



4.0 Mitigation Monitoring and Reporting Program

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4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 4-1, *Mitigation Monitoring and Reporting Checklist*, has been prepared for the Norwalk Transit Village Project (project). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Norwalk (City's) Norwalk Transit Village Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 4-1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Draft EIR and Final EIR, which provide general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.

The following subsections of the Draft EIR contain detailed environmental analyses of the existing conditions, project impacts (including direct and indirect, short-term, long-term, and cumulative impacts), recommended mitigation measures, and significant unavoidable impacts, if any.

Based on the Draft EIR, no significant impacts would occur in regard to the following environmental issue areas, which are addressed in Draft EIR Section 8.0, *Effects Found Not To Be Significant*:

- Agriculture and Forestry Resources;
- Biological Resources;
- Mineral Resources; and
- Wildfire.

In accordance with Appendix G of the *CEQA Guidelines*, the following environmental issue areas were determined in the Initial Study to have a potentially significant impact, and have been included within the Draft EIR for further analysis:

- Aesthetics/Light and Glare;
- Air Quality;
- Cultural Resources;
- Energy;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services/Recreation;
- Transportation;
- Tribal Cultural Resources; and
- Utilities and Service Systems.

For the purposes of the environmental analysis in the Draft EIR, impacts were analyzed in each environmental issue area for the proposed project. If necessary, mitigation measures were recommended in order to reduce any significant impacts.

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**Table 4-1
Mitigation Monitoring and Reporting Checklist**

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	VERIFICATION OF COMPLIANCE		
						Initials	Date	Remarks
Tribal and Cultural Resources								
CUL-1	Unanticipated Discovery of Cultural Resources. If archaeological resources are encountered during ground-disturbing activities, work within 50-feet of the find should be halted and the project Applicant, or their designee, shall retain an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) immediately to evaluate the find. If the resources are Native American in origin, the Native American Heritage Commission shall be contacted as mandated by law. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources eligibility. The treatment plan shall be reviewed and approved by the qualified archaeologist.	Qualified Archaeologist; Construction Contractor	Prior to Ground-Disturbing Activities; During Ground Disturbing Activities	City Planning Division	Prior to Ground-Disturbing Activities; During Ground Disturbing Activities			
Geology and Soils								
GEO-1	If unanticipated fossil discoveries are made, all work must halt within 50 feet until a qualified paleontologist can evaluate the find. Work may resume immediately outside of the 50-foot radius.	Qualified Paleontologist; Construction Contractor	During Ground Disturbing Activities	City Planning Division	During Ground Disturbing Activities			
GEO-2	If the discoveries are determined to be significant, full-time paleontological monitoring shall be recommended for the remainder of ground disturbance for the project. Paleontological monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected, if warranted. Monitoring efforts may be reduced or eliminated at the discretion of the project paleontologist.	Qualified Paleontologist; Construction Contractor	During Ground Disturbing Activities	City Planning Division	During Ground Disturbing Activities			

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GEO-3	Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation. Following laboratory work, all fossil specimens shall be identified to the most specific taxonomic level possible, cataloged, analyzed, and offered to the Natural History Museum of Los Angeles County for permanent curation and storage. At the conclusion of laboratory work and museum curation, a final Paleontological Monitoring Report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a list of taxa recovered, an analysis of fossils recovered and their scientific significance, and recommendations. A copy of the report shall also be submitted to the Natural History Museum of Los Angeles County.	Qualified Paleontologist; Natural History Museum of Los Angeles County	During Ground Disturbing Activities	City Planning Division	During Ground Disturbing Activities			
Transportation								
TRA-1	<p>Prior to issuance of any grading and/or demolition permits, whichever occurs first, the construction contractor shall prepare a Construction Management Plan (CMP) to be submitted for review and approval by the City of Norwalk Director of Public Works. The requirement for a CMP shall be incorporated into the project specifications and subject to verification by the Director of Public Works prior to final plan approval. The CMP shall include, at a minimum, the following measures, which shall be implemented during all construction activities:</p> <ul style="list-style-type: none"> Meet the standards established in the current <i>California Manual on Uniform Traffic Control Devices</i> (MUTCD) as well as City of Norwalk requirements. The CMP shall be prepared by the 	Construction Contractor	Prior to Issuance of Grading and/or Demolition Permit; During Construction	Director of Public Works	Prior to Issuance of Grading and/or Demolition Permit; During Construction			

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	<p>construction contractor and submitted to the Director of Public Works for approval pertaining to off-site work, including sidewalk construction, building façade, underground utilities, and any work that would require temporary lane closures. The plan shall be developed according to the MUTCD (latest edition) guidelines, including plans for traffic signs, traffic cone arrangements, and flaggers to assist with pedestrians and traffic.</p> <ul style="list-style-type: none"> Identify traffic control for any street closure, detour, or other disruption to traffic circulation, including the necessary traffic controls to allow for construction-related traffic to efficiently enter and exit the site and maintain emergency access to the site and surrounding area. Should project construction activities require temporary vehicle lane and/or sidewalk closures, the construction contractor shall coordinate with the Director of Public Works regarding timing and duration of proposed temporary lane and/or sidewalk closures to ensure the closures do not impact operations of adjacent uses or emergency access. Identify the routes that construction vehicles must utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.), to access the site, traffic controls and detours, and proposed construction phasing plan for the project. Should project construction activities occur during general drop-off and pick-up hours for nearby schools, traffic signs, traffic cone 							

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	<p>arrangements, and flaggers shall assist with ensuring continued vehicular access and safe pedestrian access along the project frontage for students.</p> <ul style="list-style-type: none"> Require the construction contractor to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt, as a result of its operations. The construction contractor shall clean adjacent streets, as directed by the Director of Public Works, of any material which may have been spilled, tracked, or blown onto adjacent streets or areas. 							
Greenhouse Gas								
GHG-1	<p>The project applicant shall design and build <u>future development all multi-family residential units</u> to meet/include the following, as applicable, per the <u>discretion of the City of Norwalk Planning Division or their designee</u>:</p> <p><u>Non-Residential Development:</u></p> <ul style="list-style-type: none"> Tier <u>12</u> requirements for Division A5.1, Planning and Design, as outlined under Sections A5.106.5.1.<u>12</u> and A5.106.5.1.3 of Appendix A5, Nonresidential Voluntary Measures, of the 2022 California Green Building Standards Code for Designated Parking for Clean Air Vehicles. Tier <u>12</u> requirements for Division A5.1, Planning and Design, as outlined under Section A5.106.5.3.<u>12</u> of Appendix A5, Nonresidential Voluntary Measures, of the 2022 California Green Building Standards Code for Electric 	Applicant; Developer	Prior to Issuance of Building Permits; Prior to Issuance of the Certificate of Occupancy	City Planning Division	Prior to Issuance of Building Permits; Prior to Issuance of the Certificate of Occupancy			

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	<p>Vehicle (EV) Charging.</p> <ul style="list-style-type: none"> • Tier <u>12</u> requirements for Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.<u>12</u> of Appendix A5, Nonresidential Voluntary Measures, of the 2022 California Green Building Standards Code. • Division A5.211, Renewable Energy, of Appendix A5, Nonresidential Voluntary Measures, of the 2022 California Green Building Standards Code. • Tier <u>12</u> requirements for Division A5.3, Water Efficiency and Conservation, as outlined under Section A5.303.2.3.<u>12</u> of Appendix A5, Nonresidential Voluntary Measures, of the 2022 California Green Building Standards Code. <p><u>Residential Development:</u></p> <ul style="list-style-type: none"> • No wood-burning or gas-powered fireplaces shall be installed in any of the dwelling units. • All buildings <u>to the extent feasible</u>, shall be electric, meaning that electricity is the primary source of energy for water heating; heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling); cooking; and clothes-drying. • All major appliances provided/installed (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) shall be electric-powered EnergyStar-certified or of equivalent energy efficiency, where applicable. <p>Prior to the issuance of building permits for new</p>							

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	development projects within the project site, the project applicant shall provide documentation (e.g., building plans, site plans) to the City of Norwalk Planning Division to verify implementation of the <u>applicable</u> design requirements specified in this mitigation measure. Prior to the issuance of the certificate of occupancy, the City shall verify implementation of these design requirements.							
GHG-2	<p>The project developer shall design the non-residential portion of the project to:</p> <ul style="list-style-type: none"> • Provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall equal the Tier <u>12</u> Nonresidential Voluntary Measures of the California Green Building Standards Code. • Provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal to the Tier <u>12</u> Nonresidential Voluntary Measures of the California Green Building Standards. <p>Prior to the issuance of building permits for new development projects on the project site, the project developer shall provide documentation (e.g., site plans) to the City of Norwalk Planning Division to verify implementation of the of the <u>applicable</u> design requirements specified in this mitigation measure. Prior to the issuance of the certificate of occupancy, the City shall verify implementation of these design requirements.</p>	Applicant; Developer	Prior to Issuance of Building Permits; Prior to Issuance of the Certificate of Occupancy	City Planning Division	Prior to Issuance of Building Permits; Prior to Issuance of the Certificate of Occupancy			
<u>GHG-3</u>	<u>Exterior electric receptacles on nonresidential buildings shall be provided for charging or powering electric landscaping equipment.</u>	Applicant; Developer	Prior to Issuance of Building Permits; Prior	City Planning Division	Prior to Issuance of Building Permits; Prior			

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			to Issuance of the Certificate of Occupancy		to Issuance of the Certificate of Occupancy			
GHG-4	<u>The project shall use light color roofing and building materials to minimize heat-island effect and reduce lighting, heating, and cooling needs.</u>	Applicant; Developer	Prior to Issuance of Building Permits; Prior to Issuance of the Certificate of Occupancy	City Planning Division	Prior to Issuance of Building Permits; Prior to Issuance of the Certificate of Occupancy			

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