

Mitigation Monitoring and Reporting Program
Diamond Bar Golf Course Renovation Project
Initial Study with Proposed Mitigated Negative Declaration

SCH No.

PREPARED FOR:

San Gabriel Valley Council of Governments
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Mitigation Monitoring and Reporting Program

The following Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines to provide for the monitoring of mitigation measures required of the Diamond Bar Golf Course Renovation Project.

Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the State CEQA Guidelines require public agencies “to adopt a reporting or monitoring program for changes to the project which it has adopted or made conditions of project approval in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the project because the Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified potentially significant adverse impacts related to construction and operation of the project, and mitigation measures have been identified to reduce those impacts to a less-than-significant-level.

This MMRP will be adopted by the San Gabriel Council of Governments (SGCOG) when it approves the project and will be kept on file at 1000 S. Fremont Avenue Unit 42; Building A-10N, Suite 10-210, Alhambra, CA 91803.

This MMRP is to be used by SGCOG to ensure that adopted mitigation measures identified in the IS/MND are implemented and that implementation is documented. The MMRP is presented in tabular format. The table columns contain the following information:

Mitigation Measure: Provides the text of the mitigation measures (by issue area), as provided in the IS/MND, each of which has been adopted and incorporated into the project.

Time Frame for Implementation: Identifies the timing of implementation of the mitigation measure.

Monitoring Period: Identifies the timing of monitoring the mitigation measure.

Responsible Party: Identifies the party responsible for implementation of the mitigation measure.

Mitigation Monitoring and Reporting Program

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Diamond Bar Golf Course Renovation Project Initial Study with Proposed Mitigated Negative Declaration

Avoidance, Minimization, or Mitigation Measure	Time Frame for Implementation	Monitoring Period	Responsible Party	Verification of Compliance	
				Initial	Date
Aesthetics					
AES-1: Views of construction and staging areas will be obscured by applying protective screen material to existing property line fencing for those locations where such fencing will be beneficial without being required to enter private property and along the existing fencing of Prospectors Road. Fencing will not be required along Golden Springs Drive nor along Grand Avenue as there are no adjoining homes.	Construction phase	Ongoing during construction	Construction contractor		
Air Quality					
MM-AQ-1: All active portions of the construction site will be watered twice daily to prevent excessive amounts of dust.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-2: Non-toxic soil stabilizers will be applied to all inactive	Construction phase	Ongoing during construction	Construction contractor		

Avoidance, Minimization, or Mitigation Measure	Time Frame for Implementation	Monitoring Period	Responsible Party	Verification of Compliance	
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construction areas (previously graded areas inactive for 20 days or more, assuming no rain) according to manufacturers' specifications.					
MM-AQ-3: All excavating and grading operations will be suspended when wind gusts (as instantaneous gust) exceed 25 miles per hour.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-4: Off-road equipment and on-road vehicles used on-site will be limited to 15 miles per hour.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-5: All on-site unpaved roads will be paved as soon as feasible, watered twice daily, or chemically stabilized.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-6: MM-AQ-1 through MM-AQ-5 and MM-AQ-7 through MM-AQ-12 will be added to the project specifications to prevent visible dust from emanating beyond the Golf Course property line to the maximum extent feasible.	Design and Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-7: All material transported off-site will be either sufficiently watered or securely covered to	Construction phase	Ongoing during construction	Construction contractor		

Avoidance, Minimization, or Mitigation Measure	Time Frame for Implementation	Monitoring Period	Responsible Party	Verification of Compliance	
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prevent excessive amounts of dust prior to departing the job site.					
MM-AQ-8: Track-out devices will be used at all construction site access points.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-9: All delivery truck tires will be watered down and/or scraped down prior to departing the job site.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-10: Streets will be swept at the end of the day if visible soil material is carried onto adjacent paved public roads in compliance with SCAQMD Rule 1186 and 1186.1.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-11: Replace ground cover in disturbed areas as quickly as possible.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-12: All trucks that are to haul excavated or graded material on-site will comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.	Construction phase	Ongoing during construction	Construction contractor		

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MM-AQ-13: Include in all construction contracts the requirement to use 2007 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export).	Design phase	Ongoing during construction	Construction contractor		
MM-AQ-14: Include in all construction contracts the requirement that all off-road diesel-fueled construction equipment greater than 50 horsepower will meet Tier 4 off-road emission standards. In addition, if not already supplied with a factory-equipped diesel particulate filter, all construction equipment will be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor will achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. To the extent locally available, construction equipment will incorporate emissions savings technology such as hybrid drives. In	Design phase	Ongoing during construction	Construction contractor		

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the event that any equipment required under this mitigation measure is not available, provide documentation as information becomes available. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit at the time of mobilization of each applicable unit of equipment will be provided.					
MM-AQ-15: Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-16: When not in use, the idling of off-road equipment and haul trucks will be prohibited. Signs will be posted in the designated queuing areas and or job sites to remind drivers and the idling prohibition.	Construction phase	Ongoing during construction	Construction contractor		
MM-AQ-17: Staging and queuing areas will be located at the furthest distance possible from nearby residential land uses.	Design and construction phases	Ongoing during construction	Construction contractor		
MM-AQ-18: Truck haul routes will be located along roadways that would	Design and construction phases	Ongoing during construction	Construction contractor		

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minimize potential impacts to nearby sensitive land uses (e.g., residential).					
MM-AQ-19: Use alternatively-fueled (e.g., compressed natural gas, liquefied natural gas, propane), gasoline-fueled, or electrified construction equipment in place of diesel-fueled equipment to the extent locally available.	Construction phase	Ongoing during construction	Construction contractor		
Biological Resources					
BIO-1: To the extent feasible, grubbing of vegetation within the construction footprint will occur outside of the bird nesting season, as defined by USFWS regulations as February 15 through September 15, to avoid potential impacts to nesting birds. However, should work commence during the nesting season, a preconstruction nest survey is conducted by a qualified biologist within three days prior to the start of construction to ensure no impacts to nesting birds occur. The survey will be conducted within the proposed impact area and adjacent suitable habitat up to 500 feet outside the construction footprint. Should nesting	Construction phase (prior to ground and vegetation disturbance)	Ongoing during construction	Qualified biologist for San Gabriel Valley Council of Governments (SGVCOG)		

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birds be present, no work will be conducted within a minimum of 50 feet of that area until the young have fledged and are no longer affected by the project, as determined by the qualified biologist.					
BIO-2: Construction equipment will be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential for spreading noxious weeds (before arriving at the site and before leaving).	Construction phase	Ongoing during construction	Construction contractor		
BIO-3: As the project design is finalized, field reviews will be conducted by a certified arborist to avoid affecting native trees where practicable.	Design phase	Prior to construction	Certified arborist contracted by the Los Angeles County Metropolitan Transportation Authority (Metro)		
BIO-4: To ensure the construction footprint within the Biological Study Area is minimized to the extent practicable adjacent to areas containing native trees, a qualified biological monitor will flag and stake the construction limits in the field in coordination with the contractor. The biological monitor will be onsite during construction to ensure the protection	Construction phase (prior to construction activities)	Ongoing during construction	Qualified biologist for SGVCOG		

Avoidance, Minimization, or Mitigation Measure	Time Frame for Implementation	Monitoring Period	Responsible Party	Verification of Compliance	
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of the drip line area of adjacent native trees and that construction limits are enforced. The biological monitor will have the authority to halt construction if required to ensure compliance.					
MM-BIO-1: A Nationwide Permit will be obtained through the U.S. Army Corps of Engineers (USACE) prior to obtaining grading permits, pursuant to Section 404 of the Clean Water Act. A certification or waiver from the Region 4 Regional Water Quality Control Board (RWQCB) will be obtained prior to the initiation of construction. A Streambed Alteration Notification will be submitted, and authorization from California Department of Fish and Wildlife (CDFW) will be obtained prior to obtaining grading permits.	Design phase	Prior to construction and ongoing during construction	Qualified biologist contracted by Metro is responsible for obtaining permits. SGVCOG is responsible for ensuring compliance with permits during construction.		
MM-BIO-2: A Habitat Mitigation Monitoring Plan (HMMP) will be prepared and approved by USACE, RWQCB and CDFW prior to the commencement of construction within jurisdictional waters. At a minimum, the HMMP will meet the following criteria:	Design phase	Prior to construction and ongoing during construction	Qualified biologist contracted by Metro is responsible for preparing HMMP. SGVCOG is responsible for ensuring compliance with approved HMMP during construction.		

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<p>a. The habitat will be replaced and/or enhanced at a minimum ratio of 2:1,</p> <p>b. The HMMP will identify a success criterion of at least 80 percent for native riparian vegetation cover of replaced habitat, and</p> <p>c. The HMMP will include a 5-year establishment period for replacement habitat, regular trash removal, and regular maintenance and monitoring activities to ensure the success of the mitigation plan.</p> <p>The proposed mitigation site is an approximately 0.75-mile Conservation Easement area along a portion of Diamond Bar Creek downstream of the Golf Course that is owned by the City of Industry.</p>					
<p>MM-BIO-3: Native trees measuring eight inches more in diameter at breast height (DBH) impacted by project implementation will be replaced at a 3:1 ratio.</p>	Design phase	During construction	Qualified biologist for Metro		
<p>MM-BIO-4: Source materials for replacement of native trees will be of the same subspecies and/or variety locally present and from seeds or cuttings gathered within coastal</p>	Construction phase	During construction	Qualified biologist for SGVCOG		

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southern California to ensure local provenance. Locations for the tree planting will be within the Diamond Bar Golf Course and immediately surrounding areas, including the downstream portion of Diamond Bar Creek owned by the City of Industry, located along the westbound side of the SR-57/SR-60 freeway, immediately west of Grand Avenue.					
MM-BIO-5: If native tree branches are to be pruned that are over four inches in diameter at the point of the cut, the maximum amount allowed for the pruning of a native tree will be 20 percent, except for oak trees which will be ten percent. Where roots less than one inch in diameter are damaged or exposed, the roots shall be cleanly saw cut and covered with soil in conformance with industry standards. If more extensive pruning is required, native tree replacement will occur (MM-BIO-3).	Design phase	During construction	Qualified biologist for SGVOCG		
Cultural Resources					
CUL-1: In the event of unanticipated archaeological discoveries, all construction personnel will be	Design phase	Ongoing during construction	SGVCOG		

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<p>informed of the need to stop ground disturbing work within 60 feet of the find until a qualified archaeologist has been retained to assess the nature and significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited. In the absence of a determination, all archaeological resources will be considered significant. If the resource is determined to be significant, the archaeologist will prepare a research design and recovery plan for the resource(s). If the resource is prehistoric in nature, local Native Americans will be consulted immediately.</p>					
<p>CUL-2: If human remains are discovered during construction or any earth-moving activities, the County Coroner must be notified of the find immediately. In addition, all construction personnel will be informed of the need to stop ground disturbing work within 60 feet of the</p>	Design phase	Ongoing during construction	SGVCOG		

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find. No further disturbance will occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the human remains are determined to be prehistoric, the Coroner must notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendent (MLD). The designated MLD may make recommendations to the San Gabriel Valley Council of Governments for means of treating of, with appropriate dignity, the human remains and any associated grave goods.					
Geology and Soils					
GEO-1: Upon final project design and prior to the beginning of construction, a qualified paleontologist will review the final project plans and all geotechnical reports.	Design phase	Prior to construction	Qualified paleontologist contracted by Metro		
MM-GEO-1: In the event that construction activities occur in native sediments identified as being sensitive for paleontological resources, a qualified paleontologist	Design phase	Ongoing during construction	Qualified paleontologist contracted by Metro is responsible for preparing PMP. SGVCOG is responsible for ensuring compliance with		

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will prepare a Paleontological Resources Impact Mitigation Plan (PMP) consistent with the guidelines of the Society of Vertebrate Paleontology. The PMP will include paleontological resource monitoring to inspect exposed rock units during active excavations within geologically sensitive sediments.			approved PMP during construction.		
<p>MM-GEO-2: The paleontological monitors will have authority to temporarily divert grading away from exposed fossils to professionally and efficiently recover the fossil specimens and collect associated data. If potentially significant paleontological resources are discovered during ground-disturbing activities, the contractor will stop all work within 60 feet of the discovery until the paleontological monitors can remove the fossils and retrieve associated data.</p> <p>If fossils are collected, they will be transported to a paleontological laboratory for processing where they will be prepared to the point of identification, identified by qualified experts, and listed in a database to</p>	Construction phase	Ongoing during construction	SGVCOG		

Avoidance, Minimization, or Mitigation Measure	Time Frame for Implementation	Monitoring Period	Responsible Party	Verification of Compliance	
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facilitate analysis. Significant specimens will be deposited in a designated paleontological curation facility, such as the Natural History Museum of Los Angeles County.					
Hazards and Hazardous Materials					
HAZ-1: Sampling and analysis of shallow soil, surface water, and sediment will be conducted in target areas to test for pesticides and herbicides. Target areas would include soils adjacent to structures, as well as soils in drainage swales and in low-lying areas by irrigation and rainfall runoff (i.e., the lake, Grand Avenue cart underpass, drainage courses, and closed depressions).	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for sampling and analysis. SGVCOG is responsible for ensuring compliance with approved specifications.		
HAZ-2: Sampling and analysis of shallow soil, surface water, and sediment will be conducted in target areas to test for aerially deposited lead. These areas would include areas adjacent to the SR-57/SR-60 corridor (i.e., portions of holes 1-3, 7-9, 11-14) and sediments that have washed into the Grand Avenue	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for sampling and analysis. SGVCOG is responsible for ensuring compliance with approved specifications.		

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underpass and accumulated within the lake.					
HAZ-3: Surveys and testing of structures to be disturbed during renovation will be conducted to test for asbestos-containing materials and lead based paint.	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for surveys and testing. SGVCOG is responsible for ensuring compliance with approved specifications.		
HAZ-4: Sampling and analysis of shallow soil will be conducted to test for polychlorinated biphenyls around the pad-mounted transformer at the clubhouse.	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for sampling and analysis. SGVCOG is responsible for ensuring compliance with approved specifications.		
HAZ-5: Soil, soil gas, and groundwater sampling will be conducted at the existing maintenance facility to test for fuels and other chemicals used for Golf Course maintenance.	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for sampling and analysis. SGVCOG is responsible for ensuring compliance with approved specifications.		
HAZ-6: Shallow soil sampling and analysis for total petroleum hydrocarbon (TPH) diesel will be conducted in the vicinity of the 11th green.	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for sampling and analysis. SGVCOG is responsible for		

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			ensuring compliance with approved specifications.		
HAZ-7: A geophysical survey will be conducted in the area of the underground storage tank adjacent to the Pro Shop, as well as soil sampling and analysis for TPH and volatile organic compounds in the area.	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for sampling and analysis. SGVCOG is responsible for ensuring compliance with approved specifications.		
HAZ-8: Shallow soil sampling will be conducted around the bases of treated wood supports if they are to be removed.	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for sampling. SGVCOG is responsible for ensuring compliance with approved specifications.		
HAZ-9: A Site Investigation Work Plan will be prepared for the project. Results of the sampling would indicate the level of remediation efforts that may be required, if necessary.	Prior to final approval of plans and specifications	Prior to construction	Qualified Environmental Professional contracted by Metro is responsible for developing Site Investigation Work Plan. SGVCOG is responsible for ensuring compliance with approved specifications.		
Hydrology and Water Quality					
WQ-1: To comply with the provisions of the National Pollutant Discharge	Construction phase	Ongoing during construction	Construction contractor		

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Elimination System (NPDES) Construction General Permit, the project will implement a Storm Water Pollution Prevention Program (SWPPP) that includes construction site best management practices (BMP) to control erosion and sedimentation. BMPs include silt fencing, fiber rolls, sandbag barriers, drainage inlet protections, and berms at the top of all grade slopes. The SWPPP will also include post-construction stormwater management measures to control pollutants in stormwater discharges during operation of the project. If required, a Notice of Intent for stormwater discharges associated with construction activities will be submitted to obtain coverage under the NPDES General Permit.					
WQ-2: If groundwater is encountered, the contractor will develop a dewatering plan and obtain a Dewatering Permit with the Los Angeles Regional Water Quality Control Board. Should dewatering be required, the project will comply with the General Waste Discharge	Construction phase	Ongoing during construction	Construction contractor		

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Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties.					
WQ-3: Proposed construction activities will comply with all applicable federal, state, and local requirements to reduce the potential for the release of hazardous waste and other contaminants into groundwater. In addition, construction activities will be subject to the provisions of the Clean Water Act and Porter-Cologne Act; and other federal, state, and local requirements to ensure that stormwater pollutants resulting from construction will not substantially degrade water quality.	Construction phase	Ongoing during construction	Construction contractor		
WQ-4: Stormwater BMPs will follow the latest California Stormwater Quality Association's Stormwater Best Management Practices Handbook. All entrances and exits to a construction site will be stabilized to reduce transport of sediment off-site. Any sediment or other materials tracked off-site will be removed within a reasonable time.	Construction phase	Ongoing during construction	Construction contractor		

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WQ-5: Any non-stormwater discharge will be controlled and properly disposed of through the sanitary sewer system or transported to an approved processing facility to prevent the contamination of site soils and groundwater.	Construction phase	Ongoing during construction	Construction contractor		
WQ-6: The handling, storage, and disposal of contaminants will comply with all applicable federal, state, and local requirements.	Construction phase	Ongoing during construction	Construction contractor		
Noise					
N-1: In accordance with the provisions of the City of Diamond Bar Municipal Code, noise-generating construction activities (excluding activities where public or worker safety would be a concern) will be restricted to between the hours of 7:00 a.m. and 7:00 p.m., on weekdays and Saturdays. Noise-generating construction activities will be prohibited on Sundays and federal holidays.	Construction phase	Ongoing during construction	Construction contractor		
N-2: Construction equipment will be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds,	Construction phase	Ongoing during construction	Construction contractor		

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in accordance with manufacturers' recommendations. Equipment engine shrouds will be closed during equipment operation.					
N-3: When not in use, the idling of off-road equipment and haul trucks will be prohibited. Signs will be posted in the designated queuing areas and/or job sites to remind drivers and the idling prohibition.	Construction phase	Ongoing during construction	Construction contractor		
N-4: Staging and queuing areas will be located at the furthest distance possible from nearby residential land uses.	Design phase	Ongoing during construction	Construction contractor		
N-5: Truck haul routes will be located along roadways that would minimize potential impacts to nearby sensitive land uses.	Design phase	Ongoing during construction	Construction contractor		
N-6: Stationary equipment (e.g., generators and compressors) will be located at the furthest distance possible from nearby residential land uses.	Construction phase	Ongoing during construction	Construction contractor		
N-7: The construction contractor will post signage at the project area entrance that identifies the name and telephone number of a designated	Construction phase	Ongoing during construction	Construction contractor		

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individual(s) to be contacted regarding construction-related noise complaints.					
N-8: Written notices will be provided to land uses located within 100 feet of the project area in advance of construction-related activities. The written notices will be provided a minimum of one week in advance of scheduled construction activities. The written notices will include identification of anticipated construction schedules, designated construction haul truck routes, and the name and telephone number of a designated individual(s) to be contacted regarding construction-related noise complaints.	Construction phase	Ongoing during construction	SGVCOG		
MM-N-1: Temporary construction barriers will be installed when noise-generating activities occur within 100 feet of noise-sensitive land uses and outdoor activity areas. These areas include, but are not limited to, nearby residential dwellings, Ayres Suites Diamond Bar Hotel, Golf Course driving range, and Golf Course clubhouse. Barriers may consist of loaded vinyl noise curtains, wood, hay	Construction phase	Ongoing during construction	Construction contractor		

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bales, or materials of similar density and usage, and constructed to a minimum height of 6 feet above ground level. Barrier heights of 8 feet are recommended.					
Transportation					
TRANS-1: A construction staging plan will be developed to reduce impacts related to noise, dust, and other health hazards at neighboring properties.	Design phase	Ongoing during construction	SGVCOG		
Utilities and Service Systems					
UTS-1: The San Gabriel Valley Council of Governments will coordinate with service providers to ensure that there are no disruptions in utility services.	Design and construction phases	Ongoing during construction	SGVOG		