monitoring and Reporting Program
Proposed Project	Montclair Place District Specific Plan
LED	Light emitting diodes
SEER	Seasonal Energy Efficiency Ratio
SRI	Solar reflectance index
SWPPP	Storm Water Pollution Prevention Plan
SCAQMD	South Coast Air Quality Management District
TDM	Transportation Demand Management
TRU	transport refrigeration unit
TCR	Tribal Cultural Resource

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# 1 Introduction

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Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires that a public agency adopting an Environmental Impact Report (EIR) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The City of Montclair (City) as the lead agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the EIR during project implementation (California Public Resources Code, Section 21081.6[a][1]).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City to ensure compliance with adopted mitigation measures identified in the EIR for the proposed Montclair Place District Specific Plan Project (MPDSP or Proposed Project). The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. The EIR and Initial Study identified potentially significant environmental impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utility and Service Systems, which required mitigation measures. Mitigation is provided for each of these topics to reduce impacts to the extent feasible and is provided below. Additionally, no mitigation measures were available to reduce potentially significant impacts to Parks/Recreation and Transportation. All of the potential significant impacts would be reduced to less than significant with implementation of the proposed mitigation measures, except for impacts to Air Quality, Greenhouse Gas Emissions, Population and Housing, Public Services, Recreation, and Transportation, which would remain significant and unavoidable.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each Proposed Project component. Table 1 identifies the mitigation monitoring and reporting requirements, including the party(ies) responsible for carrying out and verifying implementation of the mitigation measure, and the timing of verification (prior to, during, or after construction). Space is provided for sign-off following completion/implementation of the mitigation measure. Along with the EIR and related documents, this MMRP will be kept on file at the following location:

City of Montclair  
5111 Benito Street  
Montclair, California 91763

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## 2 Mitigation Monitoring and Reporting Program

**Table 1. Mitigation Monitoring and Reporting Program Checklist**

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
<i>Aesthetics</i>									
MM-AES-1	<p>The project applicant shall prepare lighting and signage plans for the Proposed Project depicting the proposed locations and heights of light poles and signs. Concurrent with the building permit submittal, the project applicant shall incorporate lighting design specifications to meet the City's minimum safety and security standards as outlined in the City's Building Security Requirements. The following measures shall be included in all lighting plans:</p> <ul style="list-style-type: none"> <li>• Luminaires shall be designed with cutoff-type fixtures or features that cast low-angle illumination to minimize incidental spillover of light onto adjacent private properties. Fixtures that shine light upward or horizontally shall not spill any light onto adjacent properties.</li> <li>• Luminaires shall provide accurate color rendering and natural light qualities. Low pressure sodium and high-pressure sodium fixtures that are not color-corrected shall not be used, except as part of an approved sign or landscape plan.</li> <li>• Luminaire mountings shall be downcast and pole heights minimized to reduce potential for back scatter into the</li> </ul>	Submittal/ review of lighting and signage plans	X			City of Montclair			

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	nighttime sky and incidental spillover light onto adjacent properties. The height of light poles shall be reviewed and approved by the City to ensure consistency with the City's Municipal Code requirements. Luminaire mountings shall be treated with non-glare finishes.								
<b>Air Quality</b>									
MM-AQ-1	<p><b>Construction Equipment Emissions Reductions.</b> During Proposed Project construction, the applicant shall incorporate the following measures to reduce construction criteria air pollutant emissions, including VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, generated by construction equipment used for future development projects implemented under the proposed MPDSP:</p> <p>a. For off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted by the City in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet</p>	<p>Submittal of contractor plans or exemption</p> <p>Submittal of Construction Traffic Control Plan</p>	X	X		City of Montclair			

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	<p>owners/operators in the Los Angeles Region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located within the Los Angeles region.</p> <p>b. Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions.</p> <p>c. Properly tune and maintain all construction equipment in accordance with manufacturer’s specifications;</p> <p>d. Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types.</p> <p>e. To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction.</p> <p>f. Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously</p>								

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling.								
<b>MM-AQ-2</b>	<p><b>Fugitive Dust Control.</b> During Proposed Project construction, the applicant shall incorporate the following measures to reduce construction fugitive dust emissions (PM10 and PM2.5), generated by grading and construction activities of future development projects implemented under the proposed MPDSP, consistent with SCAQMD Rule 403, with a goal of retaining dust on the site:</p> <p>a. Water, or utilize another SCAQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust.</p> <p>b. All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as</p>	Submittal of contractor plans and construction logs	X	X		City of Montclair			

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	possible following site preparation and grading activities. c. Stabilize grading areas as quickly as possible to minimize fugitive dust. d. Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material. e. Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible. f. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out. g. Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred. h. Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling. i. Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour. j. Enforce a 15-mile-per-hour speed limit on unpaved surfaces.								

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	<p>k. Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance.</p> <p>l. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.</p> <p>m. Review and comply with any additional requirements of SCAQMD Rule 403.</p>								
<b>MM-AQ-3</b>	<p><b>Architectural Coating VOC Emissions.</b> To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) during Proposed Project construction, the applicant shall ensure the construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September. The developer shall procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1113 (Architectural Coatings).</p>	Submittal of paint/architectural coating supplier	X			City of Montclair			

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MM-AQ-4	<p><b>Vehicle Miles Traveled Reduction Strategies.</b>                      The City shall ensure the implementation of Transportation Demand Management (TDM) measures to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ride-sharing and carpooling to reduce vehicle miles traveled and associated criteria air pollutant emissions. The following components are to be included in the TDM Program:</p> <p><i>Bicycle and Pedestrian Travel</i></p> <ul style="list-style-type: none"> <li>a. Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various internal Proposed Project land uses, which will include design elements to enhance walkability and connectivity and shall minimize barriers to pedestrian access and interconnectivity. Physical barriers, such as walls or landscaping, that impede pedestrian circulation shall be eliminated.</li> <li>b. The Proposed Project design shall include a network that connects the Proposed Project uses to the existing off-site facilities (e.g., existing off-site bike paths).</li> <li>c. Proposed Project design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways shall be</li> </ul>	Submittal/ review of TDM	X			City of Montclair			

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
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	<p>designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.</p> <p>d. Provide bicycle parking facilities along main travel corridors: one bike rack space per 20 vehicle/employee parking spaces or to meet demand, whichever results in the greater number of bicycle racks.</p> <p>e. Provide shower and locker facilities to encourage employees to bike and/or walk to work: one shower and three lockers per every 25 employees.</p> <p><i>Ride-Sharing and Commute Reduction</i></p> <p>a. Promote ridesharing programs through a multi-faceted approach, such as designating a certain percentage of parking spaces for ridesharing vehicles; designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; or providing a website or message board for coordinating rides.</p>								



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	<p>b. Implement marketing strategies to reduce commute trips. Information sharing and marketing are important components to successful commute trip-reduction strategies. Implementing commute trip-reduction strategies without a complementary marketing strategy would result in lower VMT reductions. Marketing strategies may include: new employee orientation of trip reduction and alternative mode options; event promotions; or publications.</p> <p>c. One percent (1%) of vehicle/employee parking spaces shall be reserved for preferential spaces for car pools and van pools.</p> <p>d. Coordinate with the Southern California Association of Governments (SCAG) for carpool, vanpool, and rideshare programs that are specific to the Proposed Project.</p> <p>e. Implement a demand-responsive shuttle service that provides access throughout the MPDSP area, to the park-and-ride lots, and to the nearby transit centers.</p> <p><i>Transit</i></p> <p>a. Bus pull-ins shall be constructed where appropriate within the Plan area.</p> <p>b. Coordinate with SCAG on the future siting of transit stops/stations within or near the MPDSP.</p>								

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
MM-AQ-5	<p><b>Encourage Electric Vehicles.</b> The City shall ensure that each development project in the Plan area incorporate the following:</p> <ul style="list-style-type: none"> <li>a. Designate 10% of parking spaces to be for electric and alternative fuel vehicles.</li> <li>b. Install Level 2 EV charging stations in 6% of all parking spaces.</li> </ul>	Submittal/ review of final Project parking plans	X			City of Montclair			
MM-AQ-6	<p><b>Idling Restriction.</b> For Proposed Project land uses that include truck idling, the City shall ensure that each implementing development project minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification. Each cold storage dock door shall provide electrification for transport refrigeration units (TRUs).</p>	Submittal/ review of owner and tenant truck idling regulations			X	City of Montclair			
MM-AQ-7	<p><b>Energy Conservation.</b> The City shall ensure that each development project incorporate the following conservation measures into proposed building plans:</p> <ul style="list-style-type: none"> <li>a. Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid.</li> <li>b. Install Energy Star rated heating, cooling, lighting, and appliances.</li> </ul>	Submittal/ review of building plans	X			City of Montclair			

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	c. Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs. d. Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants. e. Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof. f. Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33. g. Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance. h. Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher. i. Installation of water heaters with an energy factor of 0.92 or higher. j. Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied.								

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	k. Include high-efficacy artificial lighting in at least 50% of unit fixtures. l. Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters. m. Use passive solar cooling/heating. n. Strategically plant trees to provide shade. o. Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.								
<b>MM-AQ-8</b>	<b>Toxic Air Contaminant Reduction.</b> At the time of discretionary approval of new sources of TAC emissions in close proximity to existing sensitive land uses, the City shall require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Such measures may include the installation of non-diesel fueled generators or the installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility.	Submittal/ review of plans to reduce TACs	X			City of Montclair			
<b>MM-AQ-9</b>	<b>Health Risk Assessment Requirements.</b> Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk	Submittal/ review of health risk assessment	X			City of Montclair			

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	<p>assessment shall be performed under the following conditions:</p> <p>a. <i>Distribution Centers</i>. For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors.</p> <p>b. <i>Gasoline Dispensing Facilities</i>. For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor.</p> <p>c. <i>Dry Cleaners Using Perchloroethylene</i>. For any dry cleaning operation within 300 feet of a sensitive receptor. For operations with three or more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet.</p>								

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	d. <i>Other Sources of Toxic Air Contaminants.</i> For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors.								
<b>Biology</b>									
MM-BIO-1	Prior to the issuance of a demolition, grading, and/or building permit for activities during the avian nesting season (generally February through August), a qualified biologist shall conduct a nesting bird survey within 7 days of vegetation clearing, cutting, or removal activities. The survey would consist of full coverage of the proposed project footprint and an appropriate buffer, as determined by the biologist. If no active nests are discovered or identified, no further mitigation is required. In the event that active nests are discovered on site, a suitable buffer determined by the biologist (e.g., 30 to 50 feet for passerines) shall be established around any active nest. No ground-disturbing activities shall occur within this buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Limits of construction to avoid a nest shall be established in the field by the biologist with flagging and stakes or construction fencing. Construction personnel shall be instructed regarding the ecological sensitivity of the fenced area. The results of the survey shall be	Submittal/ review of nesting bird survey	X			City of Montclair			

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			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	documented and filed with the City of Montclair within 5 days after the survey.								
<b>Cultural</b>									
<b>MM-CR-1</b>	In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, shall evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find as determined by the archaeologist, the archaeologist may decide to record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Preservation in place shall be the preferred means of mitigation, if determined to be feasible by the archaeologist and the City.	Submittal/ review of brief letter report of excavations and findings		X		City of Montclair			

**Table 1. Mitigation Monitoring and Reporting Program Checklist**

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
<i>Energy</i>									
MM-AQ-1	(See Air Quality section of this table)	Submittal of contractor plans or exemption  Submittal of Construction Traffic Control Plan	X	X		City of Montclair			
MM-AQ-4	(See Air Quality section of this table)	Submittal/ review of TDM	X			City of Montclair			
MM-AQ-5	(See Air Quality section of this table)	Submittal/ review of final Project parking plans	X			City of Montclair			
MM-AQ-6	(See Air Quality section of this table)	Submittal/ review of owner and tenant truck idling regulations			X	City of Montclair			
MM-AQ-7	(See Air Quality section of this table)	Submittal/ review of building plans	X			City of Montclair			



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			Pre-Const.	During Const.	Post-Const.		Initials	Date	
<b>MM-GHG-1</b>	(See Greenhouse Gas Emissions section of this table)	Submittal/ review of building plans	X			City of Montclair			
<b>Geology and Soils</b>									
<b>MM-GEO-1</b>	In the event that paleontological resources (fossil materials) are exposed during construction activities for the Proposed Project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, can assess the nature and importance of the find. Depending upon the significance of the find, the paleontologist may record the find and allow work to continue, or may recommend salvage and recovery of the resource. All recommendations will be made in accordance with the Society of Vertebrate Paleontology's 1995 guidelines and shall be subject to review and approval by the City. Work in the area of the find may only resume upon approval of a qualified paleontologist.	Submittal of grading monitoring logs		X		City of Montclair			
<b>Greenhouse Gas Emissions</b>									
<b>MM-GHG-1</b>	<b>Water Conservation.</b> The following water conservation measures into Proposed Project building plans: a. Install low-water use appliances and fixtures	Submittal/ review of building plans	X			City of Montclair			

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			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	b. Restrict the use of water for cleaning outdoor surfaces and prohibit systems that apply water to non-vegetated surfaces c. Implement water-sensitive urban design practices in new construction d. Install rainwater collection systems where feasible.								
<b>MM-GHG-2</b>	<b>Solid Waste Reduction.</b> Provide storage areas for recyclables and green waste in new construction, and food waste storage, if a pick-up service is available.	Site inspection			X	City of Montclair			
<b>MM-AQ-1</b>	(See Air Quality section of this table)	Submittal of contractor plans or exemption  Submittal of Construction Traffic Control Plan	X	X		City of Montclair			
<b>MM-AQ-4</b>	(See Air Quality section of this table)	Submittal/ review of TDM	X			City of Montclair			
<b>MM-AQ-5</b>	(See Air Quality section of this table)	Submittal/ review of final Project parking plans	X			City of Montclair			

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MM-AQ-6	(See Air Quality section of this table)	Submittal/ review of owner and tenant truck idling regulations			X	City of Montclair			
MM-AQ-7	(See Air Quality section of this table)	Submittal/ review of building plans	X			City of Montclair			
<b>Hazards and Hazardous Materials</b>									
MM-HAZ-1	<p>Prior to the issuance of demolition permits for any buildings or structures that would be demolished in conjunction with individual development projects that would be accommodated by the Montclair Place District Specific Plan, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Montclair Building Official with a copy of the report of each investigation or assessment.</p> <p>1. The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air</p>	Submittal/ review of ACM and lead abatement reports	X			City of Montclair			

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	<p>Quality Management District’s Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos).</p> <p>2. The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29, CFR Part 1926, and California Code of Regulation, Title 8, Section 1532.1 (Lead).</p> <p>3. Evidence of the contracted professionals attained by the project applicant shall be provided to the City of Montclair Community Development Department. Additionally, contractors performing ACM and lead waste removal shall provide evidence of abatement activities to the City of Montclair Community Development Department and to the South Coast Air Quality Management District.</p>								

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			Pre-Const.	During Const.	Post-Const.		Initials	Date	
<i>Hydrology and Water Quality</i>									
MM-HYD-1	<p>Prior to issuance of a grading permit by the City of Montclair Public Works Department for individual projects within the Specific Plan area, a Storm Water Pollution Prevention Plan (SWPPP) shall be developed. The SWPPP shall be implemented during Project grading, excavations, and construction. The following list includes, but is not limited to, examples of construction water quality Best Management Practices (BMPs) that are standard for most construction sites subject to the Construction General Permit:</p> <ul style="list-style-type: none"> <li>a. Silt fences and/or fiber rolls installed along limits of work and/or the Project construction site;</li> <li>b. Stockpile containment and exposed soil stabilization structures (e.g., visqueen plastic sheeting, fiber rolls, gravel bags and/or hydroseed);</li> <li>c. Runoff control devices (e.g., fiber rolls, gravel bag barriers/chevrons, etc.) used during construction phases conducted during the rainy season;</li> <li>d. Wind erosion (dust) controls;</li> <li>e. Tracking controls at the site entrance, including regular street sweeping and tire washes for equipment;</li> <li>f. Prevention of fluid leaks (inspections and drip pans) from construction vehicles;</li> <li>g. Materials pollution management;</li> </ul>	Submittal/ review of SWPPP and required BMPs	X			City of Montclair			

**Table 1. Mitigation Monitoring and Reporting Program Checklist**

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
	h. Proper waste/trash management; and i. Regular inspections and maintenance of BMPs.  These BMPs shall be refined and/or added to as necessary by a Construction General Permit SWPPP Practitioner (QSP) and/or Qualified SWPPP Developer (QSD), as certified by the California Stormwater Quality Association, to meet the performance standards in the Construction General Permit.								
<b>MM-HYD-2</b>	Prior to issuance of a building permit by the City of Montclair Public Works Department for individual projects within the Plan area, the Applicant shall include operational non-structural BMPs to address water quality impacts as part of the proposed Business Plan. These BMPs shall be annually inspected by the City NPDES Coordinator for compliance with the regional NPDES permit and Montclair Storm Water Ordinance. These operational BMPs shall include, but not be limited to: <ul style="list-style-type: none"> <li>a. Regular sweeping of all open and planter areas, at a minimum, on a weekly basis in order to prevent dispersal of pollutants that may collect on those surfaces;</li> <li>b. Regular pruning of the trees and shrubs in the planter areas to avoid formation of dried leaves and trigs, which can clog surface inlets and drains;</li> <li>c. Use of trash and recycling containers that, if located outside, are fully enclosed and</li> </ul>	Submittal/ review of SWPPP and required BMPs	X			City of Montclair			

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	watertight in order to prevent contact of stormwater with wastewater, which can be a potential source of bacteria and other pollutants in runoff; d. Provide educational training materials for the property owners, such that the owners are aware of the structural BMPs installed in the Plan area, and their maintenance requirements; e. Provide materials to brief property owners about chemical management and proper methods of handling and disposing of wastes; and f. Minimization of pesticide and fertilizer use, to the maximum extent practicable, with on-site landscaping.								
<b>MM-HAZ-1</b>	(See Hazards and Hazardous Materials section of this table)	Submittal/ review of ACM and lead abatement reports	X			City of Montclair			
<b>Population and Housing</b>									
<b>MM-AES-1</b>	(See Aesthetics section of this table)	Submittal/ review of lighting and signage plans	X			City of Montclair			

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			Pre-Const.	During Const.	Post-Const.		Initials	Date	
<b>MM-AQ-1</b>	(See Air Quality section of this table)	Submittal of contractor plans or exemption  Submittal of Construction Traffic Control Plan	X	X		City of Montclair			
<b>MM-AQ-2</b>	(See Air Quality section of this table)	Submittal of contractor plans and construction logs	X	X		City of Montclair			
<b>MM-AQ-3</b>	(See Air Quality section of this table)	Submittal of paint/architectural coating supplier	X			City of Montclair			
<b>MM-AQ-4</b>	(See Air Quality section of this table)	Submittal/review of TDM	X			City of Montclair			
<b>MM-AQ-5</b>	(See Air Quality section of this table)	Submittal/review of final Project parking plans	X			City of Montclair			



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<b>MM-AQ-6</b>	(See Air Quality section of this table)	Submittal/ review of owner and tenant truck idling regulations			X	City of Montclair			
<b>MM-AQ-7</b>	(See Air Quality section of this table)	Submittal/ review of building plans	X			City of Montclair			
<b>MM-AQ-8</b>	(See Air Quality section of this table)	Submittal/ review of plans to reduce TACs	X			City of Montclair			
<b>MM-AQ-9</b>	(See Air Quality section of this table)	Submittal/ review of health risk assessment	X			City of Montclair			
<b>MM-HAZ-1</b>	(See Hazards and Hazardous Materials section of this table)	Submittal/ review of ACM and lead abatement reports	X			City of Montclair			
<b>MM-HYD-1</b>	(See Hydrology and Water Quality section of this table)	Submittal/ review of SWPPP and required BMPs	X			City of Montclair			

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<b>MM-HYD-2</b>	(See Hydrology and Water Quality section of this table)	Submittal/ review of SWPPP and required BMPs	X			City of Montclair			
<b>MM-PUB-1</b>	(See Public Services section of this table)	Verification of fee payment from future development			X	City of Montclair			
<b>MM-TRC-1</b>	(See Tribal Cultural Resources section of this table)	Specification in project plans of Tribal monitor services	X			City of Montclair			
<b>MM-TRC-2</b>	(See Tribal Cultural Resources section of this table)	Submittal/ review of brief letter report of excavations and findings	X			City of Montclair			
<b>MM-UTIL-1</b>	(See Utilities and Service Systems section of this table)	Submittal/ review of infrastructure capacity information from Southern California Edison	X			City of Montclair			

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			Pre-Const.	During Const.	Post-Const.		Initials	Date	
<b>MM-UTIL-2</b>	(See Utilities and Service Systems section of this table)	Submittal and review of telecommunication infrastructure capacity and demand report	X			City of Montclair			
<b>Public Services</b>									
<b>MM-PUB-1</b>	Future development within the MPDSP area shall adhere to State and local law, including the California Code of Regulations, Title 24 (fire Code) and PRC 21157.1. As such, applicants of all future development within the MPDSP area shall be required to pay fees consistent with the requirements of Resolution 11-2872 of the City Council of the City of Montclair Adopting Local Goals and Policies for Community Facilities Districts.	Verification of fee payment from future development			X	City of Montclair			
<b>Tribal Cultural Resources</b>									
<b>MM-TCR-1</b>	Prior to the issuance of any grading permit for the Proposed Project, the City of Montclair (City) shall ensure that the Project applicant retain the services of a Tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation for Native American monitoring during ground-disturbing activities. This provision shall be included on Proposed Project plans and specifications. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh	Specification in project plans of Tribal monitor services	X			City of Montclair			

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	<p>Nation as activities that may include, but are not limited to, pavement removal, pot-holing or augering, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Plan area. The Project site shall be made accessible to the monitor(s), provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation and shall be present on site during the construction phases that involve any ground-disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any tribal cultural resources and/or archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act (CEQA), California Public Resources Code (PRC) Division 13, Section 21083.2 (a) through (k).</p> <p>If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find to recover and/or determine the</p>								

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	<p>appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process.</p> <p>Construction activity shall not be contingent on the presence or availability of a monitor, and construction may proceed regardless of whether or not a monitor is present on site. The monitor shall complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. 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 tribal cultural resources and/or archaeological resources.</p>								
<b>MM-TCR-2</b>	<p>All tribal cultural resources and/or archaeological resources unearthed by Proposed Project construction activities shall be evaluated by the qualified archaeologist and Native American monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. Upon discovery of any archaeological resources, construction activities shall cease in the immediate vicinity of the find until the find can be assessed. Construction work shall be permitted to continue on other parts of the Project site while evaluation and, if necessary, preservation measures take place (State CEQA Guidelines Section 15064.5 [f]). If the</p>	<p>Submittal/ review of brief letter report of excavations and findings</p>	X			City of Montclair			

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	resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation tribe shall coordinate with the landowner regarding treatment and curation of these resources. If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures shall be made available through coordination between the Gabrieleño Band of Mission Indians-Kizh Nation and the Project applicant. The treatment plan established for the resources shall be in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(f) for historical resources and Public Resources Code (PRC) Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler								

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	Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.								
<b>Utilities and Service Systems</b>									
<b>MM UTIL-1</b>	Prior to issuance of a grading permit by the City of Montclair Public Works Department for individual projects within Phases E through G of the Specific Plan area, the Applicant shall demonstrate that Southern California Edison has sufficient infrastructure capacity to accommodate the electric power requirements for completion of each Specific Plan phase. In the event such infrastructure is not available, the environmental impacts associated with installation of such infrastructure shall be evaluated in project-specific California Environmental Quality Act documents.	Submittal/ review of infrastructure capacity information from Southern California Edison	X			City of Montclair			

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MM-UTIL-2	Prior to issuance of a grading permit by the City of Montclair Public Works Department for individual projects within Phases E through G of the Specific Plan area, the Applicant shall demonstrate that the Specific Plan area telecommunication provider has sufficient infrastructure capacity to accommodate the telecommunication requirements for completion of each Specific Plan phase. In the event such infrastructure is not available, the environmental impacts associated with installation of such infrastructure shall be evaluated in project-specific California Environmental Quality Act documents.	Submittal and review of telecommunication infrastructure capacity and demand report	X			City of Montclair			

Const. = construction