

September 2024 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2022020137

LA PUERTA SCHOOL SITE SPECIFIC PLAN

for City of Claremont

Prepared for:

City of Claremont

Contact: Brad Johnson, Community Development Director
207 Harvard Avenue
Claremont, California 91711
909.399.5470

Prepared by:

PlaceWorks

Contact: Jorge Estrada, Senior Associate
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

3. Mitigation Monitoring Requirements

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY					
AQ-1	<p>The construction contractor(s) shall, at minimum, use equipment that meets the United States Environmental Protection Agency's (US EPA) Tier 4 (Interim) emissions standards for off-road diesel-powered construction equipment with 50 or more horsepower used for the asphalt demolition and rough grading construction activities, unless it can be demonstrated to the City of Claremont Building Division that such equipment is not available. Where equipment is not available, the next available engine Tier (e.g., US EPA Tier 4 Final equipment) shall be used. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 emissions standards for a similarly sized engine, as defined by the California Air Resources Board's regulations.</p> <p>Prior to the issuance of grading permits, the project construction contractor shall demonstrate to the City that all grading and construction plans clearly show the requirement for EPA Tier 4 emissions standards for construction equipment of 50 horsepower and over for the demolition and rough grading activities stated above. During grading and construction, the construction contractor shall maintain a list of all operating equipment associated with grading in use on the site for verification by the City. The construction equipment list shall state the makes, models, Engine Family Number, Equipment Identification Numbers, and the number of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations.</p>	Project Applicant, Construction Contractor	During construction related activities.	City of Claremont Community Development Department	
AQ-2	<p>The construction contractor(s) shall implement the following measures to reduce construction exhaust emissions during demolition and soil hauling activities associated with demolition and rough grading:</p> <ul style="list-style-type: none"> Hauling of soil generated from demolition activities shall be limited to a maximum of 1,819 miles per day. Air quality modeling conducted for the La Puerta School Site Specific Plan was based on the assumption that the 1,819 miles per day would consist of 107 one-way haul trips per day (or 53 truckloads per day) with 16 	Project Applicant; Construction Contractor	Prior to issuance of any grading or construction permits and during demolition and soil hauling activities	City of Claremont Community Development Department	

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>cubic-yard trucks and a one-way haul distance of approximately 17 miles. All grading and construction plans shall identify the disposal site for exported material, the distance to the disposal site, and the number of permitted truck trips to the disposal site to remain under the miles per day limit.</p> <ul style="list-style-type: none"> During demolition and demolition haul activities, the construction contractor shall water all active demolition sites and disturbed areas a minimum of two times per day. <p>These requirements shall be noted on all grading and construction plans prior to issuance of any grading or construction permits and verified by the City of Claremont Building Division during the demolition and soil-disturbing phases.</p>				
BIOLOGICAL RESOURCES					
BIO-1	<p>Prior to the initiation of ground disturbing activities within any phase of the La Puerta School Site Specific Plan resulting in direct impacts to disturbed habitat, the project applicant shall perform a preconstruction survey for burrowing owls that shall be conducted 14 days prior to construction activities throughout the project site. The preconstruction survey shall be conducted by a qualified biologist. If ground-disturbing activities are delayed or suspended for more than 14 days after the preconstruction survey, the proposed area of disturbance shall be resurveyed for burrowing owls.</p> <p>If owls are determined to be present within or adjacent to the project site during the preconstruction survey, the project applicant shall prepare an Impact Assessment and Burrowing Owl Mitigation Plan prior to commencing ground-disturbing activities. The project applicant shall contact the California Department of Fish and Wildlife (CDFW) and submit a final Burrowing Owl Mitigation Plan for approval. The preconstruction survey and mitigation plan shall be conducted in accordance with CDFW Staff Report on Burrowing Owl Mitigation, 2012. Should eggs or fledglings be discovered in any owl burrow, the</p>	Project Applicant, Construction Contractor, Project Biologist	Prior to the initiation of ground disturbing activities	City of Claremont Community Development Department	

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	burrow cannot be disturbed (pursuant to CDFW guidelines) until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Occupied burrows shall not be disturbed during the nesting season (February 1st through August 31st) and an onsite temporary no-disturbance buffer shall be demarcated within 500 feet or extend to the project site boundary if less than 500 feet of the burrowing owls' nest to avoid abandonment of the young. Personnel working on the project, including all contractors working onsite, shall be instructed on the presence of occupied burrows, area sensitivity, and adherence to onsite temporary no-disturbance buffers.				
BIO-2	<p>To avoid impacts to nesting birds (includes burrowing owl and peregrine falcon) and raptors within or adjacent to the development area covered by the La Puerta School Site Specific Plan (Project Area) and to comply with the California Department of Fish and Game (CDFG) Codes 3503 & 3513 and the Migratory Bird Treaty Act (MBTA), clearing shall occur between non-nesting (or non-breeding) season for birds and raptors (generally September 16th to December 31st). If this avoidance schedule is not feasible, the alternative shall be to carry out such activities under the supervision of a qualified biologist. This shall entail the following:</p> <ul style="list-style-type: none"> A qualified biologist shall conduct a pre-construction nesting bird and raptor survey within 72 hours prior to initiating ground disturbance activities. The survey shall consist of full coverage of the project site and adjacent nesting habitat shall be surveyed from the project site boundary. If no active nests are found, no additional measures are required. If occupied nests are found, their locations shall be mapped, species documented, and, to the extent feasible, the status of the nest (e.g., incubation of eggs, feeding of young, near fledging) recorded. The biologist shall establish a no-disturbance buffer around each active nest. A minimum 300-foot temporary onsite no-disturbance buffer shall be placed around each active bird nest. For raptors and special status species, the temporary onsite no-disturbance buffer shall be expanded to 500 feet or extend to the 	Project Applicant, Construction Contractor, Biologist	Prior to ground the initiation of ground disturbing activities.	City of Claremont Community Development Department	

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	project site boundary if less than 500 feet, if feasible. The buffer will be determined by the biologist based on the species present and sensitivity to construction activities proposed in the area. Personnel working on the project, including all contractors working on-site, shall be instructed on the presence of nesting birds, area sensitivity, and adherence to the temporary on-site no-disturbance buffers. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume.				
CULTURAL RESOURCES					
CUL-1	Prior to the issuance of grading permits, and for any subsequent permit involving excavation to an increased depth, the project applicant shall retain a Los Angeles County-certified archaeologist who shall be on call during all grading and other significant ground-disturbing activities. Additionally, a certified aboriginal tribe of the Los Angeles basin Native American Monitor shall be onsite during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching). The purpose of the onsite certified Native American Monitor is to protect any cultural resources that may be affected during construction or development. Evidence of the contracted professionals retained by the project applicant shall be provided to the City of Claremont Community Development Department. In the event archeological or Native American resources are discovered during ground-disturbing activities, a professional archeological or Native American monitor shall have the authority to halt any activities adversely impacting potentially significant cultural resources until they can be formally evaluated. Suspension of ground disturbances in the vicinity of the discoveries shall not be lifted until the archaeological or Native American monitor has evaluated discoveries to assess whether they are classified as significant cultural resources, pursuant to the California Environmental Quality Act. If archaeological or Native American resources are recovered, they shall be offered to a repository with a retrievable	Project Applicant, Construction Contractor, Archeologist	Prior to the issuance of grading permits	City of Claremont Community Development Department	

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	collection system and an educational and research interest in the materials, such as the Los Angeles County Museum of Natural History or the University of California at Riverside, or any other local museum or repository willing to and capable of accepting and housing the resource. If no museum or repository willing to accept the resource is found, the resource shall be considered the property of the City of Claremont, and may be stored, disposed of, transferred, exchanged, or otherwise handled by the City at its discretion. The archaeologist or Native American shall prepare a final report describing all identified and curated resources (if any are found) and submit the report to the City's Community Development Department.				
Noise					
NOI-1	Prior to the issuance of demolition and grading permits, the project applicant shall conduct a construction noise analysis once the final construction equipment list that will be used for demolition, grading, paving and building construction activities is determined. The construction noise analysis shall be submitted to the City of Claremont Community Development staff for review and approval. If the analysis determines that demolition and grading activities would exceed the City's construction noise standards, as outlined in Subsection 16.154.020.F.4 of the City of Claremont's Municipal Code, then specific measures to attenuate the noise impact and meet the City's noise standards shall be outlined in the construction-noise analysis, reviewed and approved by the City, and implemented by the project applicant. Due to the sensitive nature of the La Puerta Sports Park adjacent to the west and surrounding residential uses near the project site, potential noise-reduction measures to be implemented may include a temporary noise barrier along the western and/or southern boundary of the construction site. The actual height and material of the noise barrier(s), as well as any other type of noise-reduction measure(s) to be implemented, shall be determined by the specific construction noise analyses and designed so as to achieve the aforementioned noise standards. Additionally, the final measures shall be placed on the cover sheet of all demolition and grading plans and	Project Applicant, Construction Contractor, Noise Consultant	Prior to issuance of demolition and grading permits	City of Claremont Community Development Department	

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	shall be discussed at the pre-demolition and pre-grading meetings. The noise-reduction measures to be implemented herein are in addition to the measures outlined in Mitigation Measure NOI-2.				
NOI-2	<p>Prior to the issuance of demolition and grading permits, the following noise-reduction measures shall be implemented by the construction contractor through the duration of the construction phase. The measures shall be placed on the cover sheet of all demolition and grading plans and shall be discussed at the pre-demolition and -grade meetings. The noise-reduction measures to be implemented herein are in addition to the measures outlined in Mitigation Measure NOI-1.</p> <ul style="list-style-type: none"> Construction activities shall comply with all requirements of the City's Noise Ordinance (Subsection 16.154.020.F.4, Noise and Vibration Standards, Exemptions, of the City of Claremont Municipal Code), as well as the following: Restrict construction activities to daily operation between 7:00 am to 8:00 pm Monday through Friday and 8:00 am to 6:00 pm on Saturdays. There shall be no work on Sundays and federal holidays. Noise levels, as measured on residential properties, do not exceed 65 dBA for a cumulative period of more than 15 minutes in any hour, 70 dBA for a cumulative period of more than 10 minutes in any hour, and 79 dBA for a cumulative period of more than 10 minutes in any hour, or 80 dBA at any time. A construction site notice shall be posted near the construction site access point or in an area that is clearly visible to the public. The notice shall include the following: job site address; permit number, name, and phone number of the contractor and owner; dates and duration of construction activities; construction hours allowed; and the City and construction contractor phone numbers where noise complaints can be reported and logged. If a credible complaint is received regarding construction noise levels at nearby sensitive uses (e.g., residential properties, La Puerta Sports Park), the complaint shall be investigated by the City. If this initial 	City of Claremont; Construction Contractor	Prior to the issuance of demolition and grading permits and through the duration of construction activities	City of Claremont Community Development Department	

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>investigation indicates a potential violation of the City's noise standards, the City shall retain a noise monitoring professional – at the project applicant's sole expense – to monitor construction noise levels periodically for two days (as soon as reasonable following the day the complaint is received) to ensure that the construction activities are being conducted in accordance with the noise standards outlined in Subsection 16.154.020.F.4 of the City of Claremont Municipal Code.</p> <ul style="list-style-type: none"> • Ensure that all construction equipment is monitored and properly maintained in accordance with the manufacturer's recommendations to minimize noise. • Fit all construction equipment with properly-operating mufflers, air intake silencers, and engine shrouds, no less effective than as originally equipped by the manufacturer, to minimize noise emissions. • If construction equipment is equipped with back-up alarm shut offs, switch off back-up alarms and replace with human spotters, as feasible. • Stationary equipment (such as generators and air compressors) and equipment maintenance and staging areas shall be located as far from existing noise-sensitive land uses, as feasible. • To the extent feasible, use acoustic enclosures, shields, or shrouds for stationary equipment such as compressors and pumps. • Shut off generators when generators are not needed and limit unnecessary engine idling to the extent feasible. • Coordinate deliveries to reduce the potential of trucks waiting to unload and idling for long periods of time. • Grade surface irregularities on construction sites to prevent potholes from causing vehicular noise. • Minimize the use of impact devices such as jackhammers, pavement breakers, and hoe rams. Where possible, use concrete 				

Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure		Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	crushers or pavement saws rather than hoe rams for tasks such as concrete or asphalt demolition and removal.				