



CHAPTER 4 MITIGATION MONITORING AND REPORTING PROGRAM

In compliance with *CEQA Guidelines* § 15097 (a), when significant effects are identified in an EIR, the Lead Agency is required to adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of approval for the proposed project. The monitoring program is designed to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Moreover, the monitoring program is designed to ensure that mitigation measures to be monitored or the subject of reporting are fully enforceable through permit conditions or defined agreements.



**Electronic Message Center Sign Project
Mitigation Monitoring and Reporting Program**

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Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
5.1 Aesthetics/Light and Glare			
<p>Mitigation Measure AES-1: Prior to the issuance of a building permit for the EMC sign, the applicant shall submit to the satisfaction of the Director of Planning and Building, the following information:</p> <p>Plans or specifications that demonstrate the sign is located in a location that substantially conforms to the location shown in the Photometric Analysis included in Figure 5-11 of the EIR.</p> <p>Plans or specifications that demonstrate the EMC sign is provided with a form of lighting control that will reduce the digital billboard lighting output not to exceed 3 percent of the maximum daytime brightness beginning one hour before dusk and one hour after dawn.</p>	<p>Project Applicant shall building plans demonstrating compliance with building design and automatic dimming controls.</p>	<p>Planning and Building Department</p>	<p>Prior to issuance of building permits.</p>
<p>Mitigation Measure AES-2: Within 14 days of the sign being operational, the applicant shall submit to the satisfaction of the Direction of Planning and Building the following information:</p> <p>A third-party test conducted after installation to verify that the billboard complies with the requirements not to exceed 0.3 foot-candle above ambient light at 250 feet from the face of the EMC sign in accordance with Exhibit C of the Technical Memorandum. If the value exceeds industry standards, additional lighting output reduction shall be required until the 0.3 foot-candle requirement is satisfied.</p>	<p>Project Applicant shall submit third party test demonstrating sign luminance not to exceed 0.3 foot-candle above ambient light at 250 feet from the face of the EMC sign.</p>	<p>Planning and Building Department</p>	<p>Prior to issuance of building permits.</p>



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