

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study-Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the 12282 Beach Boulevard Mixed-Use Project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in §21081.6(a)(1) of the Public Resources Code:

... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Stanton departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



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Mitigation Measure		Action Required	When Monitoring to Occur	Implementation Responsibility	Monitoring Responsibility
BIOLOGICAL RESOURCES					
BIO-1	<p>Nesting Bird Surveys and Avoidance. Initial site disturbance shall be prohibited during the general avian nesting season (February 1 – August 30), if feasible. If breeding season avoidance is not feasible, the applicant shall deposit adequate funds with the Community Development Department to retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA, nesting bird surveys shall be performed not more than 14 days prior to the scheduled vegetation clearance. In the event that active nests are discovered, a suitable buffer should be established around such active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Survey results shall be presented in a letter report and submitted to the Community Development Department. Nesting bird surveys are not required for construction activities occurring between August 30 and February 1.</p>	<p>If construction work is planned during the nesting season, verify that required surveys have been completed.</p> <p>As necessary, field verify that prescribed measures are taken including adhering to time delays (due to nesting or breeding season) if species are adhered to.</p>	<p>Verify survey completion before issuance of a grading permit during the nesting season.</p> <p>Verify compliance with any required measures as necessary during grading.</p>	Applicant	City of Stanton
CULTURAL RESOURCES					
CR-1	<p>Archaeological Resources. Should significant subsurface prehistoric, historic archaeological, paleontological, or tribal cultural resources appear to be encountered during construction and/or earthmoving activities, the evaluation of any such resources should proceed in accordance with the criteria outlined in Section 106 of the National Historic Preservation Act (1966, as amended), in accordance with CEQA guidelines (1970, as amended), and in accordance with the City of Stanton General</p>	<p>Issue a stop work order in the event of a discovery of significant resources.</p> <p>As necessary, review and approve an</p>	As needed during grading.	Applicant	City of Stanton



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	Plan. Specifically, all work must be halted in the immediate vicinity of the cultural resource found until a qualified archaeologist can assess the significance of the resource.	archaeological assessment and mitigation plan pertaining to the discovery before – work re-start.			
CR-2	Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.	Issue a stop work order in the event of a discovery of human remains and verify that required notifications have been made and actions taken before work re-start. As necessary, review and approve an archeological assessment and mitigation plan pertaining to the discovery.	As needed during grading.	Applicant	City of Stanton
HYDROLOGY					
H-1	Water Quality Management Plan. The applicant shall implement applicable Best Management Practices (BMPs) outlined in the Orange County 2011 Model Water Quality Management Plan as appropriate. These may include but are not limited to: <ul style="list-style-type: none"> • Site design measures • Implementing Low Impact Development (LID) BMPs on-site • Constructing or participating in sub-regional/regional LID BMPs • Implementing hydromodification control BMPs; • Utilizing alternative programs or treatment control BMPs 	Review and approve BMPs and confirm compliance with the Model Water Quality Management Plan.	Before issuance of building permits	Applicant	City of Stanton



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	<ul style="list-style-type: none"> Employing applicable source control BMPs 				
H-2	Stormwater Filtration. The applicant must include filtration in all stormwater drain basins. The proposed filtration systems must be submitted to the City of Stanton for approval prior to issuance of a grading permit	Review and approve the final filtration system design.	Before issuance of building permits	Applicant	City of Stanton
NOISE					
N-1	Construction Noise. The proposed project shall implement measures to reduce noise during construction. These include, but are not limited to: <ul style="list-style-type: none"> Ensure that all construction equipment is in proper operating condition and fitted with standard factory noise attenuation features. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated; Use noise control devices, such as equipment mufflers, enclosures, and barriers; Perform all construction in a manner to minimize noise. The contractor will be required to select construction processes and techniques that create the lowest noise levels. Examples include using predrilled piles instead of impact pile driving, mixing concrete off-site instead of on-site, using hydraulic tools instead of pneumatic impact tools, and use of silencing packages for air compressors; Stage construction operations as far from noise sensitive uses as possible; Limit idling of trucks to less than five minutes; Avoid residential areas when planning haul truck routes; Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day; and Maintain all sound-reducing devices and restrictions throughout the construction period. 	Review and approve final construction specifications. Field verify compliance with applicable requirements.	Review of construction specifications before issuance of grading permits. Field verification periodically during grading and construction.	Applicant	City of Stanton
TRAFFIC					
T-1	Catherine Avenue/Beach Boulevard Improvements. Prior to	Review and approve	Before issuance	Applicant	City of



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<p>issuance of final occupancy permits, the project proponent shall complete the following:</p> <ul style="list-style-type: none"> Construct Catherine Avenue from Beach Boulevard to the east project boundary to its ultimate half-section width, including landscaping and parkway improvements and dedicate the additional roadway to the City. Construct Beach Boulevard from the north project boundary to Catherine Avenue at its ultimate half-section width as a Smart Street including landscaping and parkway improvements. <p>Both Catherine Avenue and Beach Boulevard have been widened to the ultimate width. This measure will require the applicant to make landscaping and parkway improvements (sidewalk/curb/gutter) on portions of both roadways fronting the project site.</p>	<p>landscaping and parkway plans</p>	<p>of building permits.</p>		<p>Stanton</p>
<p>T-2 Traffic Control Plan. The contractor shall prepare a Traffic Control Plan (TCP). Data to be included in the TCP will clearly depict the exact sequence of the construction operation(s), the construction to be performed, and the traveled way that will be utilized by all movements of traffic during each phase of construction. As appropriate, information including construction signs, warning lights (flares, lanterns, electric markers, or flashers), barriers, and flag persons shall be identified. The TCP shall also include specific protocol for notifying the Police and Fire Departments of the construction schedule and available detours. This would allow emergency vehicles to use alternate routes for emergency response. In addition, information addressing alternative bicycle and pedestrian routes shall be included.</p>	<p>Review and approve the Traffic Control Plan</p>	<p>Before issuance of building permits.</p>	<p>Applicant</p>	<p>City of Stanton</p>

