Table 1
West Parcel Solar Mitigation Monitoring Program
SCH 2002041161

First determine if each Mitigation Measure is required for the Project and assign the Responsible Party. Add comments if needed and retain the original MM Index. If desired, to simplify the Worksheet, delete the entire row for each Mitigation Measure that is not required. The Worksheet is retained permanently.
The Responsible Party must verify that each mitigation measure was completed; state when it was completed, and sign that it was completed. Section 15097 of the CEQA Guidelines lists the requirements for Mitigation Monitoring Programs.

Project Name:	West Parcel Solar
Date of Adoption of Project MMP:	August 9, 2017
Identification Number in 2012 Facility Master Plan:	Retail & Solar
Project Manager:	Leonard Ortiz
Initial Worksheet Prepared by:	Sid Lindmark, AICP
Date Worksheet Prepared:	July 27, 2017
Phone:	(909) 274-5496
E-Mail:	lortiz6@mtsac.edu

Mitigation Measures	Other Firms Agencies Involved	Date Completed	Responsible Party Signature	Comments
1. LAND USE				
LU-01. All future land uses on campus, building locations and square footage (ASF) shall be substantially consistent with the 2012 Facility Master Plan. Facilities Planning and Management shall ensure compliance.				ASF does not apply to ACE Project
LU-07. The District shall submit a grading plan to the City of Walnut for all projects subject to the Walnut Municipal Code Sections 6-5.5 and 6-5.6. The grading plan shall confirm to the requirements of the Walnut Municipal Code Section 6-5.3 and Appendix J Sections J101.7, J108 - J111 of Appendix J. To the extent there is any ambiguity as to scope, the WMC controls over Appendix J. The District shall comply with				

all requirements of an approved grading plan. Facilities Planning and Management shall ensure compliance. Projects that are exempt from City of Walnut local building, construction and land use controls will comply with City of Walnut grading ordinances regulating drainage improvements and requiring the review and approval of grading plans as these ordinances relate to the design and construction of onsite improvements which affect drainage, road conditions or grading,				
2. TRAFFIC/CIRCULATION				
TR-31. The District shall submit an application for a truck hauling plan prepared by a registered traffic engineer to the City of Walnut for all projects subject to the Walnut Municipal Code Sections 6-8. In general, WMC 6-8 addressed projects moving more than 5,000 cubic yards of earth on any public roadway. The District shall comply with all requirements of an approved truck hauling plan. Facilities Planning and Management shall ensure compliance.				
TR-32. Contractors shall submit traffic handling plans and other construction documents to Facilities Planning and Management prior to commencement of demolition or grading. The plans and documents shall comply with the *Work Area Traffic Control Handbook (WATCH)*. Facilities Planning and Management shall monitor compliance.				
TR-33. Demolition and construction contracts shall include plans for temporary sidewalk closure, pedestrian safety on adjacent sidewalks, vehicle and pedestrian safety along the project perimeter, and along construction equipment haul routes on campus. These plans shall be reviewed by the Public Safety				

Department and approved by Facilities Planning and Management. Facilities Planning and Management shall monitor compliance.				
TR-34. Demolition and construction contracts shall include plans for construction worker parking areas on campus. Facilities Planning and Management shall monitor compliance.				
TR-35. Each project site shall be adequately barricaded with temporary fencing to secure construction equipment, minimize trespassing, vandalism, short-cut attractions, and reduce hazards during demolition and construction. Facilities Planning and Management shall monitor compliance.				
TR-36. Construction contractors shall post a flag person at locations near a construction site during major truck hauling activities to protect pedestrians from conflicts with heavy equipment entering or leaving the project site. Facilities Planning and Management shall monitor compliance.				
TR-59. The Public Safety Department shall keep the Sheriff Department informed of anticipated major changes in circulation patterns, parking, and any special security needs related to campus construction and operation. Public Safety shall monitor compliance.				
TR-62. During the truck hauling period, the City of Walnut shall adjust the traffic signal timing at the Temple Avenue and Grand Avenue intersection from 9:00 am to 3:00 pm by laggings the WB Temple Avenue left-turn movement, posting a “No Right Turn on Red” sign for the eastbound Amar Road approach and adding MUTCD C44 (CA) “Trucks Entering Exiting” Sign along Grand Avenue at the north and south West Parcel driveways. The City of				

Walnut shall ensure compliance.				
3. AIR QUALITY				
AQ-01. All contractors shall comply with all feasible Best Available Control Measures (BACM) included in South Coast Air Quality Management District (SCAQMD) Rule 403**:** Fugitive Dust included in Table 1: Best Available Control Measures Applicable to All Construction Activity Sources. In addition, the project shall comply with at least one of the following Track-Out Control Options: (a) Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending at least 20 feet wide and 50 feet long, (b) Pave the surface extending at least 100 feet and a width of at least 20 feet wide, (c) Utilize a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle under carriages before vehicles exit the site, (d) Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site, (e) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified items (a) through (d) above. Individual BACM in Table 1 that are not applicable to the project or infeasible, based on additional new project information, may be omitted only if Facilities Planning and Management specifies in a				

written agreement with the applicant that specific BACM measures may be omitted. Any clarifications, additions, selections of alternative measures, or specificity required to implement the required BACM for the project shall be included in the written agreement. The written agreement shall be completed prior to demolition and/or grading for a project. Facilities Planning and Management shall include the written agreement within the Mitigation Monitoring Program for the project and Facilities Planning and Management shall ensure compliance.				
AQ-02. Project construction contracts shall prohibit vehicle and engine idling in excess of five (5) minutes and ensure that all off-road equipment is compliant with the CARB's in-use off-road diesel vehicle regulations and SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks, and all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher according to the adopted project start date requirements. A copy of each unit's certified tier specification, BACT documentation and CARB or SCAQMD operating permit shall be provided to the construction manager at the time of mobilization of each applicable unit of equipment. Facilities Planning and Management shall ensure compliance.				
AQ-03. During construction, contractors shall minimize offsite air quality impacts by implementing the following measures: (a) encourage car pooling for construction				

workers, (b) limit lane closures to off-peak travel periods, (c) park construction vehicles off traveled roadways, (d) encourage receipt of materials during non-peak traffic hours and (e) sandbag construction sites for erosion control. These requirements shall be included in construction contracts and implemented. Facilities Planning and Management shall monitor compliance.				
AQ-04. Truck deliveries and pickups shall be scheduled during off-peak hours whenever possible to alleviate traffic congestion and air quality emissions during peak hours. Facilities Planning and Management shall monitor compliance.				
AQ-05R. During project construction all off-road construction equipment shall be outfitted with BACT devices certified by CARB. Any emission control devices used by a contractor shall 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. A copy of each unit's certified tier specification, BACT documentation and CARB or SCAQQMD operating permit shall be provided by contractors before commencement of equipment use on campus. Facilities Planning and Management shall ensure compliance.				
AQ-06. Construction contracts shall specify that all diesel construction equipment used onsite shall use ultra-low sulfur diesel fuel. Facilities Planning and Management shall ensure compliance.				
AQ-07R. During grading and construction, fugitive dust from construction operations shall be reduced by watering at least twice daily using reclaimed water or chemical soil				

binder, where feasible, or water whenever substantial dust generation is evident. The project shall comply with Rule 403: Fugitive Dust (South Coast Air Quality Management District). Project contractors shall suspend grading operations, apply soil binders, and water the grading site when wind speeds (as instantaneous gusts) exceed 25 miles per hour. Traffic speeds on all unpaved graded surfaces shall not exceed 15 miles per hour. All grading operations shall be suspended during first and second stage smog alerts. All project contracts shall require project contractors to keep construction equipment engines tuned to ensure that air quality impacts generated by construction activities are minimized. Upon request, contractors shall submit equipment tuning logs to Facilities Planning and Management. Facilities Planning and Management shall ensure compliance.				
AQ-11. Construction equipment onsite for the West Parcel Solar project shall be limited to three scrapers, one loader, one dozer, and one compactor during the "Grading with Importation" phase. A limit of four scrapers, one dozer, and one compactor is required during the "Grading Alone" phase. Facilities Planning and Management shall ensure compliance.				
5. NOISE				
NO-01. All construction and general maintenance activities, except in emergencies or special circumstances, shall be limited to the hours of 7 am to 7 pm Monday-Saturday. Staging areas for construction shall be located away from existing offsite residences. All construction equipment shall use properly operating mufflers. These requirements shall				

be included in construction contracts and implemented. Facilities Planning and Management shall monitor compliance.				
6. GEOLOGY/SOILS				
MR-01. All recommendations in the final geotechnical report(s) for the shall be included in construction contracts and implemented. Facilities Planning and Management shall monitor compliance.				
MR-03. During construction grading and site preparation activities, the Contractor shall monitor all construction activities. In the event that cultural resources (i.e., prehistoric sites, historic sites, and/or isolated artifacts) are discovered, work shall be halted immediately within 50 feet of the discovery and the Contractor shall inform the Project Manager. A qualified archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in Archaeology shall be retained to analyze the significance of the discovery and recommend further appropriate measures to reduce further impacts on archaeological resources. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Facilities Planning and Management shall monitor compliance.				
CR-02. If, during the course of implementing the project, human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the Contractor shall inform the Project Manager, and the County Coroner must be notified according to Section 5097.98 of the PRC and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native				

American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. Facilities Planning and Management shall monitor compliance.				
MR-04. The geologist shall require contractors use one or more of the following mitigation measures to improve expansive soils at the site. The measures include: (1) Placement of 2 feet thick of non-expansive soil below finished sub-grade, (2) Pre-saturation of on-site compacted sub-grade soils to at approximate three (3) percent above optimum moisture content or (3) Lime treat the upper two (2) feet of the sub-grade soils. Facilities Planning and Management shall monitor compliance.				
7. HYDROLOGY/FLOODING				
HYD-03. All drainage improvements shall be consistent with the *Master Campus Drainage Plan*. All recommendations of the approved final drainage plan(s) shall be included in construction contracts and implemented. Facilities Planning and Management shall monitor compliance.				
9. BIOLOGICAL RESOURCES				
BIO-01. New permanent lighting standards in Parking Lot M and Lot W immediately adjacent to sensitive biological habitat areas (i.e. Wildlife Sanctuary/Open Space Zone) shall not exceed 0.2 foot- candles at five (5) feet outside of the parking lot boundary. Facilities Planning and Management shall ensure compliance.				

BIO-02. Pre-construction burrowing owl (BUOW) surveys will be conducted to ensure no construction related impacts occur to this sensitive species. A pre-construction survey for BUOW shall be completed for construction areas with suitable habitat for the BUOW Owl (e.g. Irrigation Well site, the Detention Basin site, and the Fire Training Academy site). If clearing, grading, or construction is planned to occur during the BUOW breeding season (February 1 through August 31), pre-construction surveys should be conducted in the construction area and in appropriate habitat within 500 feet of the construction area. A pre-construction nest/owl survey should be completed for each project or work area within 14 days of the start of construction. Multiple pre-construction surveys may be required because the start of specific projects may be separated in time by months or years. If there are no nesting owls, within each area, development would be allowed to proceed. If BUOW are observed, impacts shall be avoided according to the Staff Report on Burrowing Owl Mitigation (CDFW 2012). All recommendations of the final studies shall be implemented. Facilities Planning and Management shall ensure compliance.				Applies east of Grand in HMP
BIO-03. Prior to grading within areas of Venturan Coastal Sage Scrub, the college shall identify replacement 2:1 acreage. Replacement habitat shall be installed prior to project completion. Planning and Facilities Management shall ensure compliance.				
BIO-04. Prior to grading within areas of non-native grassland, the college shall identify replacement 0.5:1 acreage habitat.				

Replacement habitat shall be completed prior to project completion. Planning and Facilities Management shall ensure compliance.				
BIO-06. Prior to removal of any trees on campus in or near construction areas of the project site during March - May, a qualified biologist shall survey the trees for active nesting sites of migratory birds. (See BIO -17 for raptors) If migratory birds are observed nesting in the trees, development within 300 feet must be postponed either until all nesting has ceased, or until construction is moved far away enough so that the activity does not impact the birds. Facilities Planning and Management shall monitor compliance.				
BIO-08. Permanent development adjacent to any future wetland mitigation areas shall incorporate a 25-foot buffer during final project design. If un-vegetated, the buffer shall be planted with non- invasive species that are compatible with the adjacent wetland mitigation area habitat. A qualified biologist shall review the final landscape plans for the buffer area to conform that no species on the California Invasive Plan Council (Cal-IPC) list are present in the plan. Facilities Planning and Management shall monitor compliance.				Could apply to HMP east of Grand
BIO-09. The limits of construction for projects adjacent to sensitive habitats should be delineated with silt fencing/fiber rolls and orange construction fencing. A qualified biologist should attend a pre-construction meeting to inform construction crews about the sensitivity of any adjacent habitat. A qualified biologist should also inspect the fencing upon installation and monitor clearing and grading of (and near) native habitat to prevent unauthorized impacts. Facilities				

Planning and Management shall monitor compliance.				
BIO-11. A 25-foot buffer shall be incorporated into the project design for the Fire Training Academy to protect future wetland mitigation areas along Snow Creek. A qualified biologist shall also review the draft landscape plans for the buffer area to confirm that no species on the Cal-IPC list would be present during plan implementation. Facilities Planning and Management shall ensure compliance.				
BIO-13. Construction noise adjacent to existing coastal sage scrub habitat within the West Parcel and on MSAC Hill that is retained (i.e. not graded) will be minimized whenever feasible by avoiding construction grading during the prime nesting season. Facilities Planning and Management shall monitor compliance.				
BIO-14. Project construction activities shall comply with all requirements included in the Noise Planning for Mt. San Antonio College West Parcel Solar Project, Helix Environmental Planning, June 7, 2016. Facilities Planning and Management shall ensure compliance.				
BIO-15. Project construction activities shall comply with all requirements included in the Section 401, 404 permits and the 1603 Agreement for the West Parcel Solar Project. Facilities Planning and Management shall ensure compliance.				
BIO-16. Erosion control seed mixes and landscape plans for the projects should be reviewed by a qualified biologist prior to final approval to ensure that no species on the California Invasive Plant Council (Cal-IPC) list of problem species would be incorporated into the plan(s). Facilities Planning and				

Management shall monitor compliance.				
BIO-17. Raptors may be impacted during construction activities by nest disruption, habitat loss or noise. A pre-construction survey shall be conducted within 14 days of the start of construction. If clearing, grading, or construction will occur from Feb 1 – July 31, pre-construction surveys shall be conducted in the construction area and in appropriate nesting habitat within 500 feet of the construction area. Multiple pre-construction surveys may be required if the start of specific projects is separated in time by months or years. If there are no nesting raptors within each area, development is allowed to proceed. However, if raptors are observed nesting within the area and within sight and sound of the work, development within 300 feet shall be postponed either until all nesting has ceased, until after the breeding season, or until construction is moved far enough away so the activity does not impact the birds. An exception to this would be any raptor nests east of North Grand Avenue. North Grand Avenue is a four-lane road with a landscaped median. Any nests east of the road would likely be habituated to activity from this busy road and unaffected by construction on the West Parcel. Facilities Planning and Management shall monitor compliance.				
BIO-18. Impacts to coastal cactus wren habitat should be mitigated at 2:1 ratio. That is, for each acre of cacti dominated coastal sage scrub impacted, 2 acres should be created and/or preserved. Facilities Planning and Management shall monitor compliance.				
BIO-19. Construction activities known to generate noise levels capable of disrupting				

breeding coastal California gnatcatchers birds will be restricted to the non-breeding season (September 1 to February 14). Facilities Planning and Management shall monitor compliance.				
BIO-20. All construction lighting and new campus lighting that is adjacent to sensitive habitat areas should be of low illumination and be shielded and directed downwards and away from adjacent native habitat. Facilities Planning and Management shall monitor compliance.				
BIO-21. The Planting Plan, EPT Design (Sheet L3.01), January 15, 2015 or an update shall be implemented for the West Parcel project. Facilities Planning and Management shall ensure compliance.				
BIO-22. Because Mt. SAC is not enrolled as a participant in the NCCP, the District cannot rely on a habitat loss permit under Section 4(d) of the federal ESA. Since there is not an existing Habitat Conservation Plan (HCP) for the project site, the "take" of a listed species requires an approved application to the USFWS for issuance of a Section 10 (a) Permit for "incidental" take of endangered or threatened species (with preparation of an HCP). Facilities Planning and Management shall ensure compliance.				
12. AESTHETICS				
AES-02. All new construction contracts shall implement those provisions of the *Landscape Plan* applicable to their projects. Facilities Planning and Management shall monitor compliance.				Project has its own Landscape Plan (BIO-21)

13. SHERIFF				
TR-59. The Public Safety Department shall keep the Sheriff Department informed of anticipated major changes in circulation patterns and parking, and any special security needs related to campus construction and operation. Public Safety shall monitor compliance.				
15. WATER				
SS-03. The college shall obtain permit(s) and water commitments required by the Three Valleys Municipal Water District for water service for all projects. These requirements shall be included in construction contracts. TVMWD has requested advance notification whenever demand may increase by more than 50 percent so future planning may be completed. Facilities Planning and Management shall monitor compliance.				
17. PUBLIC UTILITIES				
SS-06. For each project, the college shall obtain all approval(s) required by Southern California Edison for electrical service. These requirements shall be included in construction contracts for each project. Facilities Planning and Management shall monitor compliance.				
Source: Facilities Planning and Management, July 27, 2017				