

VICTORIA GREENS

Mitigation Monitoring and Reporting Program

PREPARED FOR:

CITY OF CARSON

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Carson, California 90745

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JUNE 2019

TABLE OF CONTENTS

SECTION	PAGE
1 INTRODUCTION.....	1
2 MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST	3
TABLE	
1 Mitigation Monitoring and Reporting Program Checklist.....	3

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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) shall be used by the City of Carson to ensure compliance with adopted mitigation measures identified in the MND for the proposed Victoria Greens (proposed project). The City of Carson, as the lead agency, will be responsible for ensuring that all mitigation measures are implemented. 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 shall be kept on file at the following location:

City of Carson
Community Development Department, Planning Division
701 East Carson Street
Carson, California 90745

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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>Air Quality</i>									
MM-AQ-1	<p><u>To reduce the potential for health risks as a result of construction of the project, the applicant shall:</u></p> <ul style="list-style-type: none"> • Prior to the start of construction activities, the project applicant, or its designee, shall ensure that all 75 horsepower or greater diesel-powered equipment are powered with California Air Resources Board certified Tier 4 Interim engines, except where the project applicant establishes to the satisfaction of the City that Tier 4 Interim equipment is not available. <u>In the case where the applicant is unable to secure a piece of equipment that meets the Tier 4 Interim requirement, the applicant may upgrade another piece of equipment to compensate (from Tier 4 Interim to Tier 4 Final). Engine Tier requirements in accordance with this measure shall be incorporated on all construction plans.</u> • All other diesel-powered construction equipment will be classified as Tier 3 or higher, at a minimum, except where the project applicant establishes to the satisfaction of the City that Tier 3 equipment is not available. <p>In the case where the applicant is unable to secure a piece of equipment that meets the Tier 4 Interim requirement, the applicant may upgrade another piece of equipment to compensate (from Tier 4 Interim to Tier 4 Final). Engine Tier requirements in accordance with this measure shall be incorporated on all construction plans.</p>	Submittal/ review of construction logs	X	X		City of Carson			

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MM-AQ-2	The project applicant or its successor shall install high-efficiency return air filters on all heating, ventilation, and air conditioning (HVAC) systems serving any residential unit located at the project site. The air filtration system shall reduce at least 80% of particulate matter emissions, such as can be achieved with a Minimum Efficiency Reporting Value 13 (MERV 13) air filtration system installed on return vents in residential units. The Homeowners Association property management for these multifamily residential receptors shall maintain the air filtration system on any HVAC system installed for the specified residential units in accordance with the manufacturer's recommendations for the duration of the project.	Submittal/ review of design		X	X	City of Carson			
<i>Cultural Resources</i>									
MM-CUL-1	If archaeological resources (sites, features, or artifacts) are exposed during construction activities for the 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			

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MM-CUL-2	In the event that paleontological resources (fossil remains) are exposed during construction activities for the 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			
<i>Hazards and Hazardous Materials</i>									
MM-HAZ-1	Prior to, during, and following construction of the project, specified programs and actions recommended in the Remedial Action Plan (RAP) and approved by the Regional Water Quality Control Board (RWQCB) shall be implemented in accordance with the RAP. Any potential variation to the RAP's recommendations shall be discussed with and approved by the RWQCB prior to implementation. Evidence of compliance with the RAP shall be provided in a timely manner to the City of Carson and available to review in the project file.	Submittal/ review of evidence showing compliance with Remedial Action Plan	X	X		City of Carson			
MM-HAZ-2	Before issuance of a grading permit, a licensed contractor shall prepare a Hazardous Materials Contingency Plan (HMCP) and submit the plan to the City of Carson. The purpose of the HMCP is to protect on-site construction workers and off-site receptors in the	Submittal/ review of Hazardous	X	X		City of Carson			

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	vicinity of the construction site. The HMCP shall describe the practices and procedures to be implemented to protect worker health in the event of an accidental release of hazardous materials, or if previously undiscovered hazardous materials are encountered during construction. The HMCP shall include items such as spill prevention, cleanup, and evacuation procedures. The HMCP shall help protect the public and workers by providing procedures and contingencies to help reduce exposure to hazardous materials.	Contingency Plan							
<i>Noise</i>									
MM-NOI-1	<p>Noise levels at the proposed swimming pool exterior use area exposed to noise levels in excess of 65 community noise equivalent level (CNEL) shall be reduced to 65 CNEL. Noise reduction for on-site exterior use area noise impacts shall be accomplished through on-site noise barriers (walls).</p> <p>The project's proposed wall west of the swimming pool recreation area shall be constructed as a noise barrier with a height of at least 6-feet. Any additional height above the 6-foot level does not require noise attenuation features.</p> <p>The sound attenuation fence or wall must be solid. It can be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, as long as there are no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 1-inch total thickness or have a density of at least 3.5 pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic 3/8 of an inch thick or thicker may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18 gauge</p>	Submittal/ review of design		X	X	City of Carson			

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	(minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door(s) or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of 1-inch thick or better wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated doorjamb.								
MM-NOI-2	<p>Interior noise levels within the project's dwelling units shall not exceed 45 community noise equivalent level (CNEL). Once specific building plan information is available, additional exterior-to-interior acoustical analysis shall be conducted for the residences facing both S. Central Avenue and E. Victoria Street where exterior noise levels are expected to exceed 60 CNEL to demonstrate that interior levels will not exceed 45 CNEL. The information in the analysis shall include wall heights and lengths, room volumes, window and door tables typical for a building plan, as well as information on any other openings in the building shell. With this specific building plan information, the analysis shall determine the predicted interior noise levels at the planned on-site buildings. If predicted noise levels are found to be in excess of 45 CNEL, the report shall identify architectural materials or techniques that could be included to reduce noise levels to 45 CNEL in habitable rooms. Standard measures such as glazing with Sound Transmission Class (STC) ratings from a STC 22 to STC 60, as well as walls with appropriate STC ratings (34 to 60), should be considered.</p> <p>In addition, appropriate means of air circulation and provision of fresh air shall be provided to allow windows to remain closed for extended</p>	Submittal/ review of exterior- to- interior acoustical analysis	X	X	X	City of Carson			

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	intervals of time so that acceptable interior noise levels can be maintained. The mechanical ventilation system shall meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2001 California Building Code).								
MM-NOI-3	The construction contractor shall not operate a vibratory roller, or equipment with the potential to result in an equivalent level of vibration that exceeds 0.01 inches/second over the frequency range of 1 to 100 hertz, or within 50 feet of the daycare facility north of the project site.	Submittal/ review of construction logs		X		City of Carson			
MM-NOI-4	Prior to start of any heavy construction activities on the project site, the northern periphery of the site shall be graded and a permanent 8-foot-tall wall shall be constructed along the property's northern boundary. Temporary sound barriers or sound blankets shall be installed between construction operations and adjacent noise sensitive receptors. Due to equipment exhaust pipes being approximately 7 to 8 feet above ground, a sound wall at least 10 feet in height above grade. The wall shall be located along the northern property line between the project and neighboring daycare facility, from S. Central Avenue east along the unnamed driveway between the site and daycare for approximately 180 feet. To reduce noise levels effectively, the sound barrier should be constructed of a material with a minimum weight of 2 pounds per square foot with no gaps or perforations, and shall remain in place until the conclusion of demolition, grading, and construction activities.	Submittal/ review of construction logs				City of Carson			