

MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of Public Resources Code (PRC) Section 21081.6 and California Environmental Quality Act (CEQA) Guidelines Section 15097. This MMP describes the procedures that will be followed to implement the mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Tentative Tract Map No. 74976 project at 642 and 704 East Francisquito Avenue (proposed project) and adopted in connection with the approval of the proposed project. The intent of this MMP is to establish the following:

- (1) Verify satisfaction of the required mitigation measures identified in the IS/MND;
- (2) Provide a methodology to document implementation of the required mitigation measures;
- (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 City of West Covina, as the Lead Agency, is responsible for overseeing and enforcing implementation of the MMP, which shall be carried out by the City of West Covina and other entities (e.g., Applicant/Construction Contractor), as shown in **Table 1**.

TABLE 1: MITIGATION MONITORING PROGRAM			
Mitigation Measure	Timing/Phasing	Responsible Party	Enforcement/ Monitoring Party
BIOLOGICAL RESOURCES			
BR-1 All on-site tree removal shall be performed prior to or after the bird-breeding season of February 1st through August 15th (i.e., only between August 16 and January 31). If clearing/vegetation removal is planning to occur during the breeding season, a pre-construction nest survey shall be conducted one week prior to any clearing. Work may proceed only if no active bird nests are detected. By avoiding clearing during the bird-breeding season or performing pre-construction surveys to ensure no active nests are present prior to clearing,	Prior to Construction	Applicant/ Construction Contractor	Planning / Building Division
NOISE			
N-1 Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with muffling devices consistent with manufacturers' standards. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.	During Construction	Applicant/ Construction Contractor	Planning / Building Division
N-2 A temporary noise barrier shall be installed along the property line of the project site for the duration of construction activities. The temporary noise barrier shall be 8 feet in height and capable of reducing noise levels by at least 10 dBA.	During Construction	Applicant/ Construction Contractor	Planning / Building Division
N-3 A "noise disturbance coordinator" shall be established prior to the commencement of construction activities. The disturbance coordinator shall be responsible for responding to local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, music, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.	During Construction	Applicant/ Construction Contractor	Planning / Building Division
SOURCE: TAHA, 2021.			