

State Clearinghouse Summary Form (attachment):

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- MM-BIO-1: If vegetation removal and/or outdoor construction activities will occur during the migratory bird nesting season (i.e., between February 15 and August 31), preconstruction surveys for nesting migratory birds and raptors shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone (500-foot radius within suitable raptor nesting habitat) to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds and/or raptors. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall flag and demarcate the location of nesting birds and/or raptors. Temporary avoidance of active nests, including the enforcement of an avoidance buffer as determined by the qualified biological monitor, shall be required until the qualified biological monitor has verified that the young have fledged or the nest has otherwise become inactive. The biological monitor shall have the authority to cease construction if there is any sign of distress to a raptor or migratory bird.
- MM-CUL-1: Native American and archaeological monitoring of all project-related ground-disturbance activities shall be required. A Native American monitor who has familiarity with the local archaeology, as well as an archaeological monitor, shall be retained at the expense of the applicant. Monitoring activities shall be conducted under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology. If archaeological and Native American resources are encountered during ground-disturbing activities, all earth-disturbing work within 50 feet of the discovery shall be temporarily suspended or redirected until an archaeologist and a Native American Monitor has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Depending upon the significance of the find under CEQA (California Code of Regulations Title 14 Section 15064.5(f); Public Resources Code Section 21082), the archaeologist may exhaust the data potential of the find through the process of field-level recordation and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.
- MM-CUL-2: In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent shall complete their inspection within 48 hours of being granted access to the site. The designated Native

American representative would then determine, in consultation with the property owner, the disposition of the human remains.

- MM-GEO-1: Prior to commencement of any grading activity on-site, the applicant shall retain a qualified paleontologist, subject to the review and approval of the City's Building Official, or designee. The qualified paleontologist shall attend the preconstruction meeting and be on-site during all rough grading and other significant ground-disturbing activities in previously undisturbed older Quaternary alluvial deposits, if encountered. These deposits may be encountered at depths as shallow as five feet to ten feet below ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontology monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) (2010).
- MM-HAZ-1: The site of the historic gas and oil station shall be inspected during soil grading of the project site for any discolored soil or petroleum hydrocarbon odors, and if present, soil samples shall be collected. If petroleum-impacted soils are present above health risk based cleanup concentrations, they shall be excavated and properly disposed in accordance with federal, state, and local regulations.
- MM-HAZ-2: The areas of impacted soil that exceed 10,000 milligrams per kilogram of total petroleum hydrocarbons shall be excavated and properly disposed of at a permitted soil disposal or treatment facility along with the existing on-site soil piles. Confirmation samples shall be collected to document the soil conditions upon completion of excavation activities to verify that the proposed cleanup goal (10,000 milligrams per kilogram) has been achieved at each hydraulic lift where the excavation is required.
- MM-NOI-1 : Construction activities shall take place during the permitted times and days per Chapter 9.40.110 of the City's Municipal Code. The applicant shall ensure that construction activities are limited to the hours of 7 a.m. to 8 p.m. Monday through Saturday and shall not occur during other hours or on Sundays or public holidays. This condition shall be listed on the project's final design to the satisfaction of the City Engineering Department.
- MM-NOI-2 : The City of Covina shall require the applicant to adhere to the following measures as a condition of approving the grading permit:
 - The project contractor shall, to the extent feasible, schedule construction activities to avoid the simultaneous operation of construction equipment so as to minimize noise levels resulting from operating several pieces of high noise level emitting equipment.
 - All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. Enforcement shall be accomplished by random field inspections by applicant personnel during construction activities, to the satisfaction of the City Engineering Department.
 - Construction noise reduction methods such as shutting off idling equipment, construction of a temporary noise barrier, maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air

compressors and similar power tools, rather than diesel equipment, shall be used where feasible.

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive receptors.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.
- MM-NOI-3: Because heating, ventilation, and air conditioning (HVAC) equipment and other mechanical equipment (such as an emergency generator) can generate noise that could affect sensitive receptors and because the details, specifications, and locations of this equipment is not yet known, the project applicant shall retain an acoustical specialist to review project construction-level plans to ensure that the equipment specifications and plans for HVAC and other outdoor mechanical equipment incorporate measures, such as the specification of quieter equipment or provision of acoustical enclosures, that will not exceed relevant noise standards at nearby noise-sensitive land uses (e.g., residential). Prior to the commencement of construction, the acoustical specialist shall certify in writing to the City that the equipment specifications and plans incorporate measures that will achieve the relevant noise limits.
- MM-NOI-4: An interior noise analysis shall be conducted by the project applicant for the proposed dwelling units along San Bernardino Road and along Citrus Avenue prior to issuance of building permits. Installation of mechanical ventilation systems or air conditioning systems and sound-rated windows shall be required if the interior noise analysis shows that impacts are above the state and City's 45 dBA Ldn interior standard. The interior noise analysis shall substantiate that the resulting interior noise levels will be less than the noise standard.
- MM-TCR-1: The project applicant shall retain the services of a tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation, who will be present on site during the construction phases that involve ground disturbing activities. Ground disturbing activities are activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The tribal monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for impacting tribal cultural resources.