

MITIGATION MONITORING & REPORTING PROGRAM

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

WALNUT BUSINESS PARK POMONA AND WALNUT, CALIFORNIA



LEAD AGENCY:

**CITY OF POMONA
DEVELOPMENT SERVICES DEPARTMENT,
PLANNING DIVISION
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1. OVERVIEW OF THE PROJECT

The City of Pomona is the designated Lead Agency for the proposed project's environmental review. The City of Pomona Development Services Department, Planning Division, is reviewing a request to construct an industrial development consisting of five concrete tilt-up buildings (referred to as Building 1 through Building 5). The project site consists of 5.76 acres and is located at 22122 Valley Boulevard. The Los Angeles County Assessor's Parcel Numbers (APNs) that are applicable to the project site are 8709-026-004 and 8709-026-061. The parcels include a small area located within the corporate boundaries of the City of Pomona and the remainder is in an unincorporated County area.

The combined floor area of the five buildings will be 145,900 square feet. The floor area of Building 1 will be 21,500 square feet; the floor area of Building 2 will be 28,000 square feet; the floor area of Building 3 will be 26,400 square feet; the floor area of Building 4 will be 33,500 square feet; and the floor area of Building 5 will be 36,500 square feet. Access to the proposed project will be provided by three new driveways located on the east side of Valley Boulevard. The Applicant and the City of Pomona also intend to pursue the annexation of those portions of the project site that are located in the unincorporated County area into the City of Pomona. The proposed project also involves the approval of a Conditional Use Permit (CUP 12-012), Tentative Parcel Map 73474 (TPM 7550-2017), General Plan Amendment (GPA 5394-2016), and a Change of Zone (ZONE 5395-2016).

As part of the project's environmental review, the City of Pomona authorized the preparation of the attached Initial Study. The Initial Study provides an evaluation of the environmental impacts of the proposed project and determines the nature and scope of the subsequent environmental analysis, mitigation, and review that may be required. Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of Pomona, acting as the Lead Agency. The project Applicant is Chalmers Equity Group, LLC, with its office located at 7901 S. Crossway Drive, Pico Rivera, California, 90660.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The Initial Study prepared for the proposed project indicated that the proposed project is not expected to result in significant adverse environmental impacts, upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;
- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant adverse aesthetic impacts. Because light sensitive receptors are found in the vicinity of the project site, the following mitigation is required in order to minimize the potential impacts to the greatest extent possible:

Mitigation Measure No. 1 (Aesthetic Impacts). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Chief Building Official and the Development Services Manager for review and approval prior to the issuance of any building permits.

Mitigation Measure No. 2 (Aesthetic Impacts). A project site parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Chief Building Official and the Development Services Manager.

The following mitigation measures would be required in the event that an archaeological or paleontological resource is discovered during the construction of the proposed project:

Mitigation Measure No. 3 (Cultural Resource Impacts). In the unlikely event that a human burial or archaeological resources are encountered, all construction activities shall be halted and the Pomona Police Department will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. This section of CEQA, among other things, incorporates provisions previously contained in Appendix K of the Guidelines.

Mitigation Measure No. 4 (Cultural Resource Impacts). If a paleontological resource is unearthed during construction, all construction related activities must cease immediately. The Applicant will need to seek the advice of a qualified paleontologist/geologist to see if the resource is deemed to be significant. In the event that the paleontological and/or geologic feature has been determined to be significant, the provisions outlined in Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply.

As indicated previously, the site's hydrological characteristics will not substantially change due to the extent of the existing hardscape surfaces within the project site. However, the following mitigation is required as a means to ensure that water run-off and water quality impacts are mitigated:

Mitigation Measure No. 5 (Hydrology & Water Quality Impacts). Prior to issuance of any grading permit for the project that will result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.

Mitigation Measure No. 6 (Hydrology & Water Quality Impacts). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.

Mitigation Measure No. 7 (Hydrology & Water Quality Impacts). All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.

Mitigation Measure No. 8 (Hydrology & Water Quality Impacts). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

The analysis determined that the following mitigation measures would be required as a means to reduce potential construction noise impacts.

Mitigation Measure No. 9 (Noise Impacts). All construction activities must comply with Section 18.305.3 of the City of Pomona Municipal Code, which limits construction activities to the hours between 7:00 AM and 8:00 PM. In addition, construction noise shall not exceed 65 dBA as indicated in the code.

Mitigation Measure No. 10 (Noise Impacts). Construction equipment staging and storage areas should be located as far from nearby residential uses as possible.

Mitigation Measure No. 11 (Noise Impacts). All construction equipment should be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.

The traffic analysis concluded that the project may create significant traffic-related impacts. Therefore, the following mitigation is required:

Mitigation Measure No. 12 (Traffic Impacts). No on-street parking will be permitted along the site's Valley Boulevard frontage. Appropriate curb striping and/or signage must be provided. The Applicant will be responsible for the implementation of the necessary controls. All such traffic controls must be approved by the City.

Mitigation Measure No. 13 (Traffic Impacts). All truck maneuvering and queuing must be completed on-site. No trailer drop offs or queuing within the public right-of-way will be permitted.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1 provided below and on the following pages.

| TABLE 1 MITIGATION MONITORING PROGRAM | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Measure | Enforcement Agency | Monitoring Phase | Verification |
| <p>Mitigation Measure No. 1 (Aesthetic Impacts). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. The plan for the lighting must be submitted to the Chief Building Official and the Development Services Manager for review and approval prior to the issuance of any building permits.</p> | <p>City of Pomona Development and Neighborhood Services Department. • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>Prior to issuance of Building Permits.</i> • Mitigation to continue over the project's operational lifetime.</p> | <p>Date: Name & Title:</p> |
| <p>Mitigation Measure No. 2 (Aesthetic Impacts). A project site parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall be prepared by the Applicant and submitted for review and approval by the Chief Building Official and the Development Services Manager.</p> | <p>City of Pomona Development Services Manager and the City of Pomona Chief Building Official. • <i>(The Applicant is responsible for implementation)</i></p> | <p>Prior to issuance of Building Permits. • Mitigation to continue over the project's operational lifetime.</p> | <p>Date: Name & Title:</p> |
| <p>Mitigation Measure No. 3 (Cultural Resource Impacts). In the unlikely event that a human burial or archaeological resources are encountered, all construction activities shall be halted and the Pomona Police Department will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. This section of CEQA, among other things, incorporates provisions previously contained in Appendix K of the Guidelines.</p> | <p>City of Pomona Development and Neighborhood Services Department. • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>During the project site's grading phase.</i> • Mitigation ends once grading is complete.</p> | <p>Date: Name & Title:</p> |
| <p>Mitigation Measure No. 4 (Cultural Resource Impacts). If a paleontological resource is unearthed during construction, all construction related activities must cease immediately. The Applicant will need to seek the advice of a qualified paleontologist/geologist to see if the resource is deemed to be significant. In the event that the paleontological and/or geologic feature has been determined to be significant, the provisions outlined in Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply.</p> | <p>City of Pomona Development and Neighborhood Services Department. • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>During the project site's grading phase.</i> • Mitigation ends once grading is complete.</p> | <p>Date: Name & Title:</p> |

| TABLE 1 MITIGATION-MONITORING PROGRAM (CONTINUED) | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Measure | Enforcement Agency | Monitoring Phase | Verification |
| <p>Mitigation Measure No. 5 (Hydrology & Water Quality Impacts). Prior to issuance of any grading permit for the project that will result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.</p> | <p>City of Pomona Chief Building Official and City Engineer • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.</p> | <p>Date: Name & Title:</p> |
| <p>Mitigation Measure No. 6 (Hydrology & Water Quality Impacts). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.</p> | <p>City of Pomona Chief Building Official and City Engineer • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>Prior to issuance of a grading permit.</i> • Mitigation ends when construction is completed.</p> | <p>Date: Name & Title:</p> |
| <p>Mitigation Measure No. 7 (Hydrology & Water Quality Impacts). All catch basins and public access points that cross or about an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.</p> | <p>City of Pomona City Engineer • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>Prior to issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.</p> | <p>Date: Name & Title:</p> |
| <p>Mitigation Measure No. 8 (Hydrology & Water Quality Impacts). The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.</p> | <p>City of Pomona City Engineer • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>Prior to issuance of a Certificate of Occupancy.</i> • Mitigation to continue over the project's operational lifetime.</p> | <p>Date: Name & Title:</p> |
| <p>Mitigation Measure No. 9 (Noise Impacts). All construction activities must comply with Section 18.305.3 of the City of Pomona Municipal Code, which limits construction activities to the hours between 7:00 AM and 8:00 PM. In addition, construction noise shall not exceed 65 dBA as indicated in the code.</p> | <p>City of Pomona Development and Neighborhood Services Department • <i>(The Applicant is responsible for implementation)</i></p> | <p><i>During the project's construction phase.</i> • Mitigation ends when construction is complete.</p> | <p>Date: Name & Title:</p> |

TABLE 1
MITIGATION-MONITORING PROGRAM (CONTINUED)

| Measure | Enforcement Agency | Monitoring Phase | Verification |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <p>Mitigation Measure No. 10 (Noise Impacts). Construction equipment staging and storage areas should be located as far from nearby residential uses as possible.</p> | <p>City of Pomona Development and Neighborhood Services Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p> | <p><i>During the project's construction phase.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends when construction is complete.</p> | <p>Date:</p> <p>Name & Title:</p> |
| <p>Mitigation Measure No. 11 (Noise Impacts). All construction equipment should be properly maintained with operating mufflers and air intake silencers as effective as those installed by the original manufacturer.</p> | <p>City of Pomona Development and Neighborhood Services Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p> | <p><i>During the project's construction phase.</i></p> <p style="text-align: center;">•</p> <p>Mitigation ends when construction is complete.</p> | <p>Date:</p> <p>Name & Title:</p> |
| <p>Mitigation Measure No. 12 (Traffic Impacts). No on-street parking will be permitted along the site's Valley Boulevard frontage. Appropriate curb striping and/or signage must be provided. The Applicant will be responsible for the implementation of the necessary controls. All such traffic controls must be approved by the City.</p> | <p>City of Pomona Development and Neighborhood Services Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p> | <p><i>During the project's operational lifetime.</i></p> <p style="text-align: center;">•</p> <p>Mitigation continues over the life of the project.</p> | <p>Date:</p> <p>Name & Title:</p> |
| <p>Mitigation Measure No. 13 (Traffic Impacts). All truck maneuvering and queuing must be completed on-site. No trailer drop offs or queuing within the public right-of-way will be permitted.</p> | <p>City of Pomona Development and Neighborhood Services Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p> | <p><i>During the project's operational lifetime.</i></p> <p style="text-align: center;">•</p> <p>Mitigation continues over the life of the project.</p> | <p>Date:</p> <p>Name & Title:</p> |