

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Brethren Hillcrest Gateway Project Case Nos. 88-25GPA, 27-25ZC, 26-25MPA, 25-25PM, 103-25PM, and 24-25PPR

The program has been prepared in compliance with State law and the Mitigated Negative Declaration (MND) prepared for the project by the City of La Verne (City).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid significant effects on the environment (Public Resource Code Section 21081.6). The law states the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the MND.

MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

REGULATORY COMPLIANCE MEASURES

Regulatory Compliance Measures are presented in instances where the proposed project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Regulatory Compliance Measures outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, etc.

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**MITIGATION MONITORING AND REPORTING PROGRAM
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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes

Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Biological Resources					
<p>MITIGATION MEASURE BIO-1: Vegetation removal shall be conducted outside of the nesting season (February 1, or January 1 for raptors, through September 15). If avoidance of the nesting season is not feasible, then a qualified biologist hired by the project Applicant and approved by the City of La Verne's Community Development Director or designee shall conduct a nesting bird survey within three days prior to any disturbance of the site, including demolition activities, tree removal, and/or grading.</p> <p>If a special-status species is located during the survey, consultation with the local California Department of Fish and Wildlife (CDFW) representative shall occur to determine what avoidance actions are required. The qualified biologist shall instruct construction personnel on the sensitivity of the area. If an active avian nest is identified, the biologist shall be present to delineate the boundaries of a 100-foot exclusionary buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by construction activities. Construction activities must occur outside of the exclusionary buffer around the active nest. For listed and raptor species, this buffer may be expanded to up to 500 feet from the active nest at the discretion of the qualified biologist in consultation with the City Community Development Director or designee and CDFW.</p>	Community Development Director or designee	Prior to the issuance of demolition and grading permits; during demolition and grading activities; upon completion of construction monitoring	<p>Evidence to the City:</p> <ol style="list-style-type: none"> 1) the required pre-construction surveys have been completed 2) consultation (as applicable) with the California Department of Fish and Wildlife has occurred 3) the establishment and maintenance (as applicable) of appropriate buffer(s) 4) final report of findings submitted to the Community Development Director or designee 		Withhold demolition and/or grading permit, and/or issuance of a stop work order

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<p>The biologist shall have the authority to temporarily halt construction if it occurs within an established avian buffer or if new nesting activity occurs and a new buffer is required. Encroachment into buffers around active nests shall be conducted only at the discretion of the biologist. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may occur or resume. Upon completion of construction monitoring, the biologist shall prepare a report of findings documenting the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds. This measure shall be implemented to the satisfaction of the City Community Development Director or designee.</p>					
CULTURAL RESOURCES					
<p>MITIGATION MEASURE CUL-1: Prior to the issuance of a demolition permit for the structures located at 2712 Park Avenue, the project Applicant shall submit to the City for review and approval, information related to the provision of a commemorative plaque to be constructed at this address for this property. This information shall describe the type, style, location, and content of the plaque. The plaque shall be mounted permanently near the sidewalk or other location on the property where it is easy for the public to see and read and shall include a depiction of the residence and a summary about Ollie Riley inventing and manufacturing the Chrondek timer in the kitchen and garage of the property in 1953-1954. The plaque shall also indicate that additional information can be</p>	<p>Community Development Director or designee</p>	<p>Prior to the issuance of demolition permit and building permit</p>	<p>Evidence to the City: information describing the type, style, location, and content of the commemorative plaque is included on all construction plans, pages, and sheets</p>		<p>Withhold demolition permit or building permit</p>

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<p>found at the City Clerk's office.</p> <p>Prior to the issuance of building permits, the project Applicant shall submit evidence to the City that the commemorative plaque, as reviewed and approved by the City, has been incorporated into the project design.</p> <p>This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>					
<p>MITIGATION MEASURE CUL-2: Prior to the issuance of a demolition permit for the structures located at 2712 Park Avenue, the project Applicant shall submit evidence to the City that the California Department of Parks and Recreation (DPR) forms 523A (Primary Record), 523B (Building, Structure, and Object Record), 523L (Continuation Sheet), and 523J (Location Map) for 2712 Park Avenue have been offered and/or provided to the La Verne Public Library (local history collection). In addition, this documentation shall be offered to the La Verne Historical Society, Pomona Public Library, Pomona Historical Society, the National Hot Rod Association (NHRA) Motorsports Museum, and/or similar groups and institutions identified by the City.</p> <p>This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>	Community Development Director or designee	Prior to the issuance of demolition permit	Evidence to the City: California Department of Parks and Recreation 523 Forms 523A (Primary Record), 523B (Building, Structure, and Object Record), 523L (Continuation Sheet), and 523J (Location Map) have been offered to the La Verne Public Library and similar institutions/groups by the City		Withhold demolition permit
<p>MITIGATION MEASURE CUL-3: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior</p>	Community Development Director or designee	During grading and construction activities	Evidence to the City: a qualified archaeologist has been retained to assess discovery, and		Issuance of a stop work order

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standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within MM TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. This measure shall be implemented to the satisfaction of the City of La Verne's Community Development Director or designee.			coordination with the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) regarding the nature of the find		
MITIGATION MEASURE CUL-4: If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. This measure shall be implemented to the satisfaction of the City of La Verne's Community Development Director or designee.	Community Development Director or designee	During grading and construction activities	Evidence to the City: 1) preparation of a Monitoring and Treatment Plan, provided to YSMN for review and comment 2) a qualified archaeologist has been retained to monitor the remainder of the project		Issuance of stop work order
MITIGATION MEASURE CUL-5: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. This measure shall be implemented to	Community Development Director or designee	During grading and construction activities	Evidence to the City: Coordination with the County Coroner as necessary		Issuance of stop work order

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the satisfaction of the City of La Verne's Community Development Director or designee.					
GEOLOGY AND SOILS					
<p>MITIGATION MEASURE GEO-1: Prior to issuance of grading permits, the City shall verify that the following note is included on all grading plans:</p> <p>"If any suspected paleontological resources (fossils) are discovered during ground-disturbing activities, the construction supervisor shall halt work within a 60-foot radius around the find and establish an exclusionary buffer. Construction personnel shall not collect or move any suspected paleontological materials or further disturb any soils within the exclusionary buffer, but construction activity may continue unimpeded on other portions of the project sites. Construction activity shall not resume within the exclusionary buffer until a qualified paleontologist (defined as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year) can assess the significance of the find. If the paleontologist determines the find is not a paleontological resource, no further evaluation shall be required within the exclusionary buffer, and construction activity shall be allowed to resume therein. However, if the paleontologist determines the find is a paleontological resource, construction activity shall not resume within the exclusionary buffer, and Mitigation Measure GEO-2 shall apply."</p> <p>This measure shall be implemented to the</p>	Community Development Director or designee	Prior to issuance of grading permits	Evidence to the City: grading plans include instructions in the event a paleontological resource is detected		Withhold grading permit

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satisfaction of the City of La Verne's Community Development Director or designee.					
<p>MITIGATION MEASURE GEO-2: If the qualified paleontologist determines paleontological resources are encountered on the project sites, the paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan to be implemented during the balance of ground-disturbing activities. Implementation of the Paleontological Resource Impact Mitigation Plan shall include (but not be limited to) the following:</p> <ul style="list-style-type: none"> • Review of project-specific geotechnical report data, with particular regard to location and depth of earthmoving and the rock unit(s) encountered; • Development of a formal agreement between the project proponent and the San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, or Riverside Municipal Museum for the final disposition and permanent storage and maintenance of any fossil collections and associated data. Should any of these facilities choose not to accept the fossil collections and associated data, the project Applicant shall consult with the Bonita Unified School District or other educational institution to offer the fossil collections and associated data for donation; • The construction schedule, term/schedule of on-site paleontological monitor(s) and the extent of areas and activities to be monitored; 	Community Development Director or designee	During construction	<p>Evidence to the City:</p> <ol style="list-style-type: none"> 1) preparation of a Paleontological Resource Impact Mitigation Plan 2) appropriate buffer areas have been established 3) formal agreement between the project proponent and appropriate repository for fossils 4) submittal of required evaluation and report by a qualified paleontologist to the City. 		Issuance of a stop work order

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<ul style="list-style-type: none"> • Authority of paleontological monitor(s) to temporarily redirect construction activity in the vicinity of any paleontological discovery; • Procedures for the evaluation and option to recover large fossil specimens and for the evaluation, recovery, and processing of small fossil specimens; • Fossil specimen preparation, identification to the lowest taxonomic level possible, curation, and cataloging; and • A report of findings. <p>The paleontologist shall monitor remaining ground-disturbing activities in native soils at the project sites and shall be equipped to record and salvage fossil resources that may be unearthed during construction. The paleontologist shall temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. Any fossils found shall be offered for curation at a curation facility approved by the City. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, shall be prepared upon completion of the steps outlined above. The report and inventory, when submitted to and approved by the appropriate lead agency, will signify completion of the program to mitigate impacts on paleontological resources. This measure shall be implemented to the satisfaction of the City of La Verne's Community Development Director or designee.</p>					

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NOISE					
<p>MITIGATION MEASURE NOI-1: During construction, the following measures shall be implemented to reduce construction noise to within the standards established in Section 8.20.050 of the City's Municipal Code.</p> <ul style="list-style-type: none"> • Temporary Construction Barriers for Mobile Construction Equipment. The construction contractor shall erect a minimum 10-foot-high temporary construction barrier at the project construction boundary of the North Gateway site on all sides and South Gateway site on the north, southeast, and south side. The barriers shall be continuous with no gaps or holes and may be any material that has a minimum Sound Transmission Class (STC) rating of 28. • Smart back-up alarms. The construction contractor shall ensure construction vehicles are equipped with smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels or, alternatively, employ human spotters to ensure safety when mobile construction equipment is moving in reverse in lieu of back-up alarms. <p>This measure shall be implemented to the satisfaction of the City of La Verne Building Official and City Community Development Director, or designee.</p>	City Building Official and Community Development Director, or designee	During demolition, grading, and construction	Evidence to the City: 1) temporary construction barrier is properly staged 2) construction equipment is in proper working order		Issuance of stop work order

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<p>MITIGATION MEASURE NOI-2: Prior to issuance of an occupancy permit, the City Director of Development Services, or designee, shall verify that the proposed project has obtained from an acoustical engineer a memorandum confirming that the heating, ventilation, and air conditioning (HVAC) equipment would comply with Item No. 2 under PS-7 Action in the City's General Plan Update Public Safety Element and Section 8.20.20 of the City Noise Ordinance. Pursuant to Item No. 2 under PS-7 Action in the City's General Plan Update Public Safety Element and Section 8.20.20 of the City Noise Ordinance, noise generated from HVAC equipment shall not exceed 55 A-weighted decibels (dBA) during daytime hours and 50 dBA during nighttime hours at the neighboring residential property. This measure shall be implemented to the satisfaction of the City Community Development Director, or designee.</p>	<p>City Building Official and Community Development Director, or designee</p>	<p>Prior to issuance of an occupancy permit</p>	<p>Evidence to the City: heating, ventilation, and air conditioning (HVAC) equipment would comply with Section 12.08.530 of the Los Angeles County Noise Ordinance</p>		<p>Withhold occupancy permit</p>
<p>MITIGATION MEASURE NOI-3: The construction contractor shall prohibit large bulldozers and loaded trucks, or require the use of light construction equipment (e.g., small bulldozers and trucks), within 12 feet of any existing residential structure. Additionally, the construction contractor shall prohibit the use of jackhammers or require the use of hand tools within six feet of an existing residential structure. This measure shall be implemented to the satisfaction of the City of La Verne Building Official and City Community Development Director, or designee.</p>	<p>City Building Official and Community Development Director, or designee</p>	<p>During demolition, grading, and construction</p>	<p>Evidence to City: light construction equipment and hand tools are used in proximity to existing residential structures</p>		<p>Issuance of stop work order</p>

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TRIBAL CULTURAL RESOURCES					
<p>MITIGATION MEASURE TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in MM CUL-1, of any pre-contact cultural resources discovered during project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>	Community Development Director or designee	During ground-disturbing activities	<p>Evidence to the City:</p> <p>1) YSMN has been provided information of any pre-contact cultural resources discovered during ground-disturbing activities</p> <p>2) preparation of a Cultural Resources Monitoring and Treatment Plan</p> <p>3) a YSMN monitor has been retained to be present during remaining ground-disturbing activities</p>		Issuance of a stop work order
<p>MITIGATION MEASURE TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency (i.e., City of La Verne) for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>	Community Development Director or designee	During ground-disturbing activities	<p>Evidence to the City:</p> <p>archaeological/cultural documents prepared for the project would be supplied to the project applicant and City for dissemination to YSMN</p>		Issuance of a stop work order

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REGULATORY COMPLIANCE MEASURES

Project Name: Brethren Hillcrest Gateway Project

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Date: November 1, 2025

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
GEOLOGY AND SOILS					
<p>REGULATORY COMPLIANCE MEASURE GEO-1: Prior to issuance of grading and/or building permits, the project Applicant shall provide evidence to the City for review and approval that proposed structures, features, and facilities have been designed and will be constructed in conformance with applicable provisions of the 2022 edition of the California Building Code (CBC) or the most current edition of the CBC in effect at the time the project Applicant's development application is deemed complete by the City.</p> <p>Additionally, the project Applicant shall provide evidence to the City that the recommendations cited in the project-specific Geotechnical Investigation are incorporated into project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations include, but are not limited to, removal of existing vegetation, structural foundations, floor slabs, utilities, septic systems, and any other surface and subsurface improvements that would not remain in place for use with the new development. Remedial earthwork, overexcavation, and ground improvement shall occur to depths specified in the Geotechnical Investigation to provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Expansion index and plasticity index testing will be required at the completion of rough grading to verify the properties of the near-surface soils. Fill</p>	Community Development Director or designee	Prior to the issuance of grading and/or building permits	<p>Evidence to the City:</p> <p>1) design-level plans comply with California Building Code in effect at the time of development application submittal</p> <p>2) design-level geotechnical/soils/geologic report has been prepared and recommendations are incorporated as applicable</p> <p>3) verification testing has been conducted by a California-licensed structural engineer</p>		Withhold grading and/or building permits

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<p>soils shall consist of very low expansive soils. Construction of concrete structures in contact with subgrade soils determined to be corrosive shall include measures to protect concrete, steel, and other metals.</p> <p>A California-licensed structural engineer must conduct verification testing upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. Additionally, the structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading and verify seismic design parameters in accordance with American Society of Civil Engineers (ASCE) 7-16 Section 11.4.8. This measure shall be implemented to the satisfaction of the City Director of Building and Safety or designee.</p>					
HAZARDS AND HAZARDOUS MATERIALS					
<p>REGULATORY COMPLIANCE MEASURE HAZ-1: A comprehensive asbestos-containing materials (ACM) survey and lead-based materials (LBM) survey shall be completed prior to demolition or renovation of 2692 Park Avenue, 2675 A Street, 2677 A Street, 2681 A Street, and 2683 A Street within the South Gateway Site. If the ACM survey reveals any manufactured construction material that contains less than one percent asbestos by weight pursuant to Title 8, CCR Section 1529: Asbestos and if the LBM survey reveals lead levels below 0.7 milligram per square centimeter pursuant to Los Angeles County Code Title 11, Chapter 11.28, Section 11.28.010(c), no further survey or remedial work is required. However, if ACM greater than one percent asbestos by weight are identified within</p>	<p>Community Development Director or designee, and/or Building and Safety Division, or designee.</p>	<p>Prior to demolition or renovation</p>	<p>Evidence to the City: asbestos report/disposal plan, a lead-based materials report/disposal plan, and SCAQMD-approved disposal tickets to the City</p>		<p>Withhold demolition or renovation permit</p>

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structures proposed for renovation or demolition, Regulatory Compliance Measure HAZ-2 shall apply. Furthermore, if lead levels at or above 0.7 milligram per square centimeter are identified, Regulatory Compliance Measure HAZ-3 shall apply. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director or designee, and/or Building and Safety Division, or designee.					
REGULATORY COMPLIANCE MEASURE HAZ-2: Prior to the demolition of 2730 Park Avenue and 2712 Park Avenue within the North Gateway Site, as well as demolition or renovation of any of the properties within the South Gateway Site determined under Regulatory Compliance Measure HAZ-1 to contain ACM, all ACM shall be abated from the demolition sites. An Asbestos Notification shall be prepared and submitted to the South Coast Air Quality Management District (SCAQMD) for approval before any asbestos abatement may commence. The contractor shall provide a construction and demolition plan with disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection, and an asbestos report shall be provided to the City prior to the issuance of a demolition or renovation permit. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director or designee, and/or Building and Safety Division, or designee.	Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to demolition or renovation	Evidence to the City: 1) asbestos notification submitted to SCAQMD 2) construction/demolition plan with disposal tickets from SCAQMD-approved disposal facility and air clearances 3) asbestos report provided to the City		Withhold demolition or renovation permit
REGULATORY COMPLIANCE MEASURE HAZ-3: Prior to the demolition of 2730 Park Avenue and 2712 Park Avenue within the North Gateway Site, as well as demolition or renovation of any of the properties within the South Gateway Site	Community Development Director or designee, and/or Building	Prior to demolition or renovation	Evidence to the City: 1) construction/demolition plan with disposal tickets from SCAQMD-approved		Withhold demolition permit

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determined under Regulatory Compliance Measure HAZ-1 to contain LBP, all LBM shall be abated from the demolition site with lead levels at or above 0.7 milligram per square centimeter shall be abated from the demolition site. Furthermore, California Department of Health lead certified staff would be required for all abatement work. The contractor shall provide a construction and demolition plan with disposal tickets from a South Coast Air Quality Management District-approved disposal facility and air clearances prior to final inspection, and a lead report shall be provided to the City prior to the issuance of a demolition or renovation permit. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director or designee, and/or Building and Safety Division, or designee.	and Safety Division, or designee.		disposal facility and air clearances 2) lead report provided to the City		
HYDROLOGY AND WATER QUALITY					
REGULATORY COMPLIANCE MEASURE HYD-1: Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the SWRCB via the Stormwater Multiple Application and Report Tracking System (SMARTS). The Applicant shall provide the Waste Discharge Identification Number (WDID) to the	Public Works Department and/or the Community Development Director, or designee	Prior to the issuance of demolition and grading permits and during construction	Evidence to the City: 1) submission of Permit Registration Documents (PRDs) 2) filing of the Notice of Intent with the Regional Water Quality Control Board via submittal of a copy of the Waste		Withhold demolition and/or grading permit and/or issuance of a stop work order

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**Applicant: Brethren Hillcrest Homes
Date: November 1, 2025**

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
Director of the City of La Verne Public Works Department and the Community Development Director or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify Construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTS.			Discharger's Identification Number to the City 3) preparation of a Stormwater Pollution Prevention Plan, identifying Construction Best Management Practices (BMPs) 4) submission of a Notice of Termination via SMARTS		
REGULATORY COMPLIANCE MEASURE HYD-2: Prior to issuance of a grading permit, the Applicant shall submit Standard Urban Stormwater Mitigation Plan (SUSMP) to the City of La Verne for review and approval. The SUSMP shall demonstrate that the proposed development plan includes BMPs for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. Best Management Practices (BMPs) shall be designed and implemented consistent with the requirements outlined in the project-specific LID Studies and Los Angeles County's LID Standards Manual. Periodic maintenance of any required bioretention basin and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the SUSMP. This condition shall be	Public Works Department and/or the Community Development Director, or designee	Prior to the issuance of grading permits	Evidence to the City: Submission of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the City		Withhold grading permit

**MITIGATION MONITORING AND REPORTING PROGRAM
BRETHREN HILLCREST GATEWAY PROJECT**

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implemented to the satisfaction of the Director of the City of La Verne Public Works Department and the Community Development Director or designee, as appropriate.					
NOISE					
<p>REGULATORY COMPLIANCE MEASURE NOI-1: Prior to and during construction, the following measures shall be implemented to reduce construction noise to within the standards established in Section 8.20.050 of the City's Municipal Code.</p> <ul style="list-style-type: none"> • Construction Noise Management Plan. The project Applicant in consultation with the construction contractor shall prepare and submit to the City of La Verne Community Development Department a construction noise management plan that details the proper posting of construction schedules, appointment of a noise disturbance coordinator, and methods for assisting in noise reduction measures pursuant to Section 8.20.050 of the City's Municipal Code because noise-sensitive receptors are located 200 feet or less from the project sites. • Construction Hours. The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays pursuant to Section 8.20.050 of the City's Municipal Code. Construction activities are prohibited outside of these hours and any time 	Community Development Director, or designee	Prior to and during construction	<p>Evidence to the City:</p> <p>1) preparation of a construction noise management plan</p> <p>2) construction is prohibited outside of permissible hours, Sundays, and holidays</p> <p>3) noise control techniques shall be used wherever feasible</p>		Withhold grading permit and/or issuance of a stop work order

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<p>on Sundays and legal holidays.</p> <ul style="list-style-type: none"> • Best Available Noise Control Techniques. The construction contractor shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) for all construction equipment and trucks wherever feasible. • Temporary power poles. The construction contractor shall use temporary power poles instead of generators where feasible. • Electrically Powered Tools. To the extent practicable, electrical power shall be used to run air compressors and similar power tools, which shall be equipped with external jackets on the tools themselves whenever feasible. <p>This measure shall be implemented to the satisfaction of the City of La Verne Building Official and City Community Development Director, or designee.</p>					