

## 4. Mitigation Monitoring and Reporting Program

### Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented. The City of Norwalk is the Lead Agency for the Project and is responsible for implementation of the MMRP. This section describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

### Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Project. The table identifies mitigation measures required by the City to mitigate or avoid significant impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, and Policies (PPP) and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

This MMRP incorporates all the mitigation measures from the IS/MND for the 14830 Carmenita Road Warehouse Project.

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**MITIGATION MONITORING AND REPORTING PROGRAM**

<b>Mitigation Measure/Plan, Program, or Policy (PPP)</b>	<b>Implementation Timing</b>	<b>Responsible Party</b>	<b>Verification Method</b>	<b>Date Completed and Initials</b>
<b>AIR QUALITY</b>				
<p><b>PPP AQ-1: Rule 403.</b> The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:</p> <ul style="list-style-type: none"> <li>• All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.</li> <li>• The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.</li> <li>• The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.</li> </ul>	During construction	Construction contractors; site supervisors	The City Building and Safety Division will examine Project contracts for these requirements and monitor for compliance.	Initials: _____  Date: _____
<p><b>PPP AQ-2: Rule 1113.</b> The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.</p>	During construction	Construction contractors; site supervisors	The City Building and Safety Division will examine Project contracts for these requirements and monitor for compliance.	Initials: _____  Date: _____
<p><b>PPP AQ-3: Rule 402.</b> The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.</p>	During construction and operation	Project developers/applicant and construction contractors	The City Building and Safety Division will examine Project contracts for these requirements and monitor for compliance.	Initials: _____  Date: _____

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<b>Mitigation Measure AQ-1: Tier 4 Equipment.</b> The proposed Project shall utilize Tier 4 Final or superior equipment for engines exceeding 50 horsepower (hp). Maintenance records for each piece of equipment, along with those of their contractors, shall be made available for inspection and kept on-site for at least two years following construction completion.	Prior to final plan approval and issuance of grading permits; during construction and operation	Project developers/applicant and construction contractors	The City Building and Safety Division will examine Project contracts for these requirements and monitor for compliance.	Initials: _____ Date: _____
<b>CULTURAL RESOURCES</b>				
<b>PPP CUL-1: Human Remains.</b> Should human remains be discovered during Project construction, the Project will be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur within 50 feet of the discovery until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.	Prior to the issuance of a grading permit as well as during grading and trenching	Construction Contractor; City Building and Safety Department; County Coroner	The City will verify that all construction within 50 feet of the remains will cease until the County Coroner has made a determination of the origin. The County Coroner must be notified of the find immediately and if the remains are determined pre-historic then the Native American Heritage Commission will be notified.	Initials: _____ Date: _____
<b>Mitigation Measure CUL-1: Inadvertent Discoveries.</b> Prior to commencement of grading activities, the City of Norwalk Building & Safety Division shall verify that all Project grading and construction plans and specifications state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologist has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native	Prior to the issuance of a grading permit as well as during grading and trenching	City of Norwalk Building and Safety Department; Construction Contractor; Qualified Archeologist; and Native American Monitor	The City will verify that all construction within 50 feet of the archaeological resource will cease until a Qualified Archeologist has evaluated the find.	Initials: _____ Date: _____

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American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult an appropriate treatment and curation of these resources.				
<b>ENERGY</b>				
<b>PPP ENG-1: CalGreen Compliance.</b> The Project is required to comply with the CalGreen Building Code as included in the City's Municipal Code (Chapter 15.30) to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.	Prior to the issuance of a building permit	Applicant; City of Norwalk Building and Safety Department	The City will verify that the Project is in compliance with the CalGreen Building Code prior to the issuance of building permits.	Initials: _____  Date: _____
<b>GEOLOGY AND SOILS</b>				
<b>PPP GEO-1: California Building Code.</b> The Project is required to comply with the California Building Code as included in the City's Municipal Code Chapter 15.04 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.	Prior to the issuance of the grading permit and during grading	Applicant; City of Norwalk Building and Safety Department	The City will verify Project compliance is incorporated into the grading plan and a condition to the approval of the Project.	Initials: _____  Date: _____
<b>Mitigation Measure PAL-1: Paleontological Resources.</b> Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the City of Norwalk Planning Division, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for ground disturbing activities greater than eight feet in depth within native soil, as determined by the Project paleontologist.  In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered,	Prior to the issuance of a grading permit	Applicant; City of Norwalk Planning Division; Qualified Paleontologist	The City will not issue a grading permit until compliance is met and there will be an onsite paleontologist monitoring construction during ground disturbing activities.	Initials: _____  Date: _____

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<p>assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.</p> <p>Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.</p>				
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>PPP HAZ-1: SCAQMD Rule 1403.</b> Prior to issuance of demolition permits, the Project Applicant shall submit verification to the City Building and Safety Division that an asbestos survey has been conducted on the structures proposed for demolition. If asbestos is found, the Project Applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.</p>	Prior to the issuance of demolition permits	Project Applicant; City Building and Safety Division	The City will not issue a demolition permit prior to receiving an asbestos survey.	Initials: _____  Date: _____
<b>HYDROLOGY AND WATER QUALITY</b>				
<p><b>PPP WQ-1: Stormwater Pollution Prevention Plan.</b> Prior to grading permit issuance, the Project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) in accordance with the California State Water Resources Control Board National Pollution Discharge Elimination System (NPDES) Storm Water Permit Order No. 2022-0057-DWQ</p>	Prior to the issuance of a grading permit	Qualified SWPPP Developer; Project Developer; Construction Contractor; City of Norwalk staff	The City staff will confirm compliance through periodic inspections.	Initials: _____  Date: _____

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(General Construction Permit). The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by the City of Norwalk staff or its designee to confirm compliance.				
<b>PPP WQ-2: Standard Urban Stormwater Management Plan.</b> Prior to grading permit issuance, the Project Applicant shall have a Standard Urban Stormwater Management Plan (SUSMP) approved by the City for implementation. The Project shall comply with the City's Municipal Section 18.04.105 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during construction and operations of the Project.	Prior to the issuance of a grading permit	Project applicant; Construction Contractor; City of Norwalk Planning Department	The City will not issue a grading permit until SUSMP is approved by the City.	Initials: _____ Date: _____
<b>NOISE</b>				
<b>PPP N-1: Construction Hours:</b> Section 09.04.150(E) of the Norwalk Municipal Code states that construction-type devices may be utilized between the hours of 7:00 a.m. to 6:00 p.m. or sunset whichever is later.	During construction	Construction Contractors	The City Building and Safety Division would ensure that the Project complies.	Initials: _____ Date: _____
<b>Mitigation Measure N-1: Construction Vibration.</b> The Project Applicant shall require that all construction contractors restrict the operation of any large bulldozers that is powered by a greater than 150 horsepower engine or any vibratory rollers from operating within 25 feet of any off-site structure. The Project Applicant shall require the use of a small bulldozer (i.e., D1, D2, or D3 dozers) or other type of equipment that is less than 150 horsepower to perform all demolition and grading activities that are located within 15 feet of any off-site structure.	During construction	Project Applicant; Construction Contractor	The City Building and Safety Division would ensure that the Project complies.	Initials: _____ Date: _____
<b>PUBLIC SERVICES</b>				
<b>PPP PS-1: School Fees:</b> Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the Applicant shall provide payment of the appropriate fees set forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq.	Prior to the issuance of a certificate of occupancy or prior to building permit final inspection	Applicant	The City Planning Department will assure compliance.	Initials: _____ Date: _____

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<b>UTILITIES</b>				
<b>PPP UT-1: Solid Waste.</b> As required by Municipal Code Section 8.48.630, prior to construction of the Project, the Applicant shall submit to the Waste Management Plan Compliance Official documentation that the diversion requirement has been met. The diversion requirement shall be that the Applicant has diverted at least 65 percent of the total construction and demolition debris generated by the Project via reuse or recycling.	Prior to construction	Project applicant; Waste Management Plan Compliance Official	The Waste Management Plan Compliance Official will ensure the diversion requirement has been met prior to construction.	Initials: _____  Date: _____