

## 7.0    MITIGATION MONITORING AND REPORTING PROGRAM

Section 4.0 of this Initial Study/Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Walnut Creek Habitat and Open Space Project. The *California Environmental Quality Act (CEQA)* was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in *Public Resources Code* Section 21081.6,

*... the public agency shall 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.*

*Public Resources Code* Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to adoption of the Mitigated Negative Declaration.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 4.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The Watershed Conservation Authority will have the responsibility for implementing the measures, and the various County of Los Angeles departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

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MITIGATION MONITORING AND REPORTING PROGRAM						
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<b>AESTHETICS</b>						
AES-1	Night lighting shall be low intensity directional lighting focused away from open space and residential uses. The Watershed Conservation Authority may utilize hoods, filtering louvers, glare shields, and/or landscaping as necessary to achieve a standard of no more than 2 foot-candles above the ambient light level, measured at the nearest residential property line. The lamp enclosures and poles shall be painted or be or a natural finish to reduce reflection.	During Operations	Watershed Conservation Authority			
<b>AIR QUALITY</b>						
AQ-1	The construction contractor shall comply with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors: <ul style="list-style-type: none"> <li>▪ All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust.</li> <li>▪ Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance.</li> </ul>	During Grading and Construction	Watershed Conservation Authority  City of San Dimas  Los Angeles County Public Works Department (Building and Safety)			

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<ul style="list-style-type: none"> <li>▪ Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied.</li> <li>▪ All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour.</li> <li>▪ Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area.</li> <li>▪ Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track-out from unpaved truck exit routes. Alternatively, a wheel washer shall be used at truck exit routes.</li> <li>▪ On-site vehicle speed shall be limited to 15 miles per hour.</li> <li>▪ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site.</li> <li>▪ Reroute construction trucks away from congested streets or sensitive receptor areas, if feasible.</li> <li>▪ Operate all construction vehicles and equipment with emission levels that meet current air quality standards.</li> <li>▪ Minimize idling times either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of <i>California Code of Regulations</i> [CCR]). Clear signage shall be provided for construction workers at all access points.</li> </ul>					

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<b>BIOLOGICAL RESOURCES</b>						
At each phase of project development, the following mitigation measures shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine which measures are or are not applicable based upon the areas to be disturbed for construction and/or operation. For each phase of project development, all applicable mitigation measures shall be implemented.						
BIO-1	The need for ground disturbance and/or vegetation removal should be decided as soon as possible to determine if special status plant and wildlife surveys are necessary. Focused surveys can only be performed during selected periods of the years and early coordination with the project biologist will avoid potential construction delays.	During Project Design and Prior to Project Construction	Watershed Conservation Authority  City of San Dimas			
BIO-2	Several special status plant species have the potential to occur at the project site. If project construction requires any ground disturbance, a series of focused botanical surveys (up to three) would be necessary to coincide with the peak flowering periods of the various special status species. If focused surveys are necessary, it is recommended that the surveys focus on plant species listed by the California Native Plant Society (CNPS) as 1B.1, 1B.2, and 2.2. If found on-site with potential impact areas, mitigation may be required depending on the size of the population found. Because no State- or Federally-listed Threatened or Endangered plant species are expected to occur on-site, consultation with the resource agencies would not be required. Plants that are listed as 4.2 do not have the sensitivity that warrants mitigation for impacts, unless deemed otherwise for select species (e.g., Southern California black walnut) by the lead agency.	During Project Design and Prior to Project Construction	Watershed Conservation Authority  City of San Dimas			

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BIO-3	Several special status wildlife species potentially occur on-site; however, only one of these is listed as Federally Threatened: coastal California gnatcatcher. Potentially suitable habitat for the gnatcatcher is present within the coastal sage scrub vegetation that is located primarily in the eastern portions of the project site. Because this species is a year-round resident of southern California, focused surveys are recommended in areas containing potentially suitable habitat in order to determine its presence or absence from the project site. Impacts to this species can be avoided by working outside of the recognized breeding season (February 15 through August 30) and by avoiding the removal of any potential nesting habitat at any point in the year. If this species occurs on-site and the project removes habitat for this species, approval by the United States Fish and Wildlife Service (USFWS) would be required.	During Project Design and Prior to Project Construction	Watershed Conservation Authority		
BIO-4	Potential impacts to other special status bird species that may nest on-site can be protected through compliance with Migratory Birds Treaty Act (MBTA). It is recommended that any vegetation removal should occur between September 1 and January 31. If clearing occurs between February 1 and August 31, a qualified biologist should perform a pre-construction survey to detect any active nesting locations. If the biologist finds an active nest within the construction area and determines that the nest may be impacted, the biologist will delineate an appropriate buffer zone around the nest depending on the species and the type of construction activity. Any active nests observed during the survey will be mapped on an aerial photograph. A project/species-specific foot buffer, determined by a biologist, is to be designated around a nest to allow construction to proceed while minimizing disturbance to the active nest. The biologist shall serve as a construction monitor during those periods when construction	During Project Design and Prior to Project Construction	Watershed Conservation Authority  City of San Dimas		

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	activities take place near active nest areas in order to ensure that no inadvertent impacts on these nests shall occur.					
BIO-5	The remaining special status wildlife (amphibians, reptiles, and mammals) that potentially occur on-site are listed as California Species of Special Concern. Although these species are not awarded special protection by the resource agencies, consideration shall be given to avoid potential habitat for these species to the greatest extent practicable. The majority of these areas are likely to occur with the scrub and woodland communities on-site. Avoiding these habitat types through project design will allow for more habitat to be retained on-site and available for these and other more common species known and expected to occur.	During Project Design and Prior to Project Construction	Watershed Conservation Authority			
BIO-6	Invasive plants can have significant impacts to native vegetation types. The applicant shall prepare landscape plans and/or plant palettes and have them reviewed by a qualified biologist. The review shall ensure that no invasive, exotic plant species are used in any landscaping adjacent to any open space and the suitable substitutes are proposed.	During Project Design and Prior to Project Construction	Watershed Conservation Authority  City of San Dimas			
BIO-7	Lighting could inadvertently result in an indirect impact on the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife remaining in the project area. Wildlife present in these areas may already be somewhat acclimated to current lighting associated with adjacent development. However, the uses that could be allowed with the project (i.e., parks and recreational areas and trails) would include additional ambient lighting which could affect small, ground-dwelling animals that use the darkness to hide from predators, owls, and other specialized night foragers and wildlife that primarily move at night. Outdoor lighting shall be designed and installed so that all direct rays are	During Construction and Operation	Watershed Conservation Authority			

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	confined to the development areas and adjacent open space is protected from glare.					
BIO-8	Prior to any ground disturbance within or near drainage features, a formal jurisdictional delineation shall be completed to identify potential impacts to wetlands and riparian resources that may be subject to the permitting requirements of the United States Army Corps of Engineers (USACE), Los Angeles Regional Water Quality Control Board (LARWQCB), and/or the California Department of Fish and Wildlife (CDFW).	During Project Design and Prior to Project Construction	Watershed Conservation Authority			
BIO-9	Coast live oak, southern California black walnut, and other trees occur on the project site. To comply with Los Angeles County Code Section 22.56.2060 (Los Angeles County Oak Tree Ordinance) and the San Dimas Municipal Code Chapter 13.36 (Ordinance No. 1163), a tree inventory survey shall be conducted in areas depicted on Exhibit 4-1, Vegetation Types (Page 1) and Exhibit 4-2, Vegetation Types (Page 2) suitable for the trees identified in either Code and affected by development. Tree inventory shall be completed by a Certified Arborist in order to gather data on all protected trees and to apply for the necessary permits prior to any impacts occurring.	During Project Design and Prior to Project Construction	Watershed Conservation Authority  City of San Dimas			
BIO-10	For each phase of project development, the Watershed Conservation Authority and/or City of San Dimas shall consult with a qualified biologist or wetland/jurisdictional delineation specialist to 1) review the proposed plans and 2) confirm if any construction or operational impacts would occur within the drainage areas shown on Exhibit 4-3 and Exhibit 4-4.  If the qualified biologist or wetland/jurisdictional delineation specialist determines there is the potential for impacts within the	During Project Design and Prior to Project Construction	Watershed Conservation Authority			

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<p>drainage areas shown on Exhibit 4-3 and Exhibit 4-4, the following are required:</p> <ul style="list-style-type: none"> <li>▪ A pre-application meeting with the United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board to discuss site conditions; biological and jurisdictional resources; the proposed project; impacts to these resources resulting from the proposed project; proposed minimization measures and the mitigation program to offset these impacts; and the regulatory permit process, including the decision to prepare and submit an Approved Jurisdictional Determination or a Preliminary Jurisdictional Determination.</li> <li>▪ Preparation of a Habitat Mitigation Monitoring Plan (HMMP) for regulatory agency review. Mitigation ratios for impacts to USACE jurisdictional resources shall be based on the USACE's Standard Operating Procedure for Determination of Mitigation Ratios (USACE 2012).</li> <li>▪ Submittal of United States Army Corps of Engineers (USACE) Section 404 Permit, Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification, and/or California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement, as applicable.</li> </ul>					

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<b>CULTURAL RESOURCES</b>						
At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable based upon the areas to be disturbed for construction and/or operation, and shall be implemented if deemed applicable.						
CUL-1	A qualified archaeologist shall be retained to monitor grading related to improvements in the eastern and western thirds of the project site, or elsewhere if resources are discovered. In the event that archaeological resources are inadvertently unearthed during excavation and grading activities, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The qualified archaeologist shall evaluate the significance of the find and the appropriate course of action. If avoidance of the resources is not feasible, salvage operation requirements pursuant to CEQA Guidelines Section 15064.5 shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.	During Construction	Watershed Conservation Authority			
CUL-2	In the event that construction would require substantial excavations into the Quaternary deposits in the western portion of the site, a qualified paleontologist shall be retained by the Watershed Conservation Authority to conduct construction monitoring of the project site. If fossils are found during monitoring, the paleontologist shall prepare a report summarizing the results of the monitoring program including methods of fossil recovery, preparation, and curation, and a description of the fossils collected and their significance. A copy of the report shall be provided to the Watershed Conservation Authority and the City of San Dimas. The fossils and a copy of the report shall be deposited in an accredited curation facility for permanent curation.	During Construction	Watershed Conservation Authority			

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CUL-3	In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Los Angeles County Coroner immediately notified of the find. The provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98 relative to Native American involvement, burial treatment, and re-burial, if necessary, shall be met.	During Construction	Watershed Conservation Authority  City of San Dimas			
<b>GEOLOGY AND SOILS</b>						
At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable, and shall be implemented if deemed applicable. This measure is applicable to areas where slopes are 10 percent or greater and where buildings will be constructed.						
GEO-1	Prior to the issuance of building permits, subsurface drilling shall be conducted to verify the preliminary spectral acceleration values shown in Table 6.4-1 in the Geotechnical Feasibility Evaluation determined for existing and future buildings founded atop deep unit "Qofs" older fan sediments and determine final spectral acceleration values. The final selection of design coefficients shall be made by the structural consultant based upon local guidelines and ordinances and expected building response, and incorporated into the building design.	Prior to Issuance of Building Permits	Watershed Conservation Authority			
At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable, and shall be implemented if deemed applicable. This measure is applicable to areas in close proximity to landslide areas shown on Exhibit 4-5 where trails will be constructed.						
GEO-2	Prior to the installation of the multi-purpose trails in the western portion of the project site, a geotechnical engineer shall be retained to determine the appropriate geotechnical engineering measures needed relative to landslides. The recommendations of	Prior to Installation of Trails	Watershed Conservation Authority			

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the geotechnical engineer shall be implemented during site grading and construction.					
At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable, and shall be implemented if deemed applicable. This measure is applicable to areas needed to support structural fill or new foundations.					
GEO-3	<p>Prior to issuance of grading permits, a geotechnical report shall be prepared and incorporate or revise as necessary the following measures from the Geotechnical Feasibility Evaluation. The geotechnical report shall be submitted to the Los Angeles County Public Works Department for review and approval. The recommendation of the geotechnical report shall be implemented during site grading and construction.</p> <p><b>Site Grading Requirements</b> Compacted engineered fills shall be placed and compacted in accordance with the following:</p> <ol style="list-style-type: none"> <li>Demolition and removal of all abandoned, hidden, or buried improvements including foundations, slabs, pipes, tanks, cables, or leach-line on-site wastewater or disposal systems from structural fill areas. If a well is discovered on-site, it shall be properly sealed and capped by a licensed drilling contractor in accordance with Los Angeles County requirements. The geotechnical engineer must receive a copy of the well closure report. The geotechnical engineer shall perform observations of all site demolition work on an as-needed basis to document the nature and depths of buried improvements as they are removed.</li> <li>Clearing and grubbing of grasses, shrubs, trees, and all major roots shall be completed as determined by site conditions.</li> <li>Excavation of undocumented fill, disturbed or porous sediments, or other unsuitable material as determined by the</li> </ol>	Prior to Issuance of Grading Permits	Watershed Conservation Authority		

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<p>geotechnical engineer shall be performed in accordance with an approved soils investigation report.</p> <p>d. Observation and acceptance of all stripped areas shall be made by a qualified professional engineer and/or engineering geologist prior to placing fill.</p> <p>e. Scarification of exposed bottoms to specified depths, moisture-conditioning by adding moisture or drying back to specified water contents, and proof-rolling with heavy rubber-tire equipment (earthmoving scrapers, large loaders, or similar) for initial compaction and to detect soft zones prior to fill placement.</p> <p>f. Fill soils shall be uniformly moisture-conditioned by mixing and blending, and placed in lifts having thicknesses commensurate with the type of compaction equipment used, but generally no greater than 6 to 8 inches.</p> <p>g. Engineering field observation and testing shall be conducted throughout fill placement to verify that specified minimum compaction and soil water contents are being uniformly achieved. Field density tests shall be performed in accordance with the approved geotechnical investigation report and applicable Los Angeles County codes and requirements.</p> <p><b>Slope Design Criteria</b></p> <p>a. If site programming requires manufactured cut and fill slopes (not applicable to foot trails), graded slopes on-site (not applicable to foot trails) shall be designed and built in accordance with the following:</p> <p>b. All fill slopes shall be constructed at maximum slope inclinations of 2:1 (horizontal:vertical).</p>					

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<ul style="list-style-type: none"> <li>c. Cut slopes in the native older fan sediments shall be excavated and reconstructed as stabilization fill slopes, if 5 feet or greater in height.</li> <li>d. The surfaces of all fill slopes shall be compacted to where they equal or exceed minimum compaction for mass fill, and shall be free of slough or loose soils.</li> <li>e. Slope-specific geological evaluations to verify the preliminary opinion in the Geotechnical Feasibility Evaluation that bedrock slopes in volcanic rock may be feasible and stable at inclinations of up 1:1.</li> <li>f. The ground surface adjacent to the tops of slopes shall be designed and graded to drain water away from the slopes. Brow ditches shall be required for new cut slopes intercepting ascending ground above the cut.</li> <li>g. Erosion control measures shall be implemented for all slopes as soon as practicable after slope completion, per applicable City of San Dimas and Los Angeles County Codes or ordinance.</li> </ul>						
<b>HAZARDS AND HAZARDOUS MATERIALS</b>						
HAZ-1	To comply with South Coast Air Quality Management District Rule 1403, prior to structural demolition/renovation activities, demolition materials containing asbestos-containing materials and/or lead-based paints shall be removed and properly disposed of at an appropriate permitted facility per existing Federal and State regulations.	Prior to Demolition of Structures	Watershed Conservation Authority  City of San Dimas			
HAZ-2	The Watershed Conservation Authority and/or City of San Dimas shall implement the following fire prevention measures during construction and operation, as applicable.	During Construction and Operation	Watershed Conservation Authority  City of San Dimas			

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<ul style="list-style-type: none"> <li>▪ Continued grazing and/or trail mowing to reduce fire fuel levels.</li> <li>▪ Prevent the establishment or control invasive plant species that can increase the risk for fire.</li> <li>▪ Develop and maintain emergency access routes through the property.</li> <li>▪ Limit driving on undeveloped areas to maintenance and emergency vehicles.</li> <li>▪ Prohibit smoking within the park.</li> <li>▪ Prohibit all persons from lighting or maintaining fire of any kind, unless a special use permit has been issued.</li> <li>▪ Prohibit the use of powered hobby motors and rockets that utilize a combustive fuel or rocket motor.</li> <li>▪ Prohibit the use of power tools during periods of high and very high fire hazards.</li> <li>▪ Limit public use of the park on red flag or high fire risk days, as determined by the National Weather Service or any other governmental agency.</li> <li>▪ During periods of high and very high fire hazard, prohibit the driving of maintenance vehicles into undeveloped areas of the property except for emergencies.</li> </ul>					
<b>HYDROLOGY AND WATER QUALITY</b>					

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HWQ-1	The Watershed Conservation Authority and/or City of San Dimas shall prepare and electronically submit the Permit Registration Documents (PRD) to the State Water Resources Control Board at least 30 days before the start of construction, which includes the submittal of a Notice of Intent (NOI), risk assessment, site map, Storm Water Pollution Prevention Plan, annual fee, and a signed certification statement.	Prior to Construction	Watershed Conservation Authority  City of San Dimas			
HWQ-2	The Watershed Conservation Authority and/or City of San Dimas shall prepare and implement an approved Storm Water Pollution Prevention Plan. The proposed project shall conform to the requirements of an approved Storm Water Pollution Prevention Plan (SWPPP) (to be applied for during the Grading Plan process) and the NPDES Permit for General Construction Activities No. CAS000004, Order No. 2013-0001-DWQ, including implementation of all recommended Best Management Practices (BMPs), as approved by the State Water Resources Control Board (SWRCB).	Prior to Issuance of Grading Permit	Watershed Conservation Authority  City of San Dimas  Los Angeles County Public Works Department			
HWQ-3	Upon completion of project construction and stabilization of the site, the Watershed Conservation Authority and/or City of San Dimas shall submit a Notice of Termination (NOT) to the State Water Resources Control Board to indicate that construction is completed.	Upon Completion of Construction	Watershed Conservation Authority  City of San Dimas			
HWQ-4	For activities involving landscaping, habitat restoration and/or removal of exotic plant species, the Watershed Conservation Authority shall strive to utilize biological or non-chemical means, , but can utilize chemical pesticides or herbicides to control exotics and pests.	During Operation	Watershed Conservation Authority			
<b>NOISE</b>						

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NOI-1	<p>The construction contractor shall comply with the following:</p> <ul style="list-style-type: none"> <li>▪ All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State required noise attenuation devices.</li> <li>▪ Property owners and occupants located within 250 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the Director of Public Works (or designee), prior to mailing or posting and shall provide a contact name and a telephone number where residents can inquire about the construction process.</li> <li>▪ Construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.</li> <li>▪ Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.</li> <li>▪ During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.</li> <li>▪ Construction activities shall not take place outside of the allowable hours specified by the Los Angeles County Code Section 12.08.440 (7:00 AM and 7:00 PM on weekdays and</li> </ul>	<p>Prior to Issuance of Grading Permit</p> <p>During Grading and Construction</p>	<p>Watershed Conservation Authority</p> <p>City of San Dimas</p>			

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	Saturdays; construction activities are not permitted on Sundays or federal holidays).					
NOI-2	The construction contractor shall equip all construction equipment with properly operating mufflers or other noise reduction devices.	During Construction	Watershed Conservation Authority  City of San Dimas			
NOI-3	The construction contractor shall limit noise-generating construction activities, such as demolition, grading, and paving, on the southern project boundary.	During Construction	Watershed Conservation Authority  City of San Dimas			
NOI-4	Design the visitor center to provide interior noise levels not to exceed 50 dBA Leq. If the visitor center is to include exterior areas when interpretative presentations are to be made, or there would be other outdoor activities that require conversation, the exterior area shall be designed to have a maximum hourly noise level not to exceed 60 dBA Leq.	During Building Design and Construction	Watershed Conservation Authority			
<b>UTILITIES</b>						
UTIL-1	Prior to the issuance of building permits, the Watershed Conservation Authority and/or City of San Dimas shall submit construction drawings to the Golden State Water Company, and, as necessary, shall pay all applicable connection fees and comply with Golden State Water Company permitting and fee requirements.	Prior to Issuance of Building Permit	Watershed Conservation Authority  City of San Dimas  Golden State Water Company			

<b>WALNUT CREEK HABITAT AND OPEN SPACE PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION</b>						
<b>MITIGATION MONITORING AND REPORTING PROGRAM</b>						
<b>Mitigation Measure</b>		<b>Monitoring Timing/Frequency</b>	<b>Monitoring Agency</b>	<b>Verification of Compliance</b>		
				<b>Initials</b>	<b>Date</b>	<b>Remarks</b>
UTILI-2	Prior to the issuance of building permits, the Watershed Conservation Authority and/or City of San Dimas shall submit construction drawings to the Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County, as applicable, and shall pay all applicable connection fees to Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County.	Prior to Issuance of Building Permit	Watershed Conservation Authority  City of San Dimas  County Sanitation Districts of Los Angeles County  Los Angeles County Consolidated Sewer Maintenance District			