



WHITTIER BOULEVARD BUSINESS CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

IMPACT SUMMARY	MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.1 Cultural Resources					
<p><u>Threshold a: Significant Direct and Cumulatively-Considerable Impact.</u> The Project Site is eligible for listing on the NRHP/CRHR under Criterion A/1, and as a City of Whittier local historic landmark under Criterion E of Section 18.84.050 of the Whittier Municipal Code, for associative value to post WWII manufacturing and distribution activities. The proposed demolition of the Project Site's existing physical features represents a significant direct and cumulatively-considerable impact to known historical resources having associative value as defined in CEQA Guidelines Section 15064.5.</p>	<p>MM 4.1-1: Prior to the issuance of a demolition permit, a qualified historic preservation consultant that meets the U.S. Secretary of the Interior's Professional Qualifications Standards shall be retained by the Project Applicant and shall prepare a detailed written history of the Project Site. The report shall include the following elements, and when complete, the report shall be distributed to the City of Whittier Planning Division, the Whittier Public Library, the Whittier Historical Society and Museum, the Los Angeles Public Library, and the South Central Coastal Information Center at CSU, Fullerton.</p> <ul style="list-style-type: none"> a) digital photography of the property, b) as-built site plans/drawings of the property, c) historic photos and maps of the property, d) oral interviews with former employees, if they can be identified, and e) an exhaustive history of the Ekco Products Company use of the property. 	<p>Professional Cultural Resource Specialist retained by Project Applicant</p>	<p>City of Whittier Community Development Department Planning Division</p>	<p>Prior to Demolition</p>	<p>Significant Direct and Cumulatively-Considerable Impact</p>
	<p>MM 4.1-2: As part of the Project's construction, a durable, legible, weather-proof interpretive sign or plaque shall be placed near the primary building entry in an area easily accessible to visitors, that displays a historic photograph or image of the Ekco Products Company buildings on the Project Site, and a brief description of the company's historic association with the Project Site and post WWII manufacturing and distribution.</p>	<p>Professional Cultural Resource Specialist retained by Project Applicant</p>	<p>City of Whittier Community Development Department Planning Division</p>	<p>Prior to Demolition</p>	
<p><u>Threshold b: Significant Direct and Cumulatively-Considerable Impact.</u> The</p>	<p>MM 4.1-3: Prior to construction and as needed throughout the construction period involving ground-</p>	<p>Professional Cultural Resource Specialist</p>	<p>City of Whittier</p>	<p>Prior to the issuance of a grading permit or any</p>	<p>Less-than Significant Impact with Mitigation</p>



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<p>Project would not impact any known archaeological sites and would not cause a substantial adverse change in the significance of any known archaeological resources pursuant to CEQA Guidelines Section 15064.5. However, there is a possibility that subsurface archaeological resources may be present beneath the Project Site, unearthed during Project construction, and impacted. Therefore, the potential for Project impacts to archaeological resources that may be discovered during the Project's construction would be significant prior to mitigation.</p>	<p>disturbing construction activities, a construction worker cultural awareness training program shall be provided to all new construction workers within one week of employment at the Project Site. The training shall be prepared and conducted by a qualified cultural resources specialist. Workers attending the training shall sign a form that shall be kept by the Project Applicant and made available to the City of Whittier upon request.</p>	<p>retained by Project Applicant</p>	<p>Community Development Department Planning Division and Building & Safety Division</p> <p>Public Works Department</p>	<p>permit that authorizes ground disturbance</p>	<p>Incorporated</p>
	<p>MM 4.1-4: If suspected historical or archaeological resources are encountered during ground disturbance activities, the construction contractor(s) shall be required by their contract to immediately cease work within 100 feet of the find and have the area cordoned off until a qualified cultural resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required. If cultural resources are discovered that may have relevance to Native Americans, the specialist or Project Applicant must provide written notice to the City of Whittier Planning Division, Gabrieleño Indian Tribe, Native American Heritage Commission, and any other appropriate individuals, agencies, and/or groups as determined by the specialist in consultation with the City of Whittier to receive input regarding treatment and disposition of the resource, which may include avoidance, testing, and/or excavation to prevent destruction of the resource and/or to allow documentation of the resource for research potential. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's South</p>	<p>Construction Contractors and Professional Cultural Resource Specialist retained by Project Applicant</p>	<p>City of Whittier</p> <p>Community Development Department Planning Division and Building & Safety Division</p> <p>Public Works Department</p>	<p>If suspected cultural resources are encountered</p>	



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	<p>Central Information Center at California State University Fullerton.</p> <p>MM 4.1-5: During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(c) shall guide Native American consultation. Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code Section 6254 (r).</p>	Construction Contractors	County Coroner	If human remains are discovered	
<p><u>Threshold c: Less-than-Significant Impact.</u> In the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 <i>et seq.</i> Mandatory compliance with State law</p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact



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would ensure that any discovered human remains are appropriately treated and would preclude the potential for significant impacts.					
4.2 Geology and Soils					
<u>Threshold a: Less-than-Significant Impact.</u> Implementation of the Project would not expose people or structures to direct or indirect adverse effects related to liquefaction or fault rupture. The Project Site is subject to seismic ground shaking associated with earthquakes; however, mandatory compliance with local and State regulatory requirements and building codes would ensure that potential hazards related to seismic ground shaking are reduced to less than significant levels.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold b: Less-than-Significant Impact.</u> Implementation of the Project would not result in substantial soil erosion or loss of topsoil. The Project Applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit, comply with SCAQMD Rule 403, and adhere to a Storm Water Pollution Prevention Plan (SWPPP) during construction activities. Following completion of redevelopment, the Project's owner or operator would be required to comply with the requirements outlined in the Project's Low Impact Development (LID) report.	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold c: Less-than-Significant Impact.</u> There is no potential for the Project's construction or operation to	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact



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<p>cause, or be impacted by, on- or off-site landslides or lateral spreading, subsidence, liquefaction, or collapse. Potential hazards associated with unstable soils would be precluded through mandatory adherence to the recommendations contained in the site-specific geotechnical report during Project construction.</p>					
<p><u>Threshold d: Significant Direct Impact.</u> Expansive soils are present beneath the Project Site, which have the potential to result in environmental effects if not adequately addressed during the Project's construction.</p>	<p>MM 4.2-1: As a condition of the Project's grading permit and shell building permit and prior to the approval of landscaping and irrigation plans, the City shall assure that construction activities adhere to recommendations given a site-specific geotechnical report prepared by NorCal Engineering titled "Geotechnical Engineering Investigation 12352 Whittier Boulevard Whittier, California," and dated April 2, 2021, including its attached expansive soil guidelines. Requirements to address expansive soils include but are not limited to the following:</p> <ul style="list-style-type: none"> a. Soils underlying the building slab shall be 6 to 12 inches of non-expansive soils, with pre-saturation of underlying clayey soils required. b. The building slab shall have a thickened edge of six inches or thicker to assist in keeping excessive moisture from entering directly beneath the concrete. c. Drainage shall be directed away from the building and pavement to prevent excessive wetting of expansive soils. d. Planting schemes and irrigation plans shall be designed to strictly control irrigation around the building foundation and slab to maintain a relatively uniform moisture content in soils. 	Project Applicant	City of Whittier Community Development Department Planning Division and Building & Safety Division Public Works Department	Prior to the approval of landscaping and irrigation plans Prior to the issuance of a shell building permit Prior to issuance of a grading permit	Less-than-Significant Impact with Mitigation Incorporated
<p><u>Threshold e: No Impact.</u> No septic tanks or alternative wastewater disposal</p>	No mitigation is required.	N/A	N/A	N/A	No Impact



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<p>systems are proposed to be installed on the Project Site. Accordingly, no impact would occur associated with soil compatibility for wastewater disposal systems.</p>					
<p>Threshold f: <u>Significant Direct and Cumulatively-Considerable Impact</u>. The Project would not impact any known paleontological resource or geological feature. However, soil remediation and construction activities that extend below six feet in depth have a remote potential to encounter buried paleontological resources. As such, there is a potential that paleontological resources may be impacted during Project construction activities.</p>	<p>MM 4.2-2: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Whittier Planning Division that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.</p>	<p>Project Applicant; Project Paleontologist</p>	<p>City of Whittier Community Development Department Planning Division</p>	<p>Prior to the issuance of a grading permit</p>	<p>Less-than-Significant Impact with Mitigation Incorporated</p>
	<p>MM 4.2-3: The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed late Pleistocene old alluvium soils at depths 10 or more feet below the existing ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by paleontological personnel to have a low potential to contain or yield fossil resources.</p>	<p>Project Applicant; Project Paleontologist</p>	<p>City of Whittier Community Development Department Planning Division Public Works Department</p>	<p>Prior to the issuance of a grading permit</p>	
	<p>MM 4.2-4: Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to</p>	<p>Project Applicant; Project Paleontologist</p>	<p>City of Whittier</p>	<p>Prior to the final grading permit inspection</p>	



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	<p>recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Natural History Museum in Los Angeles, California, shall be required for discoveries of significance as determined by the paleontological monitor.</p> <p>MM 4.2-5: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Whittier Planning Division prior to final building inspection.</p>	<p>Project Applicant; Project Paleontologist</p>	<p>Community Development Department Planning Division</p> <p>City of Whittier Community Development Department Planning Division</p>	<p>Prior to final building inspection</p>	
<p>4.3 Greenhouse Gas Emissions</p>					
<p><u>Threshold a: Cumulatively Considerable Impact.</u> The Project would exceed the SCAQMD significance threshold of 3,000 MTCO₂e per year. As such, the Project would generate substantial, cumulatively-considerable GHG emissions that may have a significant impact on the environment.</p>	<p>The Project would be required to implement design measures to maximize energy efficiency and reduce GHG emissions as required by State law (for example, the use of energy efficient appliances as required by the CBSC) and by local regulations. Although mandatory compliance with applicable State and local regulations would reduce Project-related GHG emissions, these requirements would not substantially reduce Project mobile source GHG emissions (i.e., emissions from construction equipment, passenger cars, and heavy-duty trucks), which comprise approximately 58 percent of all Project-related GHG emissions. Compliance with Title 24 of the California Green Building Code already serves to reduce area-source GHG emissions to the maximum feasible extent. As advancements in vehicle technology progress, it is expected that a higher percentage of vehicles including trucks will be</p>				<p>Significant Unavoidable Cumulatively-Considerable Impact</p>



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	<p>electric-powered than occurs today. However, until vehicle technology advances and electric trucks are more commonly commercially available with enough power to haul heavy loads over long distances, it is reasonable to assume that the truck fleet that will access the Project Site will be diesel-powered. Mobile source GHG emissions are regulated by State and federal fuel standards and tailpipe emissions standards and are outside of the control and authority of the City, the Project Applicant, and future Project occupants. CEQA Guidelines Section 15091 provides that mitigation measures must be within the responsibility and jurisdiction of the Lead Agency (i.e., City) in order to be implemented. The following mitigation measures have been identified that are feasible for the City to enforce.</p> <p>MM 4.3-1:Construction contractors shall assure that: a) construction equipment greater than 150 horsepower achieves or is equivalent to or better than Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emissions standards, or Tier 3 standards if Tier 4 equipment is not available at the time of construction; and b) construction equipment over 50 horsepower is fitted with best available control technology (BACT) devices, if technically feasible and if the BACT devices can be reasonably acquired by the contractor. These requirements shall be specified in bid documents issued to prospective contractors. Prior to grading and building permit issuance, the construction contractor(s) shall submit an equipment list to the City of Whittier confirming that the equipment used is compliant. The contractor(s) also shall keep a copy of equipment list, with CARB tier levels noted, BACT devices noted, and any required CARB or SCAQMD operating permits required, on</p>	<p>Project Applicant; Construction Contractor</p>	<p>City of Whittier Community Development Department Building & Safety Division Public Works Department</p>	<p>Prior to issuance of a building permit and during construction Prior to issuance of a grading permit and during construction</p>	



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	<p>the construction site in a location available for the City or City designee for inspection upon request.</p> <p>MM 4.3-2: The Project site owner and all successors in interest shall stipulate in building sale and lease agreements that all indoor and outdoor forklifts and all outdoor cargo-handling equipment (e.g., yard trucks, hostlers, yard goats, pallet jacks, forklifts) are recommended to be powered by electric or other zero-emission technology. An appropriate number of charging stations for electric equipment shall be accommodated on the site, as determined by the City of Whittier through the building permit plan check process.</p> <p>MM 4.3-3:In order to promote alternative fuels, and help support lower air pollutants associated with truck fleets, the developer/successor-in-interest shall provide building occupants with information related to SCAQMD’s Carl Moyer Program, or other such programs that promote truck retrofits or “clean” vehicles and information including, but not limited to, the health effect of diesel particulates and benefits of reduced idling time. The building tenant(s) shall be notified about 1) grant programs for diesel-fueled vehicle engine retrofit and/or replacement; 2) access to alternative fueling and charging stations proximate to the site that supply electric charging infrastructure or compressed natural gas; and 3) the United States Environmental Protection Agency’s SmartWay program. The City shall be provided with a copy of the transmitted information, for verification, as a condition of building occupancy permits.</p> <p>MM 4.3-4:The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be</p>	<p>Project Applicant</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>City of Whittier Community Development Department Building & Safety Division</p> <p>City of Whittier Community Development Department Planning Division</p> <p>City of Whittier Community</p>	<p>Prior to issuance of a building permit</p> <p>Prior to issuance of a certificate of occupancy</p> <p>Prior to issuance of a building permit</p>	



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	<p>provided. In addition, and to facilitate the possible future installation of infrastructure that would charge the batteries that power the motors of electric-powered trucks, the following shall be installed:</p> <p>a. At shell building permit, an oversized electrical room(s) and/or exterior area(s) of the site shall be designated where future electrical panels would be located for the purpose of supplying power to on-site charging facilities for electric powered trucks. Conduit shall be installed from this designated area where the panel would be located to the on-site location where the charging facilities would be located where electric-powered trucks would park and connect to charging facilities to charge the batteries that power the motors of the electric-powered trucks.</p> <p>MM 4.3-5: Prior to the issuance of a shell building permit and tenant improvement building permits, the City shall verify that none of the building's storage space will be refrigerated.</p> <p>MM 4.3-6: Project construction contractors shall maintain records of all off-road diesel construction equipment associated with Project construction to document that off-road diesel construction equipment used meets emission standards. Records shall be kept on-site for the duration of construction activities and shall be made available for periodic inspection by City of Whittier staff or their designee.</p>	<p>Project Applicant</p> <p>Project Applicant; Construction Contractor</p>	<p>Development Department Building & Safety Division</p> <p>City of Whittier</p> <p>Community Development Department Building & Safety Division</p> <p>City of Whittier</p> <p>Community Development Department Building & Safety Division</p> <p>Public Works</p>	<p>Prior to issuance of a building permit</p> <p>Prior to issuance of a building permit and during construction</p> <p>Prior to issuance of a</p>	



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	<p>MM 4.3-7: If electric or non-diesel off-road trucks and construction support equipment, including but not limited to hand tools, forklifts, aerial lifts, materials lifts, hoists, pressure washers, plate compactors, and air compressors are available in the construction contractor's equipment fleet and can fulfill the Project's construction requirements during the building construction, paving, and architectural coating phases of Project construction, such equipment shall be used during Project construction. This requirement shall be noted on plans submitted for grading and building permit issuance.</p> <p>MM 4.3-8: Plans submitted for grading permit issuance and building permit issuance shall specify a designated area of the construction site where electric or non-diesel vehicles, equipment, and tools can be fueled or charged. The provision of temporary electric infrastructure for such purpose shall be approved by the utility provider, Southern California Edison (SCE). If SCE will not approve the installation of temporary power for this purpose, the establishment of a temporary electric charging area will not be required. If electric equipment will not be used on the construction site because the construction contractor(s) does not have such equipment in its fleet, the establishment of a temporary electric charging area also will not be required. If electric powered equipment is in the contractor(s) equipment fleet, and SCE approval is secured, the temporary charging location is required to be established upon issuance of grading permits and building permits.</p> <p>MM 4.3-9: Legible, durable, weather-proof signs</p>	<p>Project Applicant; Construction Contractor</p> <p>Project Applicant; Construction Contractor</p> <p>Project Applicant</p>	<p>Department</p> <p>City of Whittier</p> <p>Community Development Department Building & Safety Division</p> <p>Public Works Department</p> <p>City of Whittier</p> <p>Community Development Department Building & Safety Division</p> <p>Public Works Department</p> <p>City of Whittier</p>	<p>grading permit and during construction</p> <p>Prior to issuance of a building permit and during construction</p> <p>Prior to issuance of a grading permit and during construction</p> <p>Prior to issuance of a building permit and during construction</p> <p>Prior to issuance of a grading permit and during construction</p> <p>Prior to issuance of a</p>	



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	<p>shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable CARB anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.</p> <p>MM 4.3-10: During construction activities, the City shall conduct periodic inspections to verify compliance with construction-related mitigation measures pursuant to the Mitigation Monitoring and Reporting Program.</p>	Project Applicant; Construction Contractor	<p>Community Development Department Building & Safety Division</p> <p>City of Whittier</p> <p>Community Development Department Planning Division and Building & Safety Division</p>	<p>certificate of occupancy</p> <p>During construction</p>	
<p>Threshold b: <u>Less-than-Significant Impact</u>. The Project would be consistent with or otherwise would not conflict with, applicable regulations, policies, plans, and policy goals that would further reduce GHG emissions.</p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p>4.4 Hazards and Hazardous Materials</p>					
<p>Threshold a and b: <u>Significant Direct Impact</u>. Based on the results of the Project's Phase I ESA and Soil/Vapor Investigation, the Project Site is associated with RECs. As such, the Project has the potential to create a significant hazard to the public or the</p>	<p>MM 4.4-1: As conditions of the Project's demolition permit and grading permit, the City of Whittier shall require compliance with the Project's Soil Management Plan (<i>Technical Appendix E2</i> to this EIR) prepared by HMC, titled "Soil Management Plan Former Leggett & Platt Facility, 12352 Whittier Boulevard, Whittier, California 90602," and dated</p>	Construction Contractors	<p>City of Whittier</p> <p>Community Development Department Building & Safety Division</p>	<p>Prior to issuance of a demolition permit</p>	<p>Less-than-Significant Impact with Mitigation Incorporated</p>



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<p>environment during demolition and construction activities due to existing site contamination and due to the likely presence of asbestos-containing materials within the existing buildings on-site.</p>	<p>January 13, 2023, or the most recent version thereof published at the time of permit issuance and approved by the Los Angeles Regional Water Quality Control Board (LARWQCB). If there are any discrepancies among mitigation measures provided in this EIR and the Soil Management Plan, the requirements of the Soil Management Plan approved by the LARWQCB shall prevail. As part of the grading efforts, South Coast Air Quality Management District (SCAQMD) Rules 1166 (VOCs) and 1466 (Metals) also shall apply.</p>		<p>Public Works Department</p>	<p>Prior to issuance of a grading permit</p>	
	<p>MM 4.4-2: Locations of reported or suspected subsurface features shall be noted on demolition plans and grading plans. As a condition of demolition permits and grading permits, initial ground disturbance in areas of known former manufacturing features such as clarifiers, sumps, and drainage channels shall consist of trenching with small equipment such as backhoes in an attempt to locate the reported buried features. If features are discovered, they shall be handled and disposed of in accordance with all applicable regulatory requirements. Mass grading activities may proceed when the initial trenching investigations are complete.</p>	<p>Construction Contractors</p>	<p>City of Whittier Community Development Department Building & Safety Division Public Works Department</p>	<p>Prior to issuance of a demolition permit Prior to issuance of a grading permit</p>	
	<p>MM 4.4-3: Prior to the issuance of a demolition permit and grading permit, the Project Applicant shall provide evidence to the City of Whittier Community Development Department that qualified hazardous materials professionals (at minimum, an Environmental Program Manager (ECM) and an Environmental Field Coordinator (EFC)) have been retained to oversee implementation of the Soil Management Plan.</p>	<p>Project Applicant; Construction Contractors</p>	<p>City of Whittier Community Development Department Building & Safety Division Public Works Department</p>	<p>Prior to the issuance of a demolition permit Prior to the issuance of a grading permit</p>	



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	<p>MM 4.4-4: The ECM shall be required to provide health and safety training to the demolition and grading contractors and other site workers involved in ground-disturbing construction activities who may be in contact with hazardous materials or contaminated soils. The training shall occur not less than 30 days before the construction contractors begin work on the site. Verification of the training and a list of the individuals attending the training shall be kept in the records of the Project Applicant and made available for City review upon request.</p>	Construction Contractors	City of Whittier Community Development Department Building & Safety Division Public Works Department	Prior to ground disturbing activities	
	<p>MM 4.4-5: As a condition of the Project’s grading permit, the EFC shall be required to monitor soil excavation and grading operations and ensure implementation of the following protocols. These protocols shall be conditions of the Project’s grading permit and shall be followed during all grading activities and cover both known and, if encountered, unanticipated environmental conditions.</p> <p>a) During grading, the EFC shall be on the Site to assist the contractor in segregating impacted soil from non-impacted soil and assisting in the selection of potential disposal options should impacted soil be encountered.</p> <p>b) The EFC shall conduct periodic soil sampling during grading. There are three types of testing that may be required. It is anticipated that most of the soil will remain on the Site during grading with nominal import or export required, if any.</p> <ul style="list-style-type: none"> • Soil for Off Site Disposal: Samples shall be collected and analyzed as required by 	Construction Contractors	City of Whittier Public Works Department	During construction	



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	<p>the receiving facility to develop an approved "soil profile" for disposal purposes.</p> <ul style="list-style-type: none">• Imported Fill: Any imported fill brought to the Site shall be tested in accordance with the procedures presented in the Soil Management Plan.• Soil to be Reused On-Site: Excess soil that is placed in stockpiles for potential reuse on the Site shall be sampled and evaluated for reuse in accordance with the methodologies presented in US EPA SW-846, guidance presented by the Bay Area RWQCB (2006) and comments from the LARWQCB as described in the Soil Management Plan. <p>c) Contractors shall notify the EFC if any odorous or discolored soil is encountered. Procedures to be followed if odorous or discolored soil is encountered are provided in the Soil Management Plan.</p> <p>d) Soil to be stockpiled from areas known to be impacted or soil that is potentially impacted based on field observations shall be segregated from other soils, placed on plastic sheeting, and covered at the end of each workday. Stockpiled soil awaiting characterization shall be treated as impacted soil until results are obtained. Daily cover, dust control, and storm water management shall be provided.</p> <p>e) Track out of soil or other materials from the construction site prohibited. Soil or other materials adhered to vehicles shall be removed via brushing or washing before exiting the Site.</p>				



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	<p>If water is used for washing; it shall be collected and contained on the Site. Sampling of the water may be needed prior to disposal in compliance with any sewer discharge permit(s). Sampling and compliance shall be the responsibility of the contractor.</p> <p>MM 4.4-6: Prior to the issuance of a demolition permit that entails ground disturbance and prior to issuance of a grading permit, a VOC-Impacted Soil Mitigation Plan shall be prepared and approved by the SCAQMD Executive Officer and shall be kept on the Site during the entire excavation period. As a condition of the Project’s demolition permit and grading permit, soil movement shall require air quality monitoring by an EFC or other qualified hazardous materials professional in accordance with SCAQMD Rule 1166. Monitoring for the presence of “VOC-Contaminated” soil as that term is defined by the SCAQMD and implementing the VOC-Impacted Soil Mitigation Plan approved by the SCAQMD Executive Officer shall be required if VOC-impacted soil is encountered during grading and excavation work. The following vapor or odor mitigation measures shall be implemented if real-time air monitoring exceeds an action level or if odors are encountered that requires mitigation from a health and safety perspective:</p> <ul style="list-style-type: none"> a) Cover subject soil with clean soil or plastic sheeting; b) Reduce the pace of work; c) Reduce size of area being excavated; and/or d) Apply vapor suppression. <p>Construction procedures or vapor/odor control measures may be altered based on observations of the</p>	<p>Construction Contractors</p>	<p>City of Whittier</p> <p>Community Development Department Building & Safety Division</p> <p>Public Works Department</p>	<p>Prior to issuance of a demolition permit</p> <p>Prior to issuance of a grading permit</p>	



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	effectiveness of such measures. Work must stop until such measures are improved or additional or more effective measures are employed. Additional air monitoring may be conducted to confirm the effectiveness of emission reduction activities.				
	<p>MM 4.4-7: As a condition of the Project’s building permit, a vapor mitigation system shall be installed beneath the building to attenuate the presence of VOCs within soil gas as required by SCAQMD Rule 1166 (VOCs). The required vapor mitigation system shall be depicted on the building plans and shall be in place prior to issuance of the first occupancy permit.</p>	Construction Contractors	City of Whittier Community Development Department Building & Safety Division	During construction	
	<p>MM 4.4-8: At the completion of grading, a report shall be prepared which shall provide a summary of the work conducted, results of soil sampling, monitoring results, laboratory results, and manifests used to dispose of soil from the Project site, if any. Prior to final grading inspection, the Project Applicant shall provide evidence to the City of Whittier Public Works Department demonstrating that the requirements of the Soil Management Plan have been completed to the satisfaction of the LARWQCB.</p>	Construction Contractors	City of Whittier Public Works Department	At completion of grading	
<p><u>Threshold c: No Impact.</u> The Project Site is not located within one-quarter mile of any existing or planned school sites and therefore has no potential to emit or handle hazardous materials within one-quarter mile of a school.</p>	No mitigation is required.	N/A	N/A	N/A	No Impact
<p><u>Threshold d: No Impact.</u> The Project Site is not located on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p>	No mitigation is required.	N/A	N/A	N/A	No Impact
<p><u>Threshold e: Less-than-Significant</u></p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant



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<p><u>Impact.</u> The Project Site is not within an airport land use plan or within two miles of a public use airport. The nearest public use airport is the San Gabriel Valley Airport in El Monte, located approximately 7.3 miles northwest of the Project Site. Therefore, the proposed Project would not result in a safety or noise hazard for people working at the Project Site.</p>					Impact
<p><u>Threshold f: Less-than-Significant Impact.</u> The Project Site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, adequate emergency vehicle access is required to be provided. Accordingly, implementation of the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.</p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Threshold g: No Impact.</u> The Project Site is not located in close proximity to wildlands or areas with high fire hazards. Thus, the Project would not expose people or structures to a significant wildfire risk.</p>	No mitigation is required.	N/A	N/A	N/A	No Impact
4.5 Noise					
<p><u>Threshold a: Less-than-Significant Impact.</u> The Project would generate short-term construction and long-term operational noise but would not generate noise levels that exceed the standards established by the Envision Whittier General Plan or Municipal Code.</p>	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact



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<p><u>Threshold b: Significant Direct Impact.</u> The Project's construction and operational activities would not result in a perceptible groundborne vibration or noise but the Project's construction has the potential to cause vibratory structural damage if large construction equipment operates within 25 feet of off-site structures.</p>	<p>MM 4.5-1: As a condition of the Project's demolition permit, grading permit, and building permit, the following best management practices shall be required. These items shall be noted on construction plans prior to City approval and construction contractors shall allow periodic inspection by the City or its designee to confirm compliance.</p> <ul style="list-style-type: none"> a) Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturer standards. b) All stationary construction equipment shall be placed so that emitted noise is directed away from the noise sensitive receptors nearest the construction site. c) Equipment shall be shut off and not left to idle when not in use. d) Equipment staging areas shall be located to the southeastern or northeastern corners of the site or in another location of the site approved by the City of Whittier Public Works Department that creates the greatest distance between construction-related noise/vibration sources and residential homes located to the west. e) Jackhammers, pneumatic equipment, and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors. f) Music or sound amplification shall be prohibited. g) Haul truck deliveries shall be limited to the same 	<p>Project Applicant; Construction Contractors</p>	<p>City of Whittier</p> <p>Community Development Department Building & Safety Division</p> <p>Public Works Department</p>	<p>During demolition and building construction</p> <p>During demolition and grading</p>	<p>Less-than-Significant Impact with Mitigation Incorporated</p>



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	<p>hours specified for construction and shall not occur at night unless approved by the City of Whittier.</p> <p>MM 4.5-2: As a condition of the Project's grading permit, the use of large vibratory rollers, large bulldozers, or other similar vibratory equipment shall not be permitted within 25 feet of existing off-site occupied structures unless evidence is provided to the City of Whittier from a qualified professional that vibration levels at the off-site structures will be maintained below 0.25 PPV.</p>	Project Applicant; Construction Contractors	City of Whittier Public Works Department	During grading	
<p><u>Threshold c: No Impact.</u> The Project Site is not located within an area exposed to high levels of noise from the San Gabriel Valley Airport. As such, the Project would not expose people to excessive noise levels associated with a public airport or public use airport.</p>	No mitigation is required.	N/A	N/A	N/A	No Impact
4.6 Tribal Cultural Resources					
<p><u>Threshold a: Significant Direct and Cumulatively-Considerable Impact.</u> The Project has the potential to result in significant impacts to tribal cultural resources in the absence of protective measures in the event that such resources are discovered during ground-disturbing construction activities.</p>	CR MM 4.1-3 through 4.1-5 shall apply.	Refer to CR MM 4.1-3 through 4.1-5.	Refer to CR MM 4.1-3 through 4.1-5.	Refer to CR MM 4.1-3 through 4.1-5.	Less-than-Significant Impact with Mitigation Incorporated