

FINAL

**Cambria Court Residential Project
Initial Study/Mitigated Negative Declaration**

Prepared for:

City of Carson

701 East Carson Street
Carson, California 90745

Contact: McKina Alexander, Associate Planner

Prepared by:

DUDEK

27372 Calle Arroyo
San Juan Capistrano, California 92675

Contact: Collin Ramsey, Senior Project Manager

NOVEMBER 2019

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
CEQA	California Environmental Quality Act
City	City of Carson
IS	Initial Study
JWPCP	Joint Water Pollution Control Plant
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
project	Cambria Court Residential Project

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1 Introduction

An Initial Study (IS)/Mitigated Negative Declaration (MND) was prepared for the proposed Cambria Court Residential Project (project) and made available for public comment for a 20-day public review period from September 25, 2019, through October 14, 2019. In accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15074(b) (14 CCR 15074(b)), before approving the project, the City of Carson (City), as the lead agency under CEQA, will consider the MND with any comments received during this public review period. Specifically, Section 15074(b) of the CEQA Guidelines (14 CCR 15074(b)) states the following:

Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.

The agencies and individuals that provided substantive written comments on the environmental issues addressed within the IS/MND during the public review period are listed in Table 1. Although CEQA (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.) do not explicitly require a lead agency to provide written responses to comments received on a proposed IS/MND, the lead agency may do so voluntarily. Individual comments within each communication are numbered so comments can be cross-referenced with responses.

Table 1. Comment Letter Summary

Letter Number	Commenter	Date
1	Sieni M. Maefu, Resident, City of Carson	October 1, 2019
2	Adriana Raza, Customer Service Specialist, Facilities Planning Department, Los Angeles County Sanitation Districts	October 10, 2019
3	Michael Y. Takeshita, Acting Chief, Forestry Division, Prevention Services Bureau, County of Los Angeles Fire Department	October 17, 2019

Responses to comments are made in the following text to further supplement, clarify, or expand upon information already presented in the IS/MND. These responses do not change the significance determinations made or the severity of potential environmental impacts evaluated in the IS/MND. Section 15073.5(c)(4) of the CEQA Guidelines (14 CCR 15073.5(c)(4)) permits the inclusion of new information within an MND if the additional information “merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.”

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2 Response to Comments

Comment Letter 1

From: smaefau@memorialorthopaedic.com [mailto:smaefau@memorialorthopaedic.com]

Sent: Tuesday, October 01, 2019 8:42 AM

To: McKina Alexander

Subject: Questions and Concerns: Cambria Court Residential Project

Good Morning,

I have received a letter in the mail this past Saturday (09/28/2019) in regards to this project taking place on 427 East 220th Street. I am a residence of 403 East 220th Street.

I am concern would this affect me as a residence, for example, is this letter letting my family know that we have to find somewhere to live as this project is taking place or is this letter just to notify us that there will be a lot of construction going on during this project?

Please advise.

Thank you and have a good and bless day

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Response to Comment Letter 1

City of Carson Resident
Sieni M. Maefau
October 1, 2019

- 1-1** The commenter questions whether they have received the notice of intent because (1) their current place of residence (427 East 22th Street) is within the project boundary, and thus slated for demolition, or (2) they are simply located adjacent to the project site and are being noticed in order to make them aware of impending construction activity.

The commenter's residence is not located within the project boundary; however, it does abut the project site. As described in the Mitigation Negative Declaration, temporary, short-term increase in noise would result from project construction. As such, mitigation measures, including installation of a sound barrier and construction notification, are required to be implemented by the project applicant in order to reduce construction noise impacts to less than significant.

In addition, during demolition of the existing 16,750 square feet of residential buildings, the project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 to limit potential emissions of asbestos. The project would also be required to comply with SCAQMD Rule 403 to control dust emissions during any dust-generating activities. Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active grading areas two times per day, with additional watering depending on weather conditions.

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CAMBRIA COURT RESIDENTIAL PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Comment Letter 2



Robert C. Ferrante
Chief Engineer and General Manager
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

October 10, 2019

Ref. DOC 5318791

Ms. McKina Alexander
Associate Planner
Community Development Department
City of Carson
701 East Carson Street
Carson, CA 90745

Dear Ms. Alexander:

NOI Response for the Cambria Court Residential Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on September 27, 2019. The proposed project is located within the jurisdictional boundaries of District No. 8. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Grace Street Trunk Sewer Section 1, located in Grace Avenue at 220th Street. The Districts' 10-inch diameter trunk sewer has a capacity of 0.8 million gallons per day (mgd) and conveyed a peak flow of 0.4 mgd when last measured in 2015.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently produces an average flow of 261.1 mgd.
3. The expected increase in average wastewater flow from the project, described in the notice as a 35-unit multi-family residential community, is 8,840 gallons per day, after the structure on the project site is demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org.

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DOC 5332041.D08

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CAMBRIA COURT RESIDENTIAL PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Ms. McKina Alexander

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October 10, 2019

Wastewater & Sewer Systems, and click on Connection Fee, Service Charge and More. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard

DOC 5332041.D08

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Cont.

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Response to Comment Letter 2

Sanitation Districts of Los Angeles County, Facilities Planning Department
Adriana Raza, Customer Service Specialist
October 10, 2019

- 2-1** Thank you for your comment pursuant to the proposed project. A Sewer Area Study Report was completed for the proposed project to determine sewage flow rates and to verify the capacity of the existing sewer system. According to the Sewer Area Study Report, the site currently has sanitary sewer connections, and the 8-inch sewer mainline would have adequate capacity to include additional flow from the project site.
- 2-2** The City acknowledges that the wastewater generated by the project will be treated at the Joint Water Pollution Control Plant (JWPCP). According to the Sewer Area Study Report prepared for the project, wastewater generated by the project could flow to JWPCP via this existing sewer mainline without resulting in the relocation or expansion of existing, or construction of new, wastewater treatment facilities.
- 2-3** The commenter states the average wastewater flow for the proposed project is 8,840 gallons per day. The Sewer Area Study Report conservatively determined the project would increase flow to the sewer system by 0.020 cubic feet per second, or 12,926 gallons per day, an assumption that exceeds the Sanitation Districts of Los Angeles County's assumption. Thus, given that the Sewer Area Study Report assumed a greater daily flow rate yet still found that the existing 8-inch sewer mainline would have adequate capacity to include additional flow from the project site, it stands to reason that the existing conveyance infrastructure could handle wastewater flows in the event the daily flow rates are more in-line with the Sanitation Districts of Los Angeles County's estimate.
- 2-4** The City acknowledges that any new or modified connection to Sanitation Districts of Los Angeles County facilities will require a connection fee and will forward this information to the project applicant.
- 2-5** This comment is acknowledged and the City will forward this information to the project applicant. Should the City have any questions regarding this information, the City will contact the Sanitation Districts of Los Angeles County staff referenced in this letter.

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CAMBRIA COURT RESIDENTIAL PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Comment Letter 3



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

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SECOND DISTRICT
SHEILA KUEHL
THIRD DISTRICT
JANICE HAHN
FOURTH DISTRICT
KATHRYN BARGER
FIFTH DISTRICT

October 17, 2019

McKina Alexander, Associate Planner
City of Carson
Community Development Department
701 East Carson Street
Carson, CA 90745

Dear Ms. Alexander:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "CAMBRIA COURT RESIDENTIAL PROJECT," INVOLVES DEMOLITION OF EXISTING RESIDENTIAL USES AND CONSTRUCTION OF A 35-UNIT MULTIFAMILY RESIDENTIAL COMMUNITY WITH ASSOCIATED IMPROVEMENTS, THE RESIDENTIAL COMMUNITY WOULD CONSIST OF TWO-STORY UNITS, SURFACE PARKING, AND COMMON OPEN SPACE, 427 EAST 220TH STREET, CARSON, FFER 2019005699

Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

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SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLENDORA
HAWAIIAN GARDENS
HAWTHORNE
HERNOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

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LAND DEVELOPMENT UNIT:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit are the review of, and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department.
2. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.
3. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
4. The development of this project must comply with all applicable Code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.
5. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
6. Buildings and facilities. Approved Fire Apparatus Access Roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The Fire Apparatus Access Road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. 2017 County of Los Angeles Fire Code Section 503 and Section 503.1.1.
7. Fire Apparatus Access Roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance clear to the sky. County of Los Angeles Fire Code Section 503.2.1.
8. Structures and outdoor storage underneath High Voltage Transmission Lines (66 kilovolts or greater) shall comply with Fire Code 316.6 and County of Los Angeles Fire Department Regulation 27. Any proposed construction or land use within 100 feet of the drip line of High Voltage Transmission Lines shall be subject to review by the Fire Marshal.

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9. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Apparatus Access Road to the building's exterior openings shall be provided for firefighting and rescue purposes. Fire Code 504.1.
10. Fire Department vehicular access roads shall provide a 32-foot centerline turning radius. Fire Code 503.2.4.
11. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with a Fire Department approved turnaround. Fire Code 503.2.5. Provide on the exhibit an approved Fire Department Turnaround and indicate the dimensions.
12. Single-family detached homes shall require a minimum fire flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Fire Code Appendix B, Table B, 105.1.
13. Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
 - b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
 - c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.
 - d) Additional hydrants will be required if hydrant spacing exceeds specified distances.
14. All access devices and gates shall meet the following requirements:
 - a) Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in-width, clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used the 50 feet shall be measured from the right-of-way to the intercom control device.
 - d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.

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McKina Alexander, Associate Planner
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15. When developing the infrastructure and when construction is proposed all requirements as indicated on this report shall be incorporated into the proposed development plan submittals.
16. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
17. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

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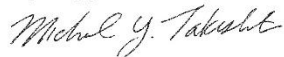
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McKina Alexander, Associate Planner
October 17, 2019
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Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

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Response to Comment Letter 3

County of Los Angeles Fire Department, Forestry Division, Prevention Services Bureau
Michael Y. Takeshita, Acting Chief
October 17, 2019

- 3-1** The City appreciates the Planning Division's review of the Draft IS/MND.
- 3-2** The City appreciates the Land Development Unit's review of the Draft IS/MND. The City acknowledges the provisions and requirements set forth by the Land Development Unit of the County of Los Angeles Fire Department and will submit the final map to the Los Angeles Fire Department Prevention Land Development Unit prior to recordation. Should the City have any questions regarding this information, the City will contact the County of Los Angeles Fire Department staff referenced in this comment.
- 3-3** The City appreciates the Forestry Division's review of the Draft IS/MND. The Draft IS/MND evaluates impacts regarding erosion control in Section 3.7, Geology and Soils; rare and endangered species, vegetation, and the County's Tree Ordinance in Section 3.4, Biological Resources; Very High Fire Hazard Severity Zones in Section 3.20, Wildfire; and archaeological and cultural resources in Section 3.5, Cultural Resources. In regard to the Los Angeles County Oak Tree Ordinance, no known oak trees exist in the project area. As further discussed in Section 3.4, Biological Resources, of the Draft IS/MND, no native habitat is located on the project site or in the immediately surrounding area. Should the City have any questions regarding this information, the City will contact the County of Los Angeles Fire Department staff referenced in this comment.
- 3-4** The City appreciates the Health Hazardous Materials Division's review of the Draft IS/MND.

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3 Mitigation Monitoring and Reporting Program

CEQA requires that a public agency adopting an IS/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 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, geology and soils, 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 2 identifies the mitigation monitoring and reporting requirements, including the entity/entities 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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Table 2. 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 Cost.		Initials	Date	
Cultural Resources/ Tribal Cultural Resources									
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			
Geology and Soils									
MM-GEO-1	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	Submittal/ review of brief letter report of excavations and findings		X		City of Carson			

Table 2. 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	
	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.								
Noise									
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 300 feet of the project site that proposed construction activities could affect outdoor or indoor living areas. The notice shall contain a description of the project, a construction schedule including days and hours of construction, and a description of noise-reduction measures.	Submittal/ review of construction scheduling and mitigation measures		X		City of Carson			
MM-NOI-2	Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between 7:00 a.m. and 6:00 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 exterior- to-interior acoustical analysis		X		City of Carson			
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 a Sound Transmission Class rating of 25.	Submittal/ review of exterior- to-interior acoustical analysis		X		City of Carson			

Table 2. 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	
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			
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 exterior- to- interior acoustical analysis		X		City of Carson			
MM-NOI-6	A temporary construction sound barrier wall shall be installed along the project site boundaries. Entry gates for construction vehicles 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	Submittal/ review of exterior- to- interior acoustical analysis		X		City of Carson			

Table 2. Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure No.	Mitigation Measure/Project Design Feature	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
			<i>Pre Const.</i>	<i>During Const.</i>	<i>Post Cost.</i>		<i>Initials</i>	<i>Date</i>	
	prescribed density would reduce average noise levels to sensitive receptors by approximately 8 dBA or more by blocking direct line of sight to ground-level receptors.								

4 References Cited

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

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