



4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document that includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Checklist*, has been prepared for the Panattoni Project (the “project”). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Carson Panattoni Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.



- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No changes will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.



Table 1
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
4.5 CULTURAL RESOURCES								
CUL-1	<u>Unanticipated Discovery of Cultural Resources</u> . If previously unidentified cultural resources are encountered during ground-disturbing activities, work in the immediate area shall halt and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the project owner and City of Carson to implement Native American consultation procedures. Construction shall not resume until the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.	Construction Contractor; Qualified Archaeologist	During Ground-Disturbing Activities	City of Carson Community Development Department	During Ground-Disturbing Activities			
4.7 GEOLOGY AND SOILS								
GEO-1	If evidence of subsurface paleontological resources is found during construction, excavation and other construction activity in	Construction Contractor; Certified	During Ground-Disturbing Activities	City of Carson Community Development	During Ground-Disturbing Activities			



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	that area shall cease and the construction contractor shall contact the City of Carson Community Development Director. With direction from the Community Development Director, a paleontologist certified by the County of Los Angeles shall evaluate the find prior to resuming grading in the immediate vicinity of the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.	Paleontologist		Director				
4.10 HAZARDS AND HAZARDOUS MATERIALS								
HAZ-1	<u>Soil Vapor Sampling.</u> The Applicant shall retain a qualified Phase II/Site Characterization Specialist to conduct verification soil vapor sampling during any excavation activities at depth that which would present a concern to worker safety. Should any samples determine that residual contamination in soil vapor present a risk to construction workers during excavation activities, the Phase II/Site Characterization Specialist shall have the authority to either implement additional safety precautions and/or temporarily suspend construction activity at said location for the protection of workers or the public.	Construction Contractor; Qualified Phase II/Site Characterization Specialist	During Grading Activities at Depth that which would present a concern to worker safety	City of Carson Community Development Director	During Grading Activities at Depth that which would present a concern to worker safety			
HAZ-2	<u>Unknown Subsurface Infrastructure.</u> Observations shall be made by the contractor during grading and utility trenching for the presence of unknown pipelines, buried infrastructures, containers, debris, and/or soil	Construction Contractor; Qualified Phase II/Site Characterization	During Grading and Utility Trenching Activities	City of Carson Community Development Director	During Grading and Utility Trenching Activities			



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	potentially impacted by chemicals compounds or fuel and oil hydrocarbons. Indications of impacted soil may include chemical or fuel odors, unusual coloration, apparent moisture, and staining. If any of the above are encountered, a qualified environmental professional with Phase II/Site Characterization experience shall be consulted to provide field monitoring using appropriate instrumentation, and to assist with segregation of excavated material for proper disposal at a licensed waste-handling facility.	Specialist						
4.13 NOISE								
NOI-1	Prior to the initiation of construction, the Applicant shall prepare a paving control plan to ensure that the paving process does not result in damage to the western and southern industrial structures. The paving control plan shall be subject to the Building and Safety Department's approval prior to issuance of a grading permit. To reduce groundborne vibration levels, the paving control plan shall stipulate that static (non-vibratory) rollers shall be used as an alternative to vibratory rollers within 15 feet of the western and southern Poly One Corporation industrial structures (Assessor's Parcel Number [APN] 7315-008-022).	Project Applicant or Construction Contractor	Prior to Issuance of Grading Permit; During Construction Activities	City of Carson Engineer	Prior to Issuance of Grading Permit; During Construction Activities			
4.17 TRANSPORTATION								
TRA-1	Prior to the project operations, the project Applicant shall enter into an Operational Labor Agreement with the City of Carson to	Project Applicant or Future Property Owner	Prior to Issuance of Certificate of	City of Carson Traffic Engineer	Prior to Issuance of Certificate of			



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>implement a local hiring program consisting of reasonable efforts such as local job fairs and to reduce employee vehicle miles travelled (VMT) to the City's threshold of 16.7 VMT per Employee or less. The Operational Labor Agreement shall specify that the Property Owner, or designee, provides to the City Traffic Engineer on an annual basis an Employee VMT Monitoring Table, or other VMT monitoring system, as approved by the City Traffic Engineer, that identifies commute distance bins and the proportion of employees within each bin to determine the project's average home-based work VMT per employee. A sample Employee VMT Monitoring Table is included as Attachment B of the Panattoni Warehouse Project: Vehicle Miles Traveled Analysis, prepared by Fehr and Peers, dated May 19, 2020. The Employee VMT Monitoring Table, or other approved VMT monitoring system, shall be approved by the City of Carson Traffic Engineer prior to project operations.</p> <p>If, through preparation of the Employee Monitoring Table, or other approved VMT monitoring system, it is determined that the project would still exceed the City's threshold of 16.7 VMT per Employee, the project Applicant shall be responsible for identifying and implementing travel demand measures to demonstrate the project's VMT per employee are reduced to less than significant levels. These measures may include, but are not</p>		Occupancy and During Project Operations		Occupancy and During Project Operations			



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>limited to, identifying and paying for off-street parking, providing transit passes to employees, providing commuter incentives, providing transit subsidies, providing parking cash-outs, commute marketing program, or implementing carpool/vanpool incentives. The project Applicant shall be responsible for demonstrating the effectiveness of these measures through the VMT monitoring system to reduce the project's VMT per employee to the City's threshold of 16.7, as verified by the City Traffic Engineer.</p> <p>Should the City of Carson adopt a VMT threshold, the project Applicant or future Property Owner has the option to submit an updated VMT analysis to the City Engineer for review and approval. Should the VMT analysis show that the project is less than significant per the City's adopted VMT threshold, this mitigation measure shall no longer apply. <u>Should an updated VMT analysis determine that the project has the potential to impact State transportation facilities, the Applicant shall submit the TMP for review and comment by Caltrans, prior to approval by the City Engineer.</u></p>							
TRA-2	<p>Prior to the initiation of construction, the project Applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Carson Traffic Engineer. <u>Should a Caltrans transportation permit be required for the project, the Applicant shall submit the TMP for review and comment by Caltrans, prior to</u></p>	Project Applicant or Construction Contractor	Prior to Issuance of Grading Permit; Project Specifications; During Construction	City of Carson Traffic Engineer	Prior to Issuance of Grading Permit; Project Specifications; During Construction			



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	approval by the City of Carson Traffic Engineer. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall specify that one direction of travel in each direction must always be maintained for East 223rd Street throughout project construction. The TMP shall be incorporated into project specifications for verification prior to final plan approval.		Activities		Activities			
4.18 TRIBAL CULTURAL RESOURCES								
TCR-1	Prior to issuance of any grading permits, the project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC's) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/ consultant shall be present on-site during the construction phases that involves ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as 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	Project Applicant; Construction Contractor; Approved Tribal Monitor/ Consultant; Qualified Archaeologist	Prior to Issuance of Grading Permit; During Ground-Disturbing Activities	City of Carson Community Development Director/ County Coroner (if necessary)	Prior to Issuance of Grading Permit; During Ground-Disturbing Activities			



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>Monitor/consultant shall complete daily monitoring logs that 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/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p> <p>Upon discovery of any tribal cultural or archaeological resources, all construction activities shall cease in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist (Mitigation Measure CUL-1) and the tribal monitor/consultant. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe requests preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource"</p>							



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>(per Mitigation Measure CUL-1), time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be made available by the Applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.</p> <p>Preservation in place (i.e., avoidance) is 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. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.</p> <p>Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, or associated grave goods defined in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5</p>							



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.</p> <p>Upon discovery of human remains, the tribal monitor/consultant and/or qualified archaeologist (Mitigation Measure CUL-1) shall immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) shall then notify the Tribe, the qualified lead archaeologist, and the construction manager who shall call the coroner. Work shall continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner shall notify the NAHC as mandated by state law who shall then appoint a Most Likely Descendent (MLD).</p> <p>If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses</p>							



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p> <p>Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. Every effort to diverting the project and keep the remains in situ and protected shall be made. However, if the project cannot be diverted, burials can then be removed, as</p>							



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>approved by the Tribe. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure complete recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains, in accordance with existing laws and regulations.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no</p>							



Mitigation	Mitigation Measure	Implementation	Timing	Monitoring	Timing	Verification of Compliance		
	<p>publicity regarding any cultural materials recovered.</p> <p>Archaeological and Native American monitoring and excavation during construction shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The qualified archaeologist (Mitigation Measure CUL-1) shall ensure that all other personnel are appropriately trained and qualified.</p>							