

# **Mitigation Monitoring and Reporting Program for the Goodyear Airship Operations Center Improvements Project**

**SCH#: 2017011015**

The City of Carson adopts this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Goodyear Airship Operations Center Improvements Project (proposed project), which is the subject of the Environmental Assessment and Initial Study/Mitigated Negative Declaration (EA-IS/MND), complies with all applicable environmental mitigation requirements.

The mitigation described in the IS/MND and summarized below provides a broad purpose and overview of actions that will occur in order to reduce identified environmental impacts. Mitigation measures applicable to the proposed project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, rectifying impacts by repairing, rehabilitating, or restoring the affected environment, and/or reducing or eliminating impacts over time through preservation and maintenance operations over the life of the proposed project.

For each project that is subject to CEQA, PRC Section 21081.6 requires the Lead Agency to monitor performance of the mitigation measures included in any environmental document to ensure that the specified mitigation is implemented. The City of Carson is the designated Lead Agency for the proposed project. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition related to implementation of the MMRP.

After review and approval by the Lead Agency, minor changes to the MMRP are permitted but can only be made by the City of Carson. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the City of Carson.

The organization of the MMRP follows the subsection formatting style presented within the Final IS/MND. Only those subsections of the environmental issues presented in the IS/MND that have mitigation measures are provided below in the MMRP table. All other subsections in the IS/MND do not contain mitigation measures. For each specified mitigation measure, the MMRP table identifies the following: 1) Implementation Action; 2) Method of Verification; 3) Timing of Verification; 4) Responsible Agency/Party; and 5) Verification Date.

## Mitigation Monitoring and Reporting Program

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Method of Verification         | Timing of Verification               | Responsible Agency/Party                            | Verification Date |
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| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                |                                      |                                                     |                   |
| <p><b>Bio-1:</b> If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extend from February 1 - August 31, but can vary from year to year based upon seasonal weather conditions), pre-construction clearance survey for nesting birds shall be conducted within three days prior to any ground disturbing activities to ensure that no nesting birds will be disturbed during construction.</p> <ol style="list-style-type: none"> <li>The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active bird nests will occur. If an active avian nest is discovered during the 3-day preconstruction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer is expanded to 500 feet.</li> <li>If special status avian species are identified during the pre-construction survey, a biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, normal construction activities can occur. Pursuant to CFG Code 3503, it is unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. Further, any birds in the orders Falconiformes or Strigiformes (birds of prey, such as hawks and owls) are protected under CFG Code 3503.5 which makes it unlawful to take, possess, or destroy their nest or eggs.</li> <li>A consultation with CDFW and/or USFWS (dependent on the species) shall be required prior to the removal of any raptor nest on the project site, if a raptor nest is determine to be located on site during the pre-construction clearance survey.</li> </ol> |  | Site inspection                | Three days prior to construction     | City of Carson<br>Qualified Biologist               |                   |
| <b>Geology and Soils</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                |                                      |                                                     |                   |
| <p><b>Geo-1:</b> Prior to the issuance of grading permits, the applicant shall retain a qualified geotechnical engineer to prepare a geotechnical report to inform project design as relates to seismically induced ground shaking at the site. All grading and construction on site shall adhere to the specifications, procedures, and site conditions contained in the final design plans, which shall be fully compliant with the seismic recommendations of the geotechnical report. The procedures and site conditions shall encompass site preparation, foundation specifications, and protection measures for buried metal. The final structural design shall be subject to approval and follow-up inspection by the City of Carson Building and Safety Department. Final design requirements shall be provided to the on-site construction supervisor and the City of Carson Building and Safety Department to ensure compliance. A copy of the approved design shall be submitted to the City of Carson Building and Safety Department.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Department review and approval | Prior to issuance of grading permits | Goodyear<br>City of Carson<br>Geotechnical engineer |                   |

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | Method of Verification                    | Timing of Verification | Responsible Agency/Party                  | Verification Date |
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| <b>Hazards and Hazardous Materials</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                           |                        |                                           |                   |
| <p><b>Haz-1:</b> Prior to construction the City of Carson shall require the construction contractor to prepare and implement (as needed during construction) a soil and water management plan, which specifies the method for handling and disposal of contaminated soil and groundwater. The plan shall include all necessary procedures to ensure that excavated materials and fluids generated during construction are stored, managed, and disposed of in a manner that is protective of human health and in accordance with applicable laws and regulations. The plan shall include the following information.</p> <ul style="list-style-type: none"> <li>i. Procedures shall be implemented if unknown subsurface conditions or contamination are encountered, such as previously unreported tanks, wells, waste or contaminated soils.</li> <li>ii. Procedures shall be implemented for containment, handling and disposal of water generated during construction such as dewatering (if needed), runoff from dust control, and accumulation of rainwater. The plan shall outline the laboratory methods for analysis of hazardous materials likely to be encountered and the appropriate treatment and/or disposal methods.</li> <li>iii. Procedures shall be implemented to ensure that imported soils brought on site do not contain hazardous materials above regulatory thresholds.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Department review and approval            | Prior to construction  | City of Carson<br>Construction contractor |                   |
| <p><b>Haz-2:</b> The City of Carson shall require the construction contractor to retain a qualified environmental professional to prepare a site-specific health and safety plan (HASP) in accordance with federal OSHA regulations (29 CFR 1910.120) and Cal/OSHA regulations (8 CCR Title 8, Section 5192). The HASP shall address worker health and safety issues during construction. The HASP shall include the following information:</p> <ul style="list-style-type: none"> <li>i. All required measures to protect construction workers and the general public by including engineering controls, monitoring, and security measures to prevent unauthorized entry to the construction area and to reduce hazards outside of the construction area. If prescribed contaminant exposure levels are exceeded, personal protective equipment shall be required for workers in accordance with state and federal regulations.</li> <li>ii. Required worker health and safety provisions for all workers potentially exposed to contaminated materials, in accordance with state and federal worker safety regulations, and designated qualified individual personnel responsible for implementation of the HASP.</li> <li>iii. The contractor shall have a site health and safety supervisor fully trained pursuant to hazardous materials regulations present during excavation, trenching, or cut and fill operations to monitor for evidence of potential soil contamination, including soil staining, noxious odors, debris or buried storage containers. The site health and safety supervisor must be capable of evaluating whether hazardous materials encountered constitute an incidental release of a hazardous substance or an emergency spill. The site health and safety supervisor shall direct procedures to be followed in the event that an unanticipated hazardous materials release with the potential to impact health and safety is encountered. These procedures shall be in accordance with hazardous waste operations and regulations</li> </ul> |  | Department and agency review and approval | Prior to construction  | City of Carson<br>Construction contractor |                   |

| Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Method of Verification | Timing of Verification | Responsible Agency/Party | Verification Date |
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| <p>and specifically include, but are not limited to, the following: immediately stopping work in the vicinity of the unknown hazardous materials release; notifying the Department of Environmental Health, and retaining a qualified environmental firm to perform sampling, remediation, and/or disposal. Documentation that HASP measures have been implemented during construction shall be required.</p> <p>iv. Provision that submittal of the HASP to the City of Carson, or any review of the contractor's HASP by the City of Carson, shall not be construed as approval of the adequacy of the contractor's health and safety professional, the contractor's HASP, or any safety measure taken in or near the construction site. The contractor shall be solely and fully responsible for compliance with all laws, rules, and regulations applicable to health and safety during the performance of the construction work.</p> |                        |                        |                          |                   |