

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2017-0048200-(2) / CONDITIONAL USE PERMIT NO. RPPL2017010467 / ENVIRONMENTAL ASSESSMENT NO. RPPL2017010468

#	Environmental Factors	Mitigation Measure (M)	Actions Required	When Monitoring Occurs	Responsible Agency or Party	Monitoring Agency or Party
M 3-1	Air Quality	The construction contractor shall: a) Water a minimum of three times daily to control dust during any activities that generate dust, b) Apply chemical soil stabilizers on inactive areas (i.e., disturbed areas within the site that are unused for four consecutive days) during grading operations, c) Suspend grading operations when wind speeds exceed 25 miles per hour, d) At least once a day during ground-disturbing activities, operate PM10-efficient street sweepers or roadway-washing trucks on adjacent roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving or bringing materials, and e) Schedule construction activities in accordance with specific Southern California Air Quality Management District (AQMD) directives.	Note these specifications on construction plans. Implement throughout grading.	During plan check and during grading.	Applicant and subsequent owner(s)	The Los Angeles County Department of Regional Planning (DRP) during plan check; The Los Angeles County Department of Public Works (DPW) - Building and Safety during plan check and to conduct field inspections and document compliance during grading.
M 4-1	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct two consecutive bird surveys beginning two weeks prior to the initiation of project activities, to detect protected birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area. Two surveys should be conducted within the two-week period, with the second survey being conducted no more than three days prior to the initiation of project activities. If an active nest is found, project activities within 300 feet of the nest, or as determined by a qualified biologist, must be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer at a distance of 300 feet from the nest, subject to the discretion of a qualified biologist. Project personnel, including all contractors working on-site, shall be instructed on the sensitivity of the area. The project proponent shall provide the DRP the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. If the qualified biologist determines that a narrower buffer between the project activities and observed active nest(s) is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the DRP and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, the DRP (and the CDFW, if the CDFW requests) shall determine whether to allow a narrower buffer. If work is allowed to proceed with a narrower buffer, the qualified biologist shall be present on-site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The qualified biologist shall send weekly monitoring reports to the DRP during the grubbing and clearing of vegetation and shall notify the LACDRP immediately if project activities damage active avian nests.	Note these specifications on construction plans. Implement during site clearance and demolition activities.	During plan check and during grading.	Applicant and subsequent owner(s)	DRP: DPW Building and Safety to obtain approval from DRP during plan check and grading in collaboration with DRP in-house biologist, as needed.
M 5-1	Cultural Resources	Prior to the issuance of any grading permits, the applicant shall retain a qualified archaeologist, who meets the Secretary of the Interior's Guidelines for an Archaeologist, to prepare and submit an Archaeological Monitoring Program (AMP) to DRP for review and approval. The AMP shall identify the locations to be monitored where grading would extend into native soils, procedures for identifying archaeological resources during construction, methods for evaluating the significance of finds, and measures that may be implemented to reduce potential impacts to less than significant.	Submit Archaeological Monitoring Program (AMP).	During grading plan check.	Applicant and subsequent owner(s)	DRP
M 5-2	Cultural Resources	Prior to the start of grading activities, the qualified archaeologist and the qualified paleontologist (as required by M 5-5) shall conduct an educational workshop to provide the construction crew with an overview of potential archaeological and paleontological resources that may be encountered during construction, the ways to identify them, the laws protecting those resources, and the procedures to follow when finds are encountered. The Applicant shall require all construction employees who are responsible for performing grading activities to attend the workshop before they begin work at the Project Site.	Conduct workshop with grading crew.	Prior to initiation of grading work.	Applicant and subsequent owner(s)	DRP and DPW Building and Safety prior to the initiation of grading work

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M 5-3	Cultural Resources	The qualified archaeologist shall monitor all grading activities in areas identified by the AMP that are within native soil materials. In the event archaeological resources are encountered during project grading, all ground-disturbing activities within 50 feet of the find shall cease and the qualified archaeologist shall evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation to the satisfaction of the DRP, including, but not limited to a Phase III data recovery and associated documentation. The archaeologist shall document all recovered archaeological resources on the appropriate California Department of Parks and Recreation Forms 523 Series, which shall be filed with the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.	Conduct archaeological monitoring of grading and provide documentation to DRP.	When grading occurs in native soils.	Applicant and subsequent owner(s)	DRP: applicant's qualified archaeologist to provide documentation to DRP that monitoring has been accomplished during grading.
M 5-4	Cultural Resources	Within 60 days after the conclusion of the archaeological monitoring effort and/or investigations, the archaeologist shall prepare a final report detailing the resources recovered, their significance, and treatment for submittal to the Director of DRP and SCCIC.	Prepare and submit archaeological monitoring report.	Within 60 days after completion of archaeological monitoring.	Applicant and subsequent owner(s)	DRP
M 5-5	Cultural Resources	Prior to the issuance of any grading permits, the applicant shall retain a qualified paleontologist to prepare and submit a Paleontological Monitoring Program (PMP), in conformance with standards established by the Society of Vertebrate Paleontology (SVP), to LACDRP for review and approval. The PMP shall identify the locations to be monitored where grading would extend into native soils comprised of older Holocene-era alluvial materials, procedures for identifying paleontological resources during construction, methods for evaluating the significance of finds, and measures that may be implemented to reduce potential impacts to less than significant.	Submit Paleontological Monitoring Program (PMP).	Review PMP during grading plan check.	Applicant and subsequent owner(s)	DRP: DPW Building and Safety to obtain approval from DRP during plan check and grading in collaboration with DRP in-house biologist, as needed.
M 5-6	Cultural Resources	The qualified paleontologist shall monitor all grading activities in areas identified by the PMP that are within native, older Holocene era alluvial materials. If paleontological resources are found during project grading, all ground-disturbing activities within 50 feet of the find shall cease and the qualified paleontologist shall evaluate the significance of the find and determine the appropriate treatment in accordance with SVP guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate. All significant fossils encountered during grading shall be prepared to a point of identification and permanent preservation.	Conduct paleontological monitoring of grading and provide documentation to DRP.	When grading occurs in older Holocene-era alluvial materials.	Applicant and subsequent owner(s)	DRP: Applicant's qualified paleontologist to provide documentation to DRP to verify with field inspection during grading.
M 5-7	Cultural Resources	Within 60 days after the conclusion of the monitoring effort and/or investigations, the paleontologist shall prepare a final report detailing the resources recovered, their significance, and treatment for submittal to the Director of the DRP, and the Natural History Museum of Los Angeles County Vertebrate and Invertebrate Paleontology Departments.	Submit paleontological monitoring report.	Within 60 days after completion of paleontological monitoring.	Applicant and subsequent owner(s)	DRP
M 8-1	Greenhouse Gas Emissions	Prior to the issuance of the building permit, the permittee/applicant shall provide verification that the specifications for the proposed warehouse roof would utilize cool roofing materials with an aged reflectance and thermal emittance values that are equal to or greater than those specified in the 2016 CALGreen Building Standards Table A5.106.11.2.2 for Tier 1.	Provide cool roof specifications in construction plans.	During building plan check.	Applicant and subsequent owner(s)	DPW Building and Safety
M 8-2	Greenhouse Gas Emissions	Future tenant improvements plans shall be submitted for review and approval by DRP, to verify the incorporation of changing/shower facilities for building occupants to encourage and facilitate bicycle commuting, pursuant to Section A5.106.4.3 of the California Green Building Code Standards, voluntary measures. These changing/shower facilities shall be installed and functional, prior to final tenant occupancy.	Provide specifications for changing/shower facilities with tenant improvement plans. Construct these facilities.	During plan check for tenant improvements. Provide functional facilities prior to occupancy.	Applicant and subsequent owner(s)	DRP - during plan check. DPW Building and Safety to confirm during plan check and to verify with field inspection.
M 8-3	Greenhouse Gas Emissions	Prior to the issuance of grading or building permits, the permittee/applicant shall provide verification that construction specifications establish a three-minute idling limit for all heavy-duty construction equipment utilized during construction of the proposed project. Signage shall be posted throughout the construction site regarding the idling time limit, and the construction contractor shall maintain a log for review by County inspectors. The log shall verify that construction equipment operators are advised of the idling time limit at the start of each construction day.	Note idling limits in construction specifications. Maintenance of logs required.	During grading and building plan checks, and during construction.	Applicant and subsequent owner(s)	DPW Building and Safety to verify on plans during plan check and DRP to verify with field inspections.
M 8-4	Greenhouse Gas Emissions	The project's building permits shall require that contractors install temporary power poles of sufficient quantity to utilize electric-powered construction equipment that can accomplish the same work as gasoline or diesel-powered equipment at a similar level of efficiency, and to use battery-powered construction equipment, when available and capable of accomplishing the same work at a similar level of efficiency. This requirement shall be incorporated into the contract or contract specifications, which shall be submitted to DPW for review and approval.	Provide specifications in construction plans for temporary power poles, electric-powered machinery and battery-powered equipment during construction.	During grading and building plan checks, and during construction.	Applicant and subsequent owner(s)	DPW Building and Safety to verify on plans during plan check and DRP/DPW Building and Safety to verify with field inspections, as needed.

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M 8-5	Greenhouse Gas Emissions	Prior to the issuance of the building permit, the project applicant shall indicate in the electrical plans the incorporation of outside electrical receptacles for use with landscape maintenance equipment.	Provide construction specifications for outdoor electrical receptacles for landscape maintenance equipment.	During building plan check	Applicant and subsequent owner(s)	DRP to verify during plan check. DPW Building and Safety during plan check and to verify with field inspections.
M 8-6	Greenhouse Gas Emissions	To assist in countywide efforts to divert recyclable wastes from landfill disposal that can produce green house gases when the wastes decompose, throughout the operating life of the project, the property owner shall provide both recycling bins and trash bins in all trash enclosures to assist with the separation of recyclables and trash.	Provide recycling bins and trash bins within all trash enclosures.	Prior to occupancy	Applicant and subsequent owner(s)	DPW Environmental Programs Division to verify with field inspection.
M 9-1	Hazards / Hazardous Materials	Prior to issuance of any demolition permit, the project applicant shall retain a licensed asbestos abatement consultant to conduct a survey of the five existing buildings on-site to determine the presence or absence of asbestos containing materials (ACM). If required, the applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan (HBMDAMP) to DPW and the Los Angeles County Fire Department (Fire) for review and approval. A licensed asbestos abatement contractor shall perform the abatement or removal of any ACMs found onsite, in compliance with all applicable federal, state, and local laws and regulations, including SCAQMD Rule 1403. Copies of all licenses and certifications for the asbestos consultant and contractors shall be provided to DPW and Fire prior to the commencement of any surveys or abatements.	Retain licensed asbestos abatement consultant to prepare abatement plan and perform abatement of any ACMs found on site.	Retain licensed consultant and submit Hazardous Building Materials Demolition Assessment and Management Plan (HBMDAMP), prior to issuance of demolition permit. Perform required abatement during demolition of existing site improvements.	Applicant and subsequent owner(s)	DPW Building and Safety and Fire Department to review HBMDAMP and verify compliance with field inspections.
M 9-2	Hazards / Hazardous Materials	Prior to the issuance of a demolition permit the project developer shall submit a completed survey of the five buildings remaining on-site to determine the presence or absence of lead-based paint. If found, procedures to properly remove and dispose of those contaminants shall be implemented during building demolition in accordance with the California Health and Safety Code Section 10520. If required, the applicant shall submit a HBMDAMP for review and approval by DPW and Fire. Copies of all licenses and certifications for the lead-based paint abatement consultants contractor shall be provided to DPW and Fire prior to the commencement of any surveys or abatement.	Conduct lead-based paint survey and note any required removal measures in HBMDAMP.	Prior to issuance of demolition permit.	Applicant and subsequent owner(s)	DPW Building and Safety to review paint survey and HBMDAMP and to conduct field inspections to verify compliance.
M 9-3	Hazards / Hazardous Materials	All activities that would disturb the soil on the project site, including but not limited to excavation, grading, removal, trenching, filling, earth movement, mining, or drilling, shall comply with the approved Soil Management Plan (SMP) dated April 2019.	Implement provisions of the SMP.	During all soil disturbing activities.	Applicant and subsequent owner(s)	USEPA and Fire to verify with field inspections and provide documentation to DRP.
M 9-4	Hazards / Hazardous Materials	The project developer shall record the land use covenant required under the U.S. Environmental Protection Agency (USEPA) Settlement Agreement on the subject property land title, to prohibit any nonrestrictive/nonindustrial use of the subject property. Prior to issuance of a grading permit for the proposed warehouse, a copy of this recorded covenant shall be provided to DRP.	Record land use covenant and provide to USEPA and DRP.	Prior to grading permit.	Applicant and subsequent owner(s)	USEPA and DRP to confirm documentation.
M 13-1	Noise	Prior to construction of the 10-foot-high pre-cast concrete wall along the east property boundary, the contractor shall erect a temporary, minimum 14-foot-high sound wall along the shared property line with residential uses on the east side of the project site. The temporary sound wall shall be constructed with a minimum 5/8-inch plywood or oriented strand board consisting of a sound insulating material or covered with acoustic blankets to achieve a minimum Sound Transmission Class (STC) rating of 20. Prior to commencement of the subsequent demolition and construction phases, a temporary sound barrier of the same specifications shall be maintained along the eastern property boundary; this 14-foot-high barrier may be a stand-alone structure or may include the new wall. In addition, a 14-foot-high temporary sound barrier shall be erected along the easternmost 100 feet of the northern property line. This barrier shall be constructed with a minimum 5/8-inch plywood or oriented strand board consisting of a sound insulating material or covered with acoustic blankets to achieve a minimum Sound Transmission Class (STC) rating of 20. These barriers shall remain in place throughout the demolition and construction phases.	Erect temporary noise barrier, per these specifications.	Prior to commencement of demolition work. Maintain until cessation of building construction.	Applicant and subsequent owner(s)	DPW Building and Safety and DRP to verify with field inspection.

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M 13-2	Noise	During all construction activities, a minimum 8-foot-high sound blanket or sound wall shall be placed around three sides of any air compressors and generators that are utilized onsite and this stationary equipment shall be located a minimum of 100 feet away from any residential property line.	Provide temporary sound blanket/barrier, per these specifications.	Whenever stationary noise sources are placed in these locations.	Applicant and subsequent owner(s)	DRP to verify with field inspection.
M 17-1	Transportation / Traffic	<p>The project shall pay fair share fees to help fund the following intersection improvements to mitigate the project's increase in v/c ratios for Existing+Project+Cumulative conditions:</p> <p>a) Normandie Avenue/Torrance Boulevard – Widen into the project site on the east side of Normandie Avenue, south of the intersection to add a northbound right-turn lane; widen the south side of Torrance Boulevard, west of the intersection to add an eastbound right-turn lane; and widen into the project site on the south side of Torrance Boulevard, east of the intersection to accommodate an additional westbound right turn lane. These improvements will require right-of-way dedication from the project. Add permitted/protected phasing to the westbound and southbound approaches. These improvements will reduce cumulative impacts to less than significant.</p> <p>b) Vermont Avenue/Torrance Boulevard – Widen the south side of Torrance Boulevard, west of the intersection, to accommodate a new eastbound right-turn lane and add permitted/protected phasing to the northbound and southbound approaches. These improvements will reduce cumulative impacts to less than significant.</p> <p>c) Hamilton Avenue/Torrance Boulevard – Add permitted/protected phasing to the eastbound approach. Therefore, this improvement will reduce cumulative impacts to less than significant.</p>	Pay fair share fees for specified intersection improvements.	Prior to occupancy	Applicant and subsequent owner(s)	DPW Traffic Safety and Mobility Division
M 18-1	Tribal Cultural Resources	<p>The applicant shall ensure implementation of the following, to mitigate potential impacts to Tribal Cultural Resources:</p> <p>a) Retain a Native American Monitor: Prior to issuance of a grading permit, the Applicant shall retain a qualified Native American Monitor who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC's) Tribal Contact list for the project site area. The Native American Monitor shall monitor all grading activities within the project site. The Monitor shall photo-document the grading activities; maintain a daily monitoring log that describes the daily grading activities, the locations, and soils; and document any identified tribal cultural resources. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Native American Monitor has indicated that the site has a low potential for impacting Tribal Cultural Resources.</p> <p>b) Unanticipated Discovery of Tribal Cultural Resources: If tribal cultural resources are encountered during Project grading, construction activities within 50 feet of the find shall cease until the find can be assessed. All tribal cultural resources unearthed by project construction activities shall be evaluated by a qualified archaeologist and Native American Monitor shall evaluate the significance of the find and, if significant, recommend appropriate treatment measure(s) to mitigate potential impacts. Such measure(s) may include avoidance, preservation in place, Phase III data recovery and associated documentation, or other appropriate measures. The County shall determine the appropriate and feasible treatment measure(s) that will be necessary to mitigate potential impacts, in consideration of the measure(s) recommended by the Native American Monitor. The Applicant shall ensure that all required treatment measure(s) are properly implemented.</p> <p>c) Unanticipated Discovery of Human Remains and Associated Funerary Objects: If human remains are encountered during construction activities, all ground-disturbing activities within 50 feet of the human remains shall cease and the County Coroner shall be immediately notified (Health and Safety Code Section 7050.5). If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC. The NAHC shall identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who shall have 48 hours from notification by the NAHC to inspect the site of the discovery of Native American remains and to recommend to the Applicant means for the treatment and disposition of the human remains and associated grave goods. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment shall be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour security guard shall be posted onsite. If Native American remains are discovered, the Applicant shall confer with the MLD and implement culturally appropriate measure(s) to ensure the respectful and dignified treatment of the remains and any associated grave goods. Such measures may include preservation in situ, reburial of the remains and associated grave goods onsite at a location that will not be subject to further disturbance, Phase III data recovery with associated documentation, or other appropriate measures, as approved by LACDRP. Scientific study or invasive diagnostics on Native American remains that are discovered onsite shall be prohibited.</p> <p>d) Within 60 days after the conclusion of the monitoring effort and/or investigations, the Native American Monitor shall prepare a final report detailing the resources recovered, their significance, and treatment for submittal to the LACDRP and the NAHC.</p>	Retain Native American Monitor to observe grading activities and implement resource avoidance measures. Submit monitoring report.	Retain monitor prior to grading permit. Conduct monitoring and avoidance measures throughout grading. Submit monitoring report within 60 days following completion of Native American monitoring.	Applicant and subsequent owner(s)	DRP

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PDF 3-1	Air Quality	Off-road diesel-powered construction equipment greater than 50 horsepower shall meet USEPA Tier 4 off-road emission standards. A copy of each unit's certified tier specification shall be available for inspection by the County at the time of mobilization of each applicable unit of equipment.	Employ only USEPA Tier 4 diesel-powered construction equipment over 50 horsepower. Include such specifications in construction documents.	Throughout construction.	Applicant and subsequent owner(s)	DPW Building and Safety to confirm these specifications are in construction documents. DRP to confirm.
PDF 3-2	Air Quality	All diesel-fueled trucks accessing the project site during construction shall meet the United States Environmental Protection Agency/California Air Resource Board truck engine standard for Model Year 2010 or better. In the event that 2010 model year or newer diesel haul trucks cannot be obtained, use trucks that meet EPA 2007 model year NOx requirements, at a minimum.	Diesel-fueled trucks accessing site during construction to meet USEPA/CARB engine standards for 2010 or better, if feasible; otherwise, trucks to meet EPA year 2007 NOx standards. Include such specifications in construction documents.	Throughout construction.	Applicant and subsequent owner(s)	DPW Building and Safety to confirm these specifications are in construction documents. DRP to confirm.
PDF 3-3	Air Quality	Trucks during project operations shall be limited to using the Normandie Avenue driveway.	Restrict truck access to Normandie Avenue.	During plan check and operations.	Applicant and subsequent owner(s)	DPW Building and Safety to verify that site plan does not allow for truck access from Torrance Boulevard.
PDF 3-4	Air Quality	Prior to issuance of a Certificate of Occupancy, the permittee/applicant shall provide verification that tenant leases or covenants recorded with any future ownership changes shall require all off-road diesel equipment (non-street legal), such as forklifts and street sweepers, that are used onsite and indoors only during project operations (i.e., non-construction) to be powered by alternative fuels, electrical batteries or other non-diesel fuels (e.g., propane) that do not result in diesel particulate emissions.	Include these restrictions through tenant leases or in recorded covenants.	Prior to issuing certificates of occupancy for all future tenants.	Applicant and subsequent owner(s)	DRP to review covenants or excerpts of tenant leases that include this restriction.
PDF 8-1	Greenhouse Gas Emissions	Adequate infrastructure shall be installed onsite to facilitate future electric charging stations for heavy duty trucks or for heavy duty trucks to plug-in (providing, at a minimum, an available power supply and conduits).	Include such specifications in construction documents and install with initial site improvements.	Install this infrastructure prior to initial warehouse occupancy.	Applicant and subsequent owner(s)	DPW Building and Safety to confirm included in construction documents and verify installation with field inspection.
PDF 8-2	Greenhouse Gas Emissions	Warehouse building roof shall be designed to be solar ready.	Include such specifications in construction documents.	Prior to issuance of original building permit	Applicant and subsequent owner(s)	DPW Building and Safety to confirm solar ready roof capacity in construction documents.
PDF 13-1	Noise	No outdoor operations shall be permitted within 74 feet of the eastern property line during night and early morning hours, which are to be determined.	Comply with these operational restrictions.	Throughout operating life of project.	Applicant and subsequent owner(s)	DRP to verify with periodic field-inspection, as needed.
PDF 13-2	Noise	No trucks shall utilize back-up or reverse beepers while on the project site; however, all truck operations shall be consistent with OSHA requirements to ensure the safety of on-site workers.	Comply with these operational restrictions.	Throughout operating life of project.	Applicant and subsequent owner(s)	DRP to verify with periodic field-inspection, as needed.

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PDF 13-3	Noise	Prior to issuance of a Certificate of Occupancy, the permittee/applicant shall provide verification that tenant leases or covenants recorded with any future ownership changes shall require all loading equipment such as forklifts to be operated only indoors during project operations (i.e., non-construction).	Include these restrictions through tenant leases or in recorded covenants.	Prior to issuing certificates of occupancy for all future tenants.	Applicant and subsequent owner(s)	DRP to review covenants or excerpts of tenant leases that include this restriction.
PDF 17-1	Transportation / Traffic	The warehouse building shall not operate as a cold storage or high cube warehouse facility.	Comply with these operational restrictions.	Throughout operating life of project.	Applicant and subsequent owner(s)	DRP to confirm the site plan does not include truck bays on two sides characteristic of a high cube warehouse; DPW - Building Safety to confirm construction plans are not for a cold storage facility.
PDF 17-2	Transportation / Traffic	The project shall be constructed in substantial conformance with Figure 4; specifically, truck loading bays shall be limited to the south side of the building and truck/trailer parking shall be limited to the row of parking spaces directly south of the loading docks.	Comply with these operational restrictions.	Throughout operating life of project.	Applicant and subsequent owner(s)	DRP to confirm final site plan is in substantial conformance with Figure 4 of the IS/MND with regard to the location of truck loading bays and truck/trailer parking.
Compliance		As a means of ensuring compliance of above mitigation measures and project design features, the applicant and subsequent owner(s) are responsible for submitting a compliance report to DRP for review, and for replenishing the mitigation monitoring account, if necessary, until all mitigation measures and project design features have been implemented and completed.	Submittal and approval of a compliance report and replenishing mitigation monitoring account.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP