

ZONING

21 Attachment 1

APPENDIX C

4.0 EIR MITIGATION MONITORING PLAN

4.1 Introduction.

To ensure that the mitigation measures contained in this EIR are properly implemented, a monitoring program has been developed pursuant to state law. This mitigation monitoring plan (MMP) identifies measures incorporated in the project which reduce its potential environmental effects; the entities responsible for implementation and monitoring of mitigation measures; and the appropriate timing for implementation of mitigation measures. As described in CEQA Section 15097, this MMP employs both reporting on, and monitoring of, project mitigation measures.

The objectives of the MMP are to:

- A. Assign responsibility for, and ensure proper implementation of mitigation measures;
- B. Assign responsibility for, and provide for monitoring and reporting of compliance with mitigation measures;
- C. Provide the mechanism to identify areas of noncompliance and need for enforcement action before irreversible environmental damage occurs.

Mitigation monitoring and reporting procedures incorporated in the project are presented in the following Section 4.2. Specific mitigation measures incorporated in the project, mitigation timing, and implementation and reporting/monitoring responsibilities are presented within this section in Table 4.2-1.

4.2 Mitigation monitoring and reporting.

Mitigation Monitoring and Responsibilities. As the lead agency, the city of Glendora is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The city will monitor and report on all mitigation activities.

If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the city shall immediately inform any affected responsible agencies. The city in conjunction with any affected responsible agencies will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

Table 4.2-1  
Diamond Ridge Specific Plan  
Mitigation Monitoring Plan

Mitigation Measure(s)	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
<b>4.1 Land Use.</b>				
4.1.1 Prior to site plan approval, proposed configuration of the new roadway through the marketplace site, and any alteration of marketplace parking areas and	Prior to site plan approval	Project proponent	City of Glendora planning and redevelopment department	At final site plan approval

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<b>Mitigation Measure(s)</b>	<b>Mitigation Timing</b>	<b>Implementation Entity</b>	<b>Monitoring/ Reporting Entity</b>	<b>Monitoring/ Reporting Frequency</b>
circulation plans shall be reviewed and approved by the city in coordination with marketplace property owners and tenants. Prior to issuance of the first certificate of occupancy, the proposed new roadway shall be completed and accepted for maintenance by the city.				
4.1.2 A construction management traffic plan shall be prepared for the proposed marketplace roadway. This plan shall identify roadway construction scheduling and interim circulation and parking plans for the marketplace site for the duration of roadway construction activities. The plan shall be reviewed and approved by the city prior to the issuance of grading/ encroachment permits.	Prior to the issuance of grading/ encroachment permits	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of grading/ encroachment permits
4.1.3 A minimum of two weeks prior to commencing construction of the proposed marketplace roadway, notification of pending roadway construction activities shall be provided to affected marketplace property owners and tenants. Such notification shall be provided in a manner acceptable to the city. The notice shall provide the time and dates of proposed construction, and identify interim parking plans and circulation plans consistent with Mitigation Measure 4.1.1. Potential effects to parking and circulation shall also be identified.	A minimum of two weeks prior to commencing construction of the proposed marketplace roadway	Project proponent	City of Glendora planning and redevelopment department	Verification of required notification concurrent with issuance of encroachment permits
4.1.4 Any marketplace properties, improvements or utilities that may be damaged during construction of the proposed roadway shall be restored and/or repaired to the satisfaction of the city and affected utilities purveyors. Restoration /repair shall be realized prior to issuance of the first certificate of occupancy within the project site.	Prior to issuance of the first certificate of occupancy within the project site	Project proponent	City of Glendora planning and redevelopment department, public works department	Verification of required restoration/ repairs prior to issuance of the first project certificate of occupancy
<b>4.2 Traffic, Circulation and Parking.</b>				
4.2.1 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one eastbound right-turn lane at Lone Hill Avenue/Route 66.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit

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<b>Mitigation Measure(s)</b>	<b>Mitigation Timing</b>	<b>Implementation Entity</b>	<b>Monitoring/ Reporting Entity</b>	<b>Monitoring/ Reporting Frequency</b>
4.2.2 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound left-turn lane at Lone Hill Avenue/I-210 Westbound Ramps.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.3 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one eastbound right-turn lane at Lone Hill Avenue/I-210 Eastbound Ramps.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.4 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound left-turn lane, one northbound through lane, one southbound left-turn lane, and one southbound through lane at Lone Hill Avenue/Gladstone Street.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.5 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound through lane at Lone Hill Avenue/Auto Centre Drive.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.6 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward addition of one southbound right-turn lane at Lone Hill Avenue/Glendora Marketplace access.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.7 Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall construct a traffic signal at Lone Hill Avenue/Kenoma Street.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.8 Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall install a traffic signal at Shellman Avenue/Gladstone Street.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.9 One of the following mitigation measures shall be implemented. Refer also to EIR				

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Mitigation Measure(s)	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
<b>Section 4.2.</b>				
4.2.9.a Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall replace, or shall cause the replacement of the current all-way stop control at the intersection west of Coco's Restaurant within the marketplace with a traffic signal.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.9.b Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall convert, or shall cause the conversion of, the drive aisle south of the affected intersection to one-way southbound operations.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.9.c Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall develop and implement a city-approved traffic management plan addressing the project's potential circulation impacts within the adjacent Glendora Marketplace.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department, police department	At issuance of the first certificate of occupancy
<b>4.3 Air Quality.</b>				
4.3.1 To the extent feasible, the construction contractor shall select the construction equipment used on-site based on low-emissions factors and high-energy efficiency.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.3.2 The construction contractor shall ensure that construction or grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.	Required statement(s) to be incorporated concurrent with preparation of grading plans	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of grading permits
4.3.3 To the extent feasible, the construction contractor shall utilize electric- or diesel-powered equipment in lieu of gasoline-powered engines. The construction contractor shall ensure that construction or grading plans include a statement that work crews will shut off equipment when not in use.	Required statement(s) to be incorporated concurrent with preparation of grading plans. To the extent feasible, the construction contractor shall utilize electric- or diesel-powered equipment in lieu of gasoline-powered engines throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Statement(s) verified at issuance of grading permits, equipment use monitored throughout construction activities

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<b>Mitigation Measure(s)</b>	<b>Mitigation Timing</b>	<b>Implementation Entity</b>	<b>Monitoring/ Reporting Entity</b>	<b>Monitoring/ Reporting Frequency</b>
4.3.4 To the extent feasible, the construction contractor shall time the construction activities so as not to interfere with peak-hour traffic and to minimize obstruction of through-traffic lanes adjacent to the site. A flagperson shall be retained to maintain safety adjacent to existing roadways.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.3.5 The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
<b>4.4 Noise.</b>				
4.4.1 Recognizing potential disturbance to vicinity-sensitive receptors, construction and related activities at the project site are restricted to a greater degree than the minimums required by the city noise ordinance. To this end, the delivery of materials and equipment and the outdoor use of equipment, hammers and power tools shall be limited to the hours between 7:00 a.m., and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays or federal holidays, with the exception of interior work. Outdoor yard work is permitted as long as it does not involve heavy equipment or noise-producing equipment.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.4.2 During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	During all site excavation and grading	Project proponent	City of Glendora planning and redevelopment department, public works department	During all site excavation and grading
4.4.3 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.4.4 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.4.5 Construction of perimeter sound walls, as required under	Within the first increment of	Project proponent	City of Glendora planning and	Prior to, or concurrent with,

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Mitigation Measure(s)	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
Mitigation Measure 4.4.6, shall be realized in the first increment of construction, and as early as feasible.	construction		redevelopment department, public works department	issuance of building permits for the first occupied facility
4.4.6 A minimum 6-foot-high block wall, or equivalent-height combined wall and berm, shall be constructed along the project's westerly boundary. This sound wall shall be constructed as early as feasible during project implementation, and shall in any case be completed prior to issuance of the first certificate of occupancy. Sound wall design and location shall be reviewed and approved by the city prior to issuance of grading permits.	Sound wall design and location shall be reviewed and approved by the city prior to issuance of grading permits. Sound wall shall be constructed as early as feasible during project implementation, and shall in any case be completed prior to issuance of the first certificate of occupancy.	Project proponent	City of Glendora planning and redevelopment department, public works department	Sound wall design and location approval at building permit. Sound wall completion at issuance of the first certificate of occupancy
<b>4.5 Cultural Resources.</b>				
4.5.1 A professional archaeological monitor shall be available on-call or on-site during site excavation and grading activities, particularly in the areas of the previous historic structures. The monitor shall be equipped to salvage and record the location of archaeological and/or historic resources as they may be unearthed to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens or finds and to allow the preparation of recovered resources to a point of identification. Any discovered or recovered resources shall be evaluated in accordance with CEQA guidelines.	Throughout excavation/ grading activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout excavation/ grading activities
4.5.2 If evidence of prehistoric cultural resources is found during site construction, a Native American monitor shall be available on-site to observe in coordination with the archaeological monitor.	Throughout excavation/ grading activities	Project proponent	City of Glendora planning and redevelopment department, Native American monitor	Throughout excavation/ grading activities
<b>4.6 Cumulative Impacts.</b>				
4.6.1 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one westbound right-turn lane at Lone Hill Avenue/Auto Center Drive.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit

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4.6.2 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound left-turn lane at SR-57 NB Off-Ramp/Auto Center Drive.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.6.3 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one southbound through lane; and addition of one eastbound left-turn lane at Lone Hill Avenue/Glendora Marketplace access.	Prior to the issuance of the First building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.6.4 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one westbound right-turn lane at Lone Hill Avenue/Arrow Highway.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
<b>Police Department.</b>				
PD-1 The Diamond Ridge developer/ property management shall maintain one uniformed unarmed (no firearms) security guard on duty during all hours when any business is open. The chief of police shall have the right to require additional security based on calls for police service to the project, and to request changes to private security services, if these services are determined by the Glendora police department to be ineffective or uncooperative.	Throughout project operations	Project proponent	City of Glendora planning and redevelopment department, police department	Throughout project operations
PD-2 On certain days, which the Glendora police department chief of police determines are peak shopping days, or are special Diamond Ridge event days, the chief of police reserves the right to require the developer/property management to provide additional security guards for those specified time periods. This is to enhance the safety of the stores and those who visit/shop at the Diamond Ridge project.	Throughout project operations, days and times as determined by the city of Glendora police department chief of police	Project proponent	City of Glendora planning and redevelopment department, police department	Throughout project operations, days
PD-3 The shrubbery on the property shall be installed and maintained in such a condition as to not restrict visibility while driving through the project and not	Throughout project operations	Project proponent	City of Glendora planning and redevelopment department, police department	Throughout project operations

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Mitigation Measure(s)	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
allow for persons to easily conceal themselves. This condition will assist police personnel to provide preventive patrols and respond to emergency situations.				
PD-4 All businesses in the Diamond Ridge project shall install and have a functioning alarm system. The alarm system must be able to signal and distinguish between robbery and burglary alarms. All businesses shall obtain an alarm permit from the police department.	Alarms to be installed and permits to be obtained prior to issuance of certificate of occupancy for the affected business	Project proponent	City of Glendora planning and redevelopment department, public works department, police department	At issuance of certificate of occupancy for the affected business
PD-5 The developer/property management shall provide and designate two parking spaces for police vehicle only parking. The chief of police shall approve the location of the two designated parking spaces to ensure they allow parking for effective police responses.	Prior to issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department, police department	At issuance of the first certificate of occupancy
<b>Earth Resources/Geologic Hazards (carried forward from initial study, EIR Appendix A)</b>				
GH-1 The project applicant shall comply with all applicable Uniform Building Code standards, and with the recommendations and performance standards set forth in the geotechnical investigation prepared for the project. Additionally, prior to issuance of any building permits, the project applicant shall provide verification to the city of Glendora department of planning and redevelopment that a licensed geotechnical engineer has reviewed foundation plans with respect to site geotechnical conditions to ensure that the foundation plans are designed to specifically address site soil and geotechnical conditions, consistent with the Uniform Building Code (UBC). Recommendations shall be incorporated into the foundation plans prior to issuance of building permits and the commencement of construction.	Prior to issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit