

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Terraces at Temple City project proposed in the City of Temple City. CEQA requires adoption of a reporting or monitoring program for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Initial Study-Mitigated Negative Declaration (IS-MND), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs. This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.

The following table identifies each mitigation measure included in the IS-MND; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.



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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
<p>AES-1 Shadow Reduction. The applicant shall revise the project design to reduce shadows on neighboring residences located on Woodruff Avenue through completing one of the following options:</p> <p>a) Reduced Building Height and Vertical Setbacks. The height of the building shall be reduced by 10' 3" reducing the building from five floors to four floors. Additionally, the vertical setback on the 4th floor on the north side of the project adjacent to Woodruff Avenue shall be increased by 16' from the edge of the eastern most balcony. Revised plans shall be submitted to the City for review and approval prior to approval of a building permit.</p> <p>b) Project Redesign and Shadow Analysis. The applicant shall redesign the project as to not cast shadows on neighboring light-sensitive uses for more than four hours between early April and late October (including summer solstice) between the hours of 9:00 AM and 5:00 PM or for more than three hours between late October and early April (including the winter solstice) between the hours of 9:00 AM and 3:00 PM. The applicant shall submit revised plans and a shadow impact analysis to the City for review and approval prior to issuance of any Building or Grading Permit.</p>	Review of final building plans to confirm redesign to avoid shadow impacts	Before issuance of grading permit	Once	Temple City Planning Department			
Geology							
<p>GEO-1 Geotechnical Engineering Report Recommendations. All recommendations made in Report of Geotechnical Engineering Investigation, Proposed 5-Story, Mixed Use Development, with One Level of Subterranean Garage, 5935-5953 Temple City Boulevard, APN: 8587-014-029, Temple City, California (QCI, 2015) shall be implemented during grading, excavation, and construction of the proposed project. This includes, but is not limited to the removal of surficial soils, treatment of removal bottoms, structural backfill, foundation design, foundation construction, concrete slabs, retaining wall drainage, and temporary excavation and backfill. The recommended inspection by a</p>	Review of final building plans to confirm incorporation of geotechnical recommendations; field verification of compliance	Final building plan review before issuance of grading permit; field verification throughout construction	Once of plan review; periodically for field verification	Temple City Planning and Public Works Departments			



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geotechnical engineer in Section 7.0 of the report shall also be completed to ensure compliance with the report.							
Hazards/Hazardous Materials							
HAZ-1 Human Health Risk Assessment. Prior to issuance of building permit, the applicant shall complete a human health risk assessment (HHRA) to evaluate the potential for vapor intrusion of known soil gas contaminants, TCE and PCE, into the proposed project and create unacceptable risks. If an unacceptable risk is identified, the applicant shall develop a remedial action plan to reduce contaminants to below levels of regulatory concern. Any remediation activities, such as soil vapor extraction, shall be performed by qualified and licensed professionals in the particular problem identified and all work shall be performed under the supervision of the appropriate regulatory oversight program.	Verification that an HHRA has been conducted and any necessary remediation has been implemented	Before issuance of grading permit	Once	Temple City Planning Department			
HAZ-2 Asbestos Survey and Abatement. Prior to the disturbance of any suspect asbestos-containing materials at the project site, a comprehensive survey, designed to determine if the suspect materials are regulated, shall be completed by the applicant. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor shall be consulted to properly remove any asbestos in accordance with the requirements of SCAQMD Rule 1403.	Verification that an asbestos survey has been conducted and any necessary abatement has been implemented	Before issuance of demolition permit	Once	Temple City Planning Department			
Noise							
N-1 Noise Reduction Measures. Temporary construction impacts would be reduced through implementation of the following noise reduction measures: <ul style="list-style-type: none"> Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses. When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise 	Review of final construction specifications; field verification of compliance	Construction specifications review before issuance of grading permit; field verification during construction	Once for specifications review; periodically for field verification	Temple City Planning Department			



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<p>levels.</p> <ul style="list-style-type: none"> Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use. The project contractor shall use the newest available power construction equipment with standard recommended noise shielding and muffling devices. The local power grid should be used for all feasible equipment to limit generator noise. No generators larger than 25 KVA should be used and, in cases where a generator is necessary, it should have a maximum noise muffling capacity and be operated at the lowest power setting required to minimize the resulting noise. All variable message/sign boards shall be solar powered or connected to the local power grid. Temporary noise barriers should be made of noise-resistant material sufficient to achieve a Sound Transmission Class (STC) rating of STC 30 or greater, based on sound transmission loss data taken according to ASTM Test Method E90. Such a barrier may provide as much as a 10 dB insertion loss, provided it is positioned as close as possible to the noise source or to the receptors. To be effective, the barrier must be long and tall enough (we recommend a standard minimum height of 8 feet) to completely block the line-of-sight between the noise source and the receptors. The gaps between adjacent panels must be filled-in to avoid having noise penetrate directly through the barrier. All construction truck traffic shall be restricted to truck routes approved by the City, which shall avoid residential areas and other sensitive receptors to the extent feasible. Two weeks prior to the commencement of construction at the Project Site, notification shall be provided to the immediate surrounding off-site residential, school, and memorial park properties that discloses the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the 							



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construction period. • Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 45 feet from abutting sensitive receptors.							
Transportation/Traffic							
<p>T-1 Northbound Right-Turn Lane at Temple City Boulevard/Las Tunas Boulevard. A northbound right turn lane shall be implemented on Temple City Boulevard at the intersection with Las Tunas Drive by restriping the south leg of the intersection and/or via minor widening of the south leg. The curb-to-curb width of Temple City Boulevard is 64 feet. Restriping the lanes to provide two 11-foot southbound through lanes, one 10-foot northbound left-turn lane, two 11-foot northbound through lanes, and one 10-foot lane northbound right-turn lane could be accomplished within the existing curb-to-curb width. This improvement would provide LOS D (V/C 0.885) during the P.M. peak hour under Cumulative conditions. This mitigation would require removal of four parallel parking spaces on the west side of the street between Las Tunas Drive and the first commercial driveway south of Las Tunas Drive. The plans for a northbound right-turn lane on Temple City Boulevard shall be submitted by the applicant to the City for review and approval prior to issuance of a building permit and construction shall be completed prior to the issuance of the Certificate of Occupancy.</p> <p>OR</p> <p>T-2 Reduced Project Size. The impact analysis assumed that the 15,000 SF of commercial space would be 7,500 SF of restaurants and 7,500 SF of general retail uses. The following mitigation options are required to reduce project trip generation by a minimum of 10%:</p> <ul style="list-style-type: none"> • Changing the mix to 5,000 SF of restaurant and 10,000 SF of general retail uses. Or; • Reducing the overall commercial area to 12,000 SF with 6,000 SF of restaurant and 6,000 SF of general retail uses would reduce the P.M. peak hour tip 	<p>For T-1, verification that plans have been completed and that the required improvement has been implemented</p> <p>For T-2, review of final building plans to verify compliance</p>	<p>For T-1, plan verification before issuance of building permit and verification of implementation before issuance of Certificate of Occupancy</p> <p>For T-2, review of final plans before issuance of building permit</p>	<p>For T-1, once for each requirement</p> <p>For T-1, once</p>	Temple City Planning Department			



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<p>generation by 10% and mitigate the impact. Or;</p> <ul style="list-style-type: none"> Reducing the overall project size (reduction in residential uses and commercial uses) to accomplish the 10% reduction in traffic. <p>Revised site plans shall be submitted to the City for review and approval illustrating compliance with one of the options listed above prior to issuance of a building permit.</p>							
UTILITIES AND SERVICE SYSTEMS							
<p>U-1 Wastewater Infrastructure. Prior to final map approval the applicant shall submit sewer plans to upgrade of the sewerage system as found to be inadequate per the sewer area study prepared by Cal Land Engineering (Segment MH 281 to MH 507 is inadequate).</p>	Verification that upgrade plans are submitted	Before issuance of building permit	Once	Temple City Planning and Public Works Departments			
<p>U-2 Performance Bond. Prior to final map the applicant shall submit a performance bond as determined by the City to ensure the upgrade of the sewer main.</p>	Verification that performance bond is submitted	Before issuance of building permit	Once	Temple City Planning and Public Works Departments			



