

**Birch Specific Plan
Mitigation Monitoring and Reporting Program**

Prepared for:

City of Carson
701 East Carson Street
Carson, California 90745
Contact: Leila Carver, PTP, Planner

Prepared by:

DUDEK
27372 Calle Arroyo
San Juan Capistrano, California 92675
Contact: Collin Ramsey, Project Manager

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Mitigation Monitoring and Reporting Program

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
1 INTRODUCTION.....	1
2 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST	3
TABLE	
1 Mitigation Monitoring and Reporting Program Checklist.....	3

**Birch Specific Plan
Mitigation Monitoring and Reporting Program**

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Birch Specific Plan Mitigation Monitoring and Reporting Program

1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a public agency adopting a mitigated negative declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Carson to ensure compliance with adopted mitigation measures identified in the MND for the proposed Birch Specific Plan (project). The City of Carson, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for cultural resources, noise, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, including the entity(ies) responsible for verifying implementation of the mitigation measure, timing of verification (prior to, during, or after construction), and responsible party. Space is provided for sign-off following completion/implementation of the mitigation measure. Along with the MND and related documents, this MMRP will be kept on file at the following location:

City of Carson
Planning Department
701 East Carson Street
Carson, California 90745

**Birch Specific Plan
Mitigation Monitoring and Reporting Program**

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Birch Specific Plan Mitigation Monitoring and Reporting Program

2 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

**Table 1
Mitigation Monitoring and Reporting Program Checklist**

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			Pre Const.	During Const.	Post Const.		Initials	Date	
<i>Cultural Resources</i>									
MM-CUL-1	If archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending on the significance of the find under the California Environmental Quality Act (CEQA) (14 California Code of Regulations Section 15064.5[f]; California Public Resources Code Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan and data recovery, may be warranted.	Submittal/ review of brief letter report of excavations and findings		X		City of Carson Planning and Building Department			
MM-CUL-2	In the event that paleontological resources (fossil remains) are exposed during construction activities for the proposed project, all construction work occurring within 50 feet of the find shall immediately stop until a Qualified Paleontologist, as defined by the Society of Vertebrate Paleontology's 2010 guidelines, can assess the nature and importance of the find. Depending on the significance of the find, the Qualified Paleontologist may record the find and allow work to continue, or may recommend salvage and recovery of the resource. All recommendations will be made in accordance with the Society of Vertebrate Paleontology's 2010 guidelines, and shall be subject to review and approval by the City of Carson. Work in the area of the find may only resume upon approval of a Qualified Paleontologist.	Submittal/ review of brief letter report of excavations and findings		X		City of Carson Planning and Building Department			

Birch Specific Plan Mitigation Monitoring and Reporting Program

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<i>Noise</i>									
MM-NOI-1	At least 30 days prior to commencement of construction, the contractor shall provide written notice to all residential property owners and tenants within 450 feet of the project site that proposed construction activities could affect outdoor or indoor living areas. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, and a description of noise-reduction measures.	Submittal/ review of written notice	X			City of Carson Planning and Building Department			
MM-NOI-2	Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between 7 a.m. and 6 p.m., excluding federal holidays. When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.	Submittal/ Review of Construction Logs		X		City of Carson Planning and Building Department			
MM-NOI-3	Stationary construction equipment that generates noise that exceeds 85 dBA at the property boundaries shall be shielded with a barrier that meets an STC [Sound Transmission Class] rating of 25.	Submittal/ Review of Construction Logs		X		City of Carson Planning and Building Department			
MM-NOI-4	All construction equipment powered by internal combustion engines shall be properly muffled and maintained. No internal combustion engine shall be operated on the site without a muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory recommended mufflers. Unnecessary idling of internal combustion engines shall be prohibited.	Submittal/ Review of Construction Logs		X		City of Carson Planning and Building Department			
MM-NOI-5	Air compressors and generators used for construction shall be surrounded by temporary acoustical shelters. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	Submittal/ Review of Construction Logs		X		City of Carson Planning and Building Department			

Birch Specific Plan Mitigation Monitoring and Reporting Program

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Mitigation Monitoring and Reporting Program Checklist**

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MM-NOI-6	A temporary construction sound barrier wall shall be installed along the northern, western, and southern site boundaries. Entry gates for construction vehicles along the west side of the site shall be closed when vehicles are not entering or exiting the site. The barrier shall be made of sound-attenuating material (not landscaping). To effectively reduce sound transmission through the barrier, the material chosen must be rigid and sufficiently dense (at least 20 kilograms per square meter). All noise barrier material types are equally effective, acoustically, if they have this density. For example, 5/8-inch plywood, mounted with no gaps between adjacent sheets, would be of sufficient density to achieve the target attenuation. The barrier shall be 8 feet in height from the ground surface on the construction side of the wall to achieve the goal of blocking direct line-of-sight to the adjacent residence windows. It is estimated that a noise barrier of the prescribed density would reduce average noise levels to sensitive receptors by up to 5 dBA by blocking direct line-of-sight to ground-level receptors.	Submittal/ Review of Construction Logs		X		City of Carson Planning and Building Department			
MM-NOI-7	If third-floor balconies are proposed along the west façade, a 9-foot-high noise barrier (i.e., the perimeter wall around the deck area) shall be required around these balconies to mitigate traffic noise to meet the City of Carson's 65 dBA CNEL noise level criterion for exterior living areas. The noise barrier may be constructed of a material such as tempered glass, acrylic glass, any masonry material with a surface density of at least 3 pounds per square foot, or a combination of the above (e.g., a masonry base with glass or acrylic glass above). The noise barrier shall have no openings or cracks..	Submittal/ review of design	X			City of Carson Planning and Building Department			
MM-NOI-8	If fourth-floor balconies are be proposed along the west façade, a 6.5-foothigh noise barrier (i.e., the perimeter wall around the deck area) shall be required around these balconies to mitigate traffic noise to meet the City of Carson's 65 dBA CNEL noise level criterion for exterior living areas. The noise barrier may be constructed of a material such as tempered glass, acrylic glass, any masonry material with a surface density of at least 3 pounds per square foot, or a combination of the above (e.g., a masonry	Submittal/ review of design	X			City of Carson Planning and Building Department			

Birch Specific Plan Mitigation Monitoring and Reporting Program

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	base with glass or acrylic glass above). The noise barrier shall have no openings or cracks..								
MM-NOI-9	The garden area along Figueroa Street would have future traffic noise exposure levels ranging up to 70 dBA CNEL. A noise barrier up to 5 feet in height shall be required around the this area to mitigate traffic noise to meet the City of Carson's 65 dBA CNEL noise level criterion for exterior living/habitable areas. The noise barrier may be constructed of a material such as tempered glass, acrylic glass, any masonry material with a surface density of at least 3 pounds per square foot, or a combination of the above (e.g., a masonry base with glass or acrylic glass above). The noise barrier shall have no openings or cracks.	Submittal/ review of design	X			City of Carson Planning and Building Department			
MM-NOI-10	The future traffic noise exposure levels for the I-110 façade of the project would range up to 81 dBA CNEL; the future traffic noise exposure levels for the Figueroa Street façade of the project would range up to 68 dBA CNEL; interior noise levels could, therefore, exceed the 45 dBA CNEL criterion. To comply with the City of Carson's 45 dBA CNEL interior noise standard, an interior noise analysis shall be required for the portion of the structure fronting I-110 and for the portion of the structure fronting Figueroa Street. Prior to issuance of a building permit, the project applicant shall submit a final acoustical report prepared to the satisfaction of the City of Carson Community Development Department, Planning Division. The report shall demonstrate that the proposed residential design will result in compliance with the 45 A-weighted decibel (dBA) CNEL interior noise levels as required by the California Building Code and California Noise Insulation Standards (Title 24 and 25 of the California Code of Regulations). As required, the report shall recommend construction materials and methods to minimize interior noise to an acceptable level; such materials and methods may include mechanical ventilation and/or air conditioning	Submittal/ review of final acoustical report	X			City of Carson Planning and Building Department			

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	system and sound-rated doors and windows.								
<i>Tribal Cultural Resources</i>									
MM-TRC-1	<p>Prior to the issuance of any grading permits for the project, the City of Carson Community Development Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on site during the construction phases that involve any ground-disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California PRC Division 13, Section 21083.2 (a) through (k).</p> <p>Neither the City of Carson, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process.</p> <p>Construction activity shall not be contingent on the presence or availability of a monitor, and construction may proceed regardless of whether or not a monitor is present on site. The on-site monitoring shall end when the project site grading and excavation activities are completed or when the monitor has indicated that the site has a low potential for archaeological resources.</p>	Submittal/ review of brief letter report of excavations and findings		X		City of Carson Planning and Building Department			
MM-TRC-2	All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If	Submittal/ review of brief		X		City of Carson			

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	the resources are Native American in origin, the tribe shall coordinate with the landowner regarding treatment and curation of these resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Section 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.	letter report of excavations and findings				Planning and Building Department			

**Birch Specific Plan
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