

MITIGATION MONITORING AND REPORTING PROGRAM

BRIDGE POINT SANTA FE SPRINGS DEVELOPMENT PLAN APPROVAL (DPA 902, 903, AND 904) AND TENTATIVE PARCEL MAP (TPM 73880) 13101 AND 13123 ROSECRANS AVENUE SANTA FE SPRINGS, CALIFORNIA



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

JANUARY 5, 2016

SFSP 020

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1. OVERVIEW OF THE PROJECT

The proposed project involves the construction of three concrete tilt-up warehouses buildings (referred to herein as Building 1, Building 2, and Building 3) on a 9.68-acre site located at the corner of Rosecrans Avenue and Maryton Avenue. Building 1 will be located on a 155,530 square-foot parcel in the southernmost portion of the project site. Building 1 will consist of 82,362 square feet of floor area. Of the total floor area, 71,782 square feet will be dedicated to warehousing and 10,580 square feet will be dedicated to office, including a 5,000 square-foot mezzanine. Building 2 will be located on a 138,331 square-foot parcel in the central portion of the project site. Building 2 will have a total floor area of 75,331 square feet. Of the total floor area, 65,331 square feet will be dedicated to warehousing and 10,000 square feet including a 5,000 square feet mezzanine. Building 3 will be located on a 127,912 square-foot parcel in the northernmost portion of the project site. Building 3 will consist of 74,038 square feet of floor area. Of the total floor area, 64,038 square feet will be dedicated to warehousing and 10,000 square feet including a 5,000 square feet mezzanine.

Access to the project will be provided by four new driveways that will include a driveway connection on the north side of Rosecrans Avenue and three driveway connections on the west side of Maryton Avenue. Each of the three buildings will be equipped with six dock high doors and one to two knock out panels for future use located along each building's north-facing elevation. In addition, a total of 349 parking stalls will be provided. The project will require the demolition and removal of the existing structures, debris, garbage, and remnants of the former dairy use that occupied the project site. The project Applicant is Bridge Development Partners, L.L.C., 601 South Figueroa Street, Suite 4450, Los Angeles, CA 90017.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the proposed project indicated that the proposed project is not expected to result in significant adverse environmental impacts, upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to degrade the quality of the environment;
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals;
- The proposed project *will not* have impacts, that are individually limited, but cumulatively considerable;
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;

- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The analysis determined that no significant adverse impacts related to aesthetics and views are anticipated with adherence to existing regulations and requirements. However, due to the presence of light sensitive receptors in the vicinity of the project site, the following mitigation measures are required to reduce potential impacts to levels that are less than significant:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Planning and Development Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

Mitigation Measure No. 2 (Aesthetics). An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Planning and Development Department, Police Services Department, and the Chief Building Official.

In addition, the following mitigation is required as part of this project to ensure that potential construction related air quality emissions are mitigated:

Mitigation Measure No. 3 (Air Quality). All unpaved demolition and construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.

Mitigation Measure No. 4 (Air Quality). All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.

Mitigation Measure No. 5 (Air Quality). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

Mitigation Measure No. 6 (Air Quality). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.

Mitigation Measure No. 7 (Air Quality). Construction related activities (i.e. grading, demolition, etc) shall be restricted to a maximum of five acres per day.

Mitigation Measure No. 8 (Air Quality). The project contractors and future tenants will ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

Mitigation Measure No. 9 (Air Quality). Construction staging and queuing will be prohibited from taking place within 150 feet of the site's northern boundary with the high school.

The analysis indicated that in the event that vectors are encountered on-site, construction activities may force them to migrate and intrude on the adjacent properties. As a result, the following mitigation is required:

Mitigation Measure No. 10 (Biological Resources). As a means to control vectors (rodents, insects, birds, and other scavenging animals etc.), the Applicant and project contractors must retain the service of qualified personnel to undertake periodic and regular inspections of the facility during the site clearance and demolition phase to ensure that appropriate vector control measures are implemented.

The environmental analysis in the preceding sections determined that the proposed project is located in an area that has a high sensitivity for cultural resources. As a result, the following mitigation is required:

Mitigation Measure No. 11 (Cultural Resources). The project Applicant will 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 Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, to the an archaeological resource(s) are encountered during grading and excavation activities, pertinent provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k) shall apply. The on-site monitoring shall end when the project site grading and excavation activities are completed.

The analysis determined that the proposed project would not result in any significant adverse impacts related to earth and geology. However, since the project site is located in a liquefaction zone, the following mitigation is required:

Mitigation Measure No. 12 (Geology and Soils). Leighton and Associates, Inc. recommends over excavating the near-surface soils to a depth of ten feet and extending a minimum of ten feet beyond the building footprint (with special provisions adjacent to the western property line).

Mitigation Measure No. 13 (Geology and Soils). Leighton and Associates, Inc. recommends the placement of at least two geogrid layers within the compacted fill under the proposed structures.

Mitigation Measure No. 14 (Geology and Soils). Leighton and Associates, Inc. recommends the use of stiffened foundations to further reduce the potential impacts related to liquefaction.

Mitigation Measure No. 15 (Geology and Soils). Leighton and Associates, Inc. will be required to observe all on-site construction activities including site clearing, during over excavation of compressible soil, during compaction of all fill materials, after excavation of all footings and prior to placement of concrete, during utility trench backfilling and compaction, during pavement sub grade and base preparation, and when any unusual conditions are encountered.

In addition, the following mitigation is required as part of this project to ensure that potential impacts related to hazardous and hazardous materials is mitigated:

Mitigation Measure No. 16 (Hazards and Hazardous Materials). Following removal of the industrial valves, waste oil containers, machinery, abandoned farm vehicles, trash and debris, commercial trucks, and metal shipping containers from the site, soil sampling may be necessary in areas of staining if observed. All miscellaneous containers of waste oil and other chemicals should be consolidated and removed from the site by a licensed hazardous waste hauler.

Mitigation Measure No. 17 (Hazards and Hazardous Materials). The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.

In addition, the following mitigation is required as part of this project to ensure that potential water quality impacts are mitigated:

Mitigation Measure No. 18 (Hydrology and Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Mitigation Measure No. 19 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.

Mitigation Measure No. 20 (Hydrology and Water Quality). The groundwater monitoring wells should be accurately located (i.e. surveyed) with respect to the property boundary to determine whether these features lie on-site or immediately off-site. If the wells are determined to be on-site, the well owners, assuming to be Golden West, should be notified of potential redevelopment activities. If necessary, the wells might need to be relocated or abandoned. An environmental attorney should be consulted to make sure all appropriate access agreements are in-place between Golden West and the site owners prior to any additional groundwater monitoring or well relocation activities.

Mitigation Measure No. 21 (Hydrology and Water Quality). The agricultural well should be abandoned by a State-licensed drilling contractor in accordance with current regulatory guidelines.

Mitigation Measure No. 22 (Hydrology and Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.

Mitigation Measure No. 23 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

The following measure will reduce the potential construction noise impacts:

Mitigation Measure No. 24 (Noise). The Applicant shall ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

Mitigation Measure No. 25 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 26 (Noise). The Applicant shall notify the nearby residents along Rosecrans Avenue as to the times and duration of construction activities. In addition to the notification of the individual residences, signage must be placed on the site's main access gate along Rosecrans Avenue and Maryton Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon reception of a complaint, the contractor must respond immediately by reducing noise to acceptable levels. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Planning and Development Department.

Mitigation Measure No. 27 (Noise). To ensure that noise from equipment and vehicles are kept to a minimum, the project Contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

Mitigation Measure No. 28 (Noise). All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment.

The analysis of public service impacts indicated that no significant adverse impacts are anticipated; however, to ensure the proposed project meets the City's Fire and Police department standards, the following mitigation is required:

Mitigation Measure No. 29 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Department of Fire and Rescue to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements.

Mitigation Measure No. 30 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to the Department requirements.

The analysis of potential impacts related to traffic and circulation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. However, the following mitigation has been provided to insure proper traffic flow:

Mitigation Measure No. 31 (Transportation and Circulation). The Applicant must install a modified R33A (CA) sign at the Rosecrans Avenue/Maryton Avenue intersection facing southbound approaching traffic on Maryton Avenue. The sign shall depict No Left Turns during the 4-6 PM afternoon peak period from Monday to Friday.

The analysis determined that the following mitigation would be required to address potential impacts to water consumption. These mitigation measures are identified below:

Mitigation Measure No. 32 (Utilities). The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided below and on the following pages.

TABLE 1 MITIGATION-MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Planning and Development Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.</p>	<p>City of Santa Fe Springs Planning and Development Department, Police Services Department, and the Chief Building Official • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of building permits</i> • Mitigation ends at the completion of the design phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 2 (Aesthetics). An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Planning and Development Department, Police Services Department, and the Chief Building Official.</p>	<p>City of Santa Fe Springs Planning and Development Department, Police Services Department, and the Chief Building Official • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the issuance of building permits</i> • Mitigation ends at the completion of the design phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 3 (Air Quality). All unpaved demolition and construction areas shall be watered during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering could reduce fugitive dust by as much as 55 percent.</p>	<p>City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>

TABLE 1 MITIGATION-MONITORING PROGRAM (CONTINUED)			
Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 4 (Air Quality). All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.</p>	<p>City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 5 (Air Quality). All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.</p>	<p>City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 6 (Air Quality). The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.</p>	<p>City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 7 (Air Quality). Construction related activities (i.e. grading, demolition, etc) shall be restricted to a maximum of five acres per day.</p>	<p>City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 8 (Air Quality). The project contractors and future tenants will ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.</p>	<p>City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>

**TABLE 1
 MITIGATION-MONITORING PROGRAM (CONTINUED)**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 9 (Air Quality). Construction staging and queuing will be prohibited from taking place within 150 feet of the site’s northern boundary with the high school.</p>	<p>City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project’s construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 10 (Biological Resources). As a means to control vectors (rodents, insects, birds, and other scavenging animals etc.), the Applicant and project contractors must retain the service of qualified personnel to undertake periodic and regular inspections of the facility during the site clearance and demolition phase to ensure that appropriate vector control measures are implemented.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project’s construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 11 (Cultural Resources). The project Applicant will 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 Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, to the an archaeological resource(s) are encountered during grading and excavation activities, pertinent provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k) shall apply. The on-site monitoring shall end when the project site grading and excavation activities are completed.</p>	<p>City of Santa Fe Springs Planning and Development Department and the Gabrielino Band of Mission Indians, Kizh Nation • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities</i> • Mitigation ends when ground disturbance is completed or otherwise noted by the tribal representative.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 12 (Geology and Soils). Leighton and Associates, Inc. recommends over excavating the near-surface soils to a depth of ten feet and extending a minimum of ten feet beyond the building footprint (with special provisions adjacent to the western property line).</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project’s construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>

TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 13 (Geology and Soils). Leighton and Associates, Inc. recommends the placement of at least two geogrid layers within the compacted fill under the proposed structures.</p>	<p>City of Santa Fe Springs Planning and Development Department • (Applicant is responsible for implementation)</p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 14 (Geology and Soils). Leighton and Associates, Inc. recommends the use of stiffened foundations to further reduce the potential impacts related to liquefaction.</p>	<p>City of Santa Fe Springs Planning and Development Department • (The Applicant is responsible for implementation)</p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 15 (Geology and Soils). Leighton and Associates, Inc. will be required to observe all on-site construction activities including site clearing, during over excavation of compressible soil, during compaction of all fill materials, after excavation of all footings and prior to placement of concrete, during utility trench backfilling and compaction, during pavement sub grade and base preparation, and when any unusual conditions are encountered.</p>	<p>City of Santa Fe Springs Planning and Development Department • (The Applicant is responsible for implementation)</p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 16 (Hazards and Hazardous Materials). Following removal of the industrial valves, waste oil containers, machinery, abandoned farm vehicles, trash and debris, commercial trucks, and metal shipping containers from the site, soil sampling may be necessary in areas of staining if observed. All miscellaneous containers of waste oil and other chemicals should be consolidated and removed from the site by a licensed hazardous waste hauler.</p>	<p>City of Santa Fe Springs Planning and Development Department • (The Applicant is responsible for implementation)</p>	<p><i>During the site's preparation phase prior to the start of construction activities.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 17 (Hazards and Hazardous Materials). The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.</p>	<p>Chief Building Official • (The Applicant is responsible for implementation)</p>	<p><i>Prior to the Issuance of any Building Permits</i> • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 18 (Hydrology and Water Quality). Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.</p>	<p>Chief Building Official and City Engineer • (The Applicant is responsible for implementation)</p>	<p><i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>

**TABLE 1
 MITIGATION-MONITORING PROGRAM (CONTINUED)**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 19 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.</p>	<p>Chief Building Official and City Engineer • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 20 (Hydrology and Water Quality). The groundwater monitoring wells should be accurately located (i.e. surveyed) with respect to the property boundary to determine whether these features lie on-site or immediately off-site. If the wells are determined to be on-site, the well owners, assuming to be Golden West, should be notified of potential redevelopment activities. If necessary, the wells might need to be relocated or abandoned. An environmental attorney should be consulted to make sure all appropriate access agreements are in-place between Golden West and the site owners prior to any additional groundwater monitoring or well relocation activities.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the commencement of construction activities.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 21 (Hydrology and Water Quality). The agricultural well should be abandoned by a State-licensed drilling contractor in accordance with current regulatory guidelines.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the commencement of construction activities.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 22 (Hydrology and Water Quality). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.</p>	<p>City Engineer • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 23 (Hydrology and Water Quality). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.</p>	<p>City Engineer • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to issuance of a Certificate of Occupancy.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 24 (Noise). The Applicant shall ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>

**TABLE 1
 MITIGATION-MONITORING PROGRAM (CONTINUED)**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 25 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 26 (Noise). The Applicant shall notify the nearby residents along Rosecrans Avenue as to the times and duration of construction activities. In addition to the notification of the individual residences, signage must be placed on the site's main access gate along Rosecrans Avenue and Maryton Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon reception of a complaint, the contractor must respond immediately by reducing noise to acceptable levels. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Planning and Development Department.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 27 (Noise). To ensure that noise from equipment and vehicles are kept to a minimum, the project Contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 28 (Noise). All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment.</p>	<p>City of Santa Fe Springs Planning and Development Department • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During the project's construction phase.</i> • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 29 (Public Services). The proposed project will undergo review by the City of Santa Fe Springs Department of Fire and Rescue to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements.</p>	<p>Santa Fe Springs Department of Fire and Rescue • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During final plan check</i> • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 30 (Public Services). The City of Santa Fe Springs Department of Police Services shall review the site plan for the proposed project to ensure that the development adheres to the Department requirements.</p>	<p>Santa Fe Springs Department of Police Services • <i>(The Applicant is responsible for implementation)</i></p>	<p><i>During final plan check</i> • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>

TABLE 1 MITIGATION-MONITORING PROGRAM (CONTINUED)			
Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Mitigation Measure No. 31 (Transportation and Circulation). The Applicant must install a modified R33A (CA) sign at the Rosecrans Avenue/Maryton Avenue intersection facing southbound approaching traffic on Maryton Avenue. The sign shall depict No Left Turns during the 4-6 PM afternoon peak period from Monday to Friday.</p>	<p>City of Santa Fe Springs Planning and Development Department and City Engineer</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for signal installation)</i></p>	<p><i>Prior to issuance of a Certificate of Occupancy.</i></p> <ul style="list-style-type: none"> • <p>Sign must be installed prior to issuance of Occupancy Permit.</p>	<p>Date:</p> <p>Name & Title:</p>
<p>Mitigation Measure No. 32 (Utilities). The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.</p>	<p>City of El Monte Department of Public Works</p> <ul style="list-style-type: none"> • <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to issuance of a Certificate of Occupancy.</i></p> <ul style="list-style-type: none"> • <p>Mitigation to continue over the project's operational lifetime</p>	<p>Date:</p> <p>Name & Title:</p>