

**ALHAMBRA WEST MAIN STREET CORRIDOR MASTER PLAN  
MITIGATION MONITORING PROGRAM**

PROJECT NAME: Alhambra West Main Street Corridor Master Plan SCH No.: 2005071048

APPROVAL DATE: 8/11/06

The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to (1) verify satisfaction of the required mitigation measures; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

*The following environmental mitigation measures were incorporated in to the approval for this project in order to mitigate potentially significant environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the Alhambra West Main Street Corridor monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).*

Environmental Issue Area	Potential Environmental Impact	Mitigation Measure	Method of Review Verification	Enforcement Agency	Monitoring Milestone	Verification of Compliance		
Air Quality	Volatile Organic Compounds (VOC) emissions	<b>MM-AIR-1:</b> To reduce VOC emissions associated with architectural coating the applicant shall either eliminate the use of paints and solvents by using pre-coated building materials; eliminate the use of paints and solvents by using naturally colored building materials; use water-based or low-VOC coatings; or use coating transfer or spray equipment with high transfer efficiency.	Field verification	City of Alhambra	Periodically during construction			

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Air Quality (continued)	Fugitive dust	<p><b>MM-AIR-2:</b> During construction, the applicant shall implement all rules and regulations adopted by the Governing Board of the South Coast Air Quality Management District (SCAQMD) which are applicable to the development of the subdivision (such as Rule 402 – Nuisance, Rule 403 – Fugitive Dust, Rule 1113 – Architectural Coatings) and which are in effect at the time of development. Rule 403 requires that grading operations either (1) take actions specified in Tables 1 and 2 of the Rule for each applicable source of fugitive dust and take certain notification and record keeping actions; or (2) obtain an approved Fugitive Dust Control Plan. The following actions are currently recommended for implementation of Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation.</p>	Field verification	City of Alhambra	Periodically during construction			

Environmental Issue Area	Potential Environmental Impact	Mitigation Measure	Method of Review Verification	Enforcement Agency	Monitoring Milestone	Verification of Compliance		
Air Quality (continued)		<p><b>MM-AIR-2: (continued)</b></p> <p><u>Grading</u></p> <ul style="list-style-type: none"> <li>a. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for 10 days or more).</li> <li>b. Replace groundcover in disturbed areas as quickly as possible.</li> <li>c. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5 percent or greater silt content.</li> <li>d. Water active sites at least twice daily.</li> <li>e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).</li> <li>f. Monitor for particulate emissions according to district-specified procedures.</li> </ul>						

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Air Quality (continued)		<p><b>MM-AIR-2: (continued)</b></p> <p><u>Grading</u> (continued)</p> <p>g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.</p> <p><u>Paved Roads</u></p> <p>h. Sweep paved streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).</p> <p>i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.</p>						

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Air Quality (continued)		<p><b>MM-AIR-2: (continued)</b>  <u>Unpaved Roads</u>                      j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.                      k. Reduce traffic speeds on all unpaved roads to 15 mph or less.                      l. Pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles.                      m. Pave all construction access roads at least 100 feet on to the site from the main road.                      n. Pave construction roads that have a daily traffic volume of less than 50 vehicular trips.</p>						
	Mobile emissions	<p><b>MM-AIR-3:</b> Each of the construction emission reduction measures indicated below (and in Tables 11-2 and 11-3 of the SCAQMD's <i>California Environmental Quality Act (CEQA) Air Quality Handbook</i>, as amended) shall be required through conditions of approval if found applicable and feasible:</p>	Field verification	City of Alhambra	Periodically during construction			

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Air Quality (continued)		<p><b>MM-AIR-3: (continued)</b></p> <p><u>On-Road Mobile Source Construction Emissions</u></p> <ol style="list-style-type: none"> <li>a. Configure construction parking to minimize traffic interference.</li> <li>b. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours).</li> <li>c. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.).</li> <li>d. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:               <ul style="list-style-type: none"> <li>- Rerouting construction traffic off congested streets;</li> <li>- Consolidating truck deliveries; and</li> <li>- Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.</li> </ul> </li> </ol>						

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Air Quality (continued)		<p><u>On-Road Mobile Source Construction Emissions</u> (continued)</p> <p>e. Prohibit truck idling in excess of 2 minutes</p> <p><u>Off-Road Mobile Source Construction Emissions</u></p> <p>f. Suspend use of all construction equipment operations during second stage smog alerts.</p> <p>g. Prevent trucks from idling longer than 2 minutes.</p> <p>h. Use electricity from power poles rather than temporary diesel-powered generators.</p> <p>i. Use electricity from power poles rather than temporary gasoline-powered generators.</p>						
	Mobile emissions	<b>MM-AIR-4:</b> The project contractor shall require, by contract specifications, that construction equipment will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction.	Field verification	City of Alhambra	Periodically during construction			

4.0 Mitigation Monitoring Program

Environmental Issue Area	Potential Environmental Impact	Mitigation Measure	Method of Review Verification	Enforcement Agency	Monitoring Milestone	Verification of Compliance		
Air Quality (continued)	Mobile emissions	<b>MM-AIR-5:</b> The project contractor shall require, by contract specifications, that construction operations, where feasible, rely in the project site's existing electricity infrastructure rather than electrical generators powered by internal combustion engines.	Field verification	City of Alhambra	Periodically during construction			
	Mobile emissions	<b>MM-AIR-6:</b> The project contractor shall require, by contract specifications, that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, be turned off when not in use for more than 5 minutes.	Field verification	City of Alhambra	Periodically during construction			
	Periodically during construction	<b>MM-AIR-7:</b> The project contractor shall encourage contractors to utilize alternative-fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) and low-emission diesel construction equipment, to the extent that such equipment is reasonably available and cost effective.	Field verification	City of Alhambra	Periodically during construction			

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<p><b>Cultural Resources</b></p>	<p>Impact on the Alhambra Building and Loan Association Building, a historic resource</p>	<p><b>MM-CULT-1:</b> Although the impact of demolishing historic buildings cannot be mitigated to below the level of significance, the City shall require and shall be responsible for ensuring that data recording and documentation of the Alhambra Building and Loan Association Building are completed prior to the authorization of demolition. Prior to the initiation of any project-related demolition or construction work on an historic building, the City shall ensure the preparation of a Historic American Buildings Survey (HABS) documentation, in accordance with the applicable standards described in the Secretary of the Interior’s Standards for Architectural and Engineering Documentation. The original report shall be deposited at the Alhambra Public Library. A copy of this HABS documentation shall also be provided to the Alhambra Historical Society, the Los Angeles Public Library, the South Central Coast Information Center (SCCIC), and the National Park Service for transmittal to Library of Congress. Completion of this mitigation measure shall be monitored and enforced by the City.</p>	<p>Review and deposition of the HABS documentation at the Alhambra Public Library, the Alhambra Historical Society, the Los Angeles Public Library, the South Central Coast Information Center, and the National Park Service</p>	<p>City of Alhambra</p>	<p>Prior to the authorization of demolition</p>			

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<p><b>Cultural Resources (continued)</b></p>	<p>Impact on the Alhambra Building and Loan Association Building, a historic resource</p>	<p><b>MM-CULT-2:</b> The City shall document the historic character of West Main Street, including its history and architecture from the founding of the City in 1874 until 1956, through an educational and interpretative exhibit, brochure, or web page. Such an exhibit, brochure, or web page shall be accessible to the general public for a period of at least one year and shall include both text and historic images. The history and architecture of the Alhambra Building and Loan Association Building shall be included in the exhibit, brochure, or web page. A historic architect, historian, or architectural historian who meets the Secretary of the Interior’s professional qualifications shall be engaged to research and design the exhibit, brochure, or web page. The exhibit, brochure, or web page shall be initiated within six months of the approval of the proposed project and shall be completed within a period of no more than two years. Completion of this mitigation measure shall be monitored and enforced by the City.</p>	<p>Initiating the production of an educational and interpretative exhibit, brochure, or web page within six months of project approval</p>	<p>City of Alhambra</p>	<p>Initiation of the production within six months of project approval; completion of the exhibit, brochure, or web page no later than two years after project approval</p>			

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<p><b>Cultural Resources (continued)</b></p>	<p>Impact on the Alhambra Building and Loan Association Building, a historic resource</p>	<p><b>MM-CULT-3:</b> The City shall undertake historic surveys of properties proposed for redevelopment if and when future projects implementing the West Main Street Corridor Master Plan, within the Master Plan project site, are proposed. Specifically, the City evaluates potentially historic resources using the criteria of significance for the National Register of Historic Places (NRHP) and the California Register of Historic Places (CRHP).</p>	<p>Historic surveys using significance criteria for NRHP and CRHP</p>	<p>City of Alhambra</p>	<p>Prior to approval to redevelop properties within the West Main Street Corridor Master Plan project site</p>			

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<b>Hazards and Hazardous Materials</b>	Demolition hazards due to asbestos containing materials	<b>MM-HAZ-1:</b> Prior to demolition and renovation, the project applicant shall comply with applicable requirements related to asbestos removal and demolition activities involving asbestos-containing materials (ACMs), including the requirements of the SCAQMD Rule 1403 for ACMs.	Survey and sample.  Final abatement and monitoring plan check and field verification	City of Alhambra Building Division	Prior to demolition activities			
	Demolition hazards due to lead based paint	<b>MM-HAZ-2:</b> The project applicant shall comply with the requirements outlined by Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations (CCR) 1532.1 during demolition activities. Lead-contaminated debris shall be managed and disposed of in accordance with the applicable provisions of the California Health and Safety Code.	Survey and sample.  Final abatement and monitoring plan check and field verification	City of Alhambra Building Division	Prior to demolition activities			
	Hazardous substances on the project sites	<b>MM-HAZ-3:</b> Prior to demolition activities on each of the four development sites within the Master Plan project site, a Phase I Environmental Site Assessment (ESA) for hazardous substances shall be completed and the project applicant shall implement mitigation measures identified within the Phase I ESA.	Survey each site and sample.  Final abatement and monitoring plan check and field verification	City of Alhambra Building Division	Prior to demolition activities			

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Hydrology and Water Quality	Construction activities have the potential to violate water quality standards and waste discharge requirements.	<b>MM-HYD-1:</b> Prior to start of soil-disturbing activities at each of the sites, the applicants for projects within the Master Plan shall file a Notice of Intent (NOI) and a Standard Urban Stormwater Mitigation Plan (SWPPP) shall be prepared in accordance with, and in order to partially fulfill, the California State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 (General Construction Permit). The SWPPP shall meet the applicable provisions of Sections 301 and 402 of the Clean Water Act (CWA) by requiring controls of pollutant discharges that utilize best available technologies (BATs) and best conventional control technologies (BCTs) to reduce pollutants. Examples of BATs/BCTs that may be implemented during site grading and construction could include straw hay bales, straw bale inlet filters, filter barriers and silt fences.	Filing of NOI and SWPPP	City of Alhambra and LA Regional Water Quality Control Board	Prior to the start of soil-disturbing activities			

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<p><b>Hydrology and Water Quality (continued)</b></p>	<p>Construction activities have the potential to violate water quality standards and waste discharge requirements.</p>	<p><b>MM-HYD-2:</b> The applicants for projects within the Master Plan shall prepare and implement a Standard Urban Stormwater Mitigation Plan (SUSMP) as required by the Los Angeles Regional Water Quality Control Board (LARWQCB), during the operational life of the project to ensure that stormwater pollution is addressed by incorporating BMP features into the design of the project. Prior to issuance of any grading or building permits, the City must approve the SUSMP. The SUSMP shall follow the standards of the City of Alhambra and the County of Los Angeles Department of Public Works.</p>	<p>Review of SUSMP</p>	<p>City of Alhambra and LA Regional Water Quality Control Board</p>	<p>Preparation of SUSMP prior to the start of construction; Implementation and monitoring periodically throughout construction</p>			

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Noise	The proposed aboveground parking would generate noise levels in excess of standards established in the City of Alhambra General Plan and t Zoning Ordinance	<b>MM-NOISE-1:</b> Sound attenuation measures shall be incorporated into the design to minimize noise leakage from the aboveground parking structures into the surrounding land uses. These measures may include a half-wall on the grade-level parking deck and/or full walls on the sides of the structure that are facing nearby receptors and/or noise control louvers on selected structure facades that potentially influence receptor areas. Acoustical analysis shall be performed to demonstrate that the aboveground parking structures do not result in noise levels that exceed land use compatibility standards at exterior off-site residential and school uses. These components shall be incorporated into the plans to be submitted by the applicant to the City of Alhambra for review and approval prior to the issuance of building permits.	Final plan check	City of Alhambra	Prior to issuance of building permits			

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<b>Schools</b>	The project in combination with identified related projects would generate a substantial number of students	<b>MM-SCH-1:</b> As authorized by Senate Bill (SB) 50, the project applicant shall pay school impact fees to the Alhambra Unified School District (AUSD) prior to the issuance of building permits. The current fee schedule for residential and commercial/industrial development is \$2.63 per square foot and \$0.42 per square foot, respectively.	Payment of Fees	City of Alhambra and Alhambra Unified School District	Prior to the issuance of building permits			
<b>Transportation and Traffic</b>	PM peak hour traffic at the intersection of Atlantic Boulevard and Main Street	<b>MM-TRAF-1:</b> The eastbound and westbound approaches of the intersection of Atlantic Boulevard and Main Street shall be widened resulting in functional but unstriped right-turn lanes and protected left-turn phasing. Resulting lane configurations shall be one left-turn lane with protected phasing, two through lanes and one right-turn lane on the east and westbound approaches.	Field verification	City of Alhambra Department of Public Works	Prior to the issuance of building occupancy permits			