



31796 Coast Highway Fire Station
No.4 Relocation Project
SCH No. 2022090383

Mitigation Monitoring and Reporting Program

prepared by

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Mitigation Monitoring and Reporting Program

1.1 Introduction to the MMRP

The California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code [PRC] 21081.6). PRC Section 21081.6 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 prior to final certification of the Final Initial Study-Mitigated Negative Declaration (IS-MND).

This mitigation monitoring and reporting program (MMRP) is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the IS-MND, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

1.2 MMRP Matrix

Table 1, *Mitigation Monitoring and Reporting Program*, below, lists mitigation measures and project design features that reduce the potentially significant effects of the proposed project. These measures correspond to those discussed in in the IS-MND. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised that identifies the timing and entity/agency responsible for monitoring each measure. The City of Laguna Beach will have the responsibility for implementing the measures, and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures.

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure/ Condition of Approval	Method of Verification	Responsibility/ Timing of Implementation	Enforcement Agency
Aesthetics			
AES-1: Construction Staging Areas			
<p>Construction equipment staging areas shall be located, to the greatest extent feasible, away from nearby existing residential uses, and utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City Engineer shall verify that staging areas are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.</p>	<p>This measure shall be included on the project plans. Visual inspection of the project site and written verification of installation of screening shall occur prior to commencement of construction activities.</p>	<p>Prior to issuing a grading permit, the staging areas and method of perimeter screening will be verified and deemed appropriate by the City Engineer</p>	<p>City of Laguna Beach, Building Department</p>
Biological Resources			
BIO-1: Nesting Bird Avoidance			
<p>Project-related activities shall occur outside of the bird breeding season (February 1 to August 31) to the extent practicable. If construction must occur within the bird breeding season, then no more than seven days prior to initiation of ground disturbance and/or vegetation removal, a nesting bird pre-construction survey shall be conducted by a qualified biologist within the disturbance footprint plus a 100-foot buffer, where feasible. If the proposed project is phased or construction activities stop for more than two weeks, a subsequent pre-construction nesting bird survey shall be completed prior to each phase of construction.</p> <p>Pre-construction nesting bird surveys shall be conducted during the time of day when birds are active and shall factor in sufficient time to perform this survey adequately and completely. A report of the nesting bird survey results, if applicable, shall be submitted to the City of Laguna Beach for review and approval prior to ground and/or vegetation disturbance activities.</p> <p>If nests are found, their locations shall be flagged to facilitate avoidance. An appropriate avoidance buffer of 150 feet for passerines and up to 300 feet for raptors, and depending on the</p>	<p>Preconstruction survey results and written verification of appropriate buffers or mitigation measures if bird nests are identified in the survey.</p>	<p>Within seven days prior to commencing construction activities that would take place between February 1 and August 31, the City shall contract a qualified biologist to conduct a preconstruction nesting survey. Review record of protective measures upon notice of located active bird nests and verify that buffers and recommended measures to avoid nests are in place prior to commencing construction</p>	<p>City of Laguna Beach, Community Development Department</p>

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<p>proposed work activity, shall be demarcated by a qualified biologist with bright orange construction fencing or other suitable flagging. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance shall occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If project activities must occur within the buffer, they shall be conducted at the discretion of the qualified biologist. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.</p>			
Cultural Resources			
CR-1: Archaeological and Native American Monitoring			
<p>Subsequent to the removal of the existing facilities and hardscaping, a qualified archaeologist and locally affiliated Native American monitor shall monitor construction activities within the project site. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated. If cultural resources are identified during initial monitoring, work in the immediate vicinity shall halt until the resource has been evaluated for significance. Should cultural resources be discovered during excavation, additional studies including data recovery efforts may be needed to reduce project impacts and/or consultation with local tribes and the City of Laguna Beach, acting as lead agency, may be necessary to mitigate any significant impacts.</p>	<p>Monitoring contract with qualified archaeologist and Native American Monitor</p>	<p>Prior to the issuance of construction permits, the City shall provide written evidence that a qualified archaeologist and Native American Monitor have been retained and ensure that this measure applies during ground disturbing phases of construction.</p>	<p>City of Laguna Beach, Community Development Department</p>

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CR-2: Unanticipated Discovery of Archaeological Resources			
<p>In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area shall be halted and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archeology (National Park Service 1983) shall be contacted immediately to evaluate the find. If the find is prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the proposed project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.</p>	<p>Written verification of compliance with procedures for treatment of discovered archaeological resources shall be provided to the City by the qualified archaeologist.</p>	<p>The City shall provide written evidence that a qualified archaeologist has been retained and ensure that this measure applies during ground disturbing phases of construction.</p>	<p>City of Laguna Beach, Community Development Department</p>
Geology and Soils			
GEO-1: Paleontological Resources Mitigation and Monitoring Program			
<p>Prior to the commencement of project construction, a qualified paleontological monitor (i.e., a paleontologist who meets the Society of Vertebrate Paleontology [SVP] standards as a Paleontological Resource Monitor) shall be retained to conduct paleontological monitoring during ground-disturbing activities (including, but not limited to site preparation, grading, excavation, and trenching) of native (i.e., previously undisturbed) Quaternary old paralic deposits, Units 2-6 (Qop₂₋₆). Monitoring shall be supervised by a Qualified Paleontologist (i.e., a paleontologist who meets the SVP [2010] standards as a Qualified Professional Paleontologist). Full-time monitoring shall be conducted for all ground-disturbing activities associated with excavations for the proposed project’s retaining wall. These project activities have a high potential of disturbing native (previously undisturbed) paleontologically sensitive deposits (i.e., Quaternary old paralic deposits, Units 2-6 [Qop₂₋₆]). If Quaternary old paralic deposits,</p>	<p>Monitoring agreement with qualified paleontologist and final monitoring report.</p>	<p>Prior to the issuance of construction permits, the City shall provide written evidence that a qualified paleontologist has been retained and ensure that this measure applies during ground disturbing phases of construction.</p>	<p>City of Laguna Beach, Building Department</p>

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<p>Units 2-6 (Qop_{2,6}) are not observed at the full depth of excavations associated with the proposed fire station (i.e., 14 feet below ground surface), monitoring can be discontinued. Ground-disturbing activities that impact previously disturbed sediments (i.e., artificial fill) only do not require paleontological monitoring.</p> <p>The duration and timing of the monitoring shall be determined by the Qualified Paleontologist. If the Qualified Paleontologist determines that full-time or part-time monitoring is no longer warranted based on observed geology, he or she may recommend reducing monitoring to periodic spot-checking or may recommend that monitoring cease entirely. Monitoring shall be reinstated if any new ground disturbances of previously undisturbed areas are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time.</p> <p>If a paleontological resource is discovered, the monitor shall have the authority to temporarily divert construction equipment around the find until it is assessed for scientific significance and collected. Once salvaged, significant fossils shall be prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County or University of California Museum of Paleontology). Curation fees are the responsibility of the City.</p> <p>A final report shall be prepared describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to City. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.</p>			

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Hazards and Hazardous Materials			
HAZ-1: Hazardous Building Materials			
<p>Asbestos In the event that any suspect asbestos containing materials (ACMs) are discovered during demolition activities, the materials shall be sampled and analyzed for asbestos content prior to any disturbance. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a qualified asbestos abatement consultant that no ACMs are present in the building. If ACMs are found to be present, all asbestos removal operations shall be performed by a California Occupational Safety and Health Administration (Cal/OSHA) Division of Occupational Safety and Health (DOSH)-registered and California-licensed asbestos contractor. All disturbances of ACMs, and/or abatement operations, shall be performed under the surveillance of a third-party Cal/OSHA Certified Asbestos Consultant. All disturbances of ACMs, and/or abatement operations, shall be performed in accordance with the Cal/OSHA requirements set forth in 8 CCR 1529. Asbestos abatement must also be performed in accordance with South Coast Air Quality Management District requirements set forth in Rule 1403 as well as all other applicable state and federal rules and regulations.</p>	<p>Monitoring agreements with a qualified asbestos abatement consultant and LBP abatement contractor and written verification of presence or absence of ACMs and LBP.</p>	<p>Prior to the issuance of demolition permits, the City shall hire qualified asbestos and LBP abatement contractors and confirm workers received training prior to the start of demolition activities.</p>	<p>City of Laguna Beach, Building Department</p>
<p>Lead Any suspect lead-based paint (LBP) shall be sampled prior to any renovations or demolition activities. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a licensed LBP abatement contractor that no LBP is present in the building. If identified, LBP located within building scheduled for renovation or demolition, or noted to be damaged, shall be abated by a licensed LBP abatement contractor, and disposed of according to all state and local regulations. All construction work shall be subject to 29 Code of Federal Regulations Part 1926.62 "Lead Exposure in Construction Interim Final Rule," which was adopted and incorporated into</p>			

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California’s own standard Title 8 California Code of Regulations (CCR) Section 1532.1.			
Noise			
NOI-1: Construction Noise Reduction Measures			
<p>If the current construction office building located immediately north of the project site is converted to a single-family use before or during project construction, the project applicant shall reduce construction noise levels at nearby residences to not exceed the FTA’s residential construction noise threshold of 80 dBA $L_{eq(8-hour)}$. This shall be accomplished through the following measures:</p> <ul style="list-style-type: none"> ▪ Prior to the initiation of construction activities at the project site, the City shall install temporary sound barriers/blankets along the northern construction site boundary. The temporary barriers/blankets shall have a minimum sound transmission loss of 21 and noise reduction coefficient of 0.75, which will be verified by Community Development Department staff. Additionally, the temporary barriers/blankets will be of sufficient height to block the line of sight between the noise-generating source of the construction equipment and the nearby outdoor activity areas (e.g., patios, balconies) of the residential receivers, and of sufficient height to extend from the top of the temporary construction fence and drape on the ground or be sealed at the ground. Outdoor activity areas do not include corridors, breezeways, or similar passageways intended for general building circulation. The temporary barriers/blankets shall be a minimum of eight feet in height. The temporary barriers/blankets shall have grommets along the top edge with exterior grade hooks, and loop fasteners along the vertical edges with overlapping seams, with a minimum overlap of two inches. ▪ Two weeks prior to the commencement of construction at the project site, notification shall be provided to residents at 	<p>Prior to issuance of construction permits, the City shall verify whether the building located immediately to the north of the project site is under single-family use. If the building has been converted to residential use, the City shall confirm that project plans include this mitigation measure and shall confirm that temporary sound barriers have been installed prior to initiation of construction activities via field inspection.</p>	<p>Prior to the issuance of construction permits, the City shall verify the current use of the building immediately to the north of the project site and ensure that this mitigation measure is included in the project plans and verified in the field, if required.</p>	<p>City of Laguna Beach, Community Development Department</p>

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<p>the northern residence that discloses the anticipated construction schedule and timing.</p> <ul style="list-style-type: none"> ▪ A sign shall be posted at each construction site entrance, or other conspicuous location, that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager will respond to and investigate noise complaints and take corrective action, if necessary, in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high with a one-inch minimum font height and shall also include contact information for Community Development Department staff. The sign shall be placed five feet above ground level. ▪ If a construction noise complaint(s) is registered, the contractor shall retain a City-approved noise consultant to conduct noise measurements at the properties that registered the complaint. The noise measurements shall be conducted for a minimum of eight hours and shall include one-minute intervals. The consultant shall prepare a letter report for code enforcement summarizing the measurements, calculation data used in determining impacts, and potential measures to reduce noise levels to the maximum extent feasible. ▪ The project applicant shall also prepare and implement a Construction Noise Monitoring Program designed to demonstrate compliance with the Federal Transit Administration’s (FTA) residential construction noise threshold of 80 dBA_{Leq (8-hour)} for outdoor activity areas. Monitoring shall be performed by a City-approved acoustical noise consultant. Monitoring shall occur once for each major construction phase (e.g., demolition, site preparation, grading, building construction, paving, architectural coating). Each monitoring event shall consist of two consecutive days of continuous monitoring for an eight-hour period during construction activities. Noise levels shall be monitored at the nearest sensitive receiver to the ongoing construction activities. For each monitoring event, the consultant shall 			

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<p>prepare a letter report summarizing the measurements and whether noise levels exceed the FTA’s residential construction noise threshold of 80 dBA _{Leq (8-hour)} at the outdoor activity area of the nearest sensitive receiver. If an exceedance is identified, the report shall recommend further measures to reduce noise levels, and the applicant shall implement those measures necessary to reduce noise levels to at or below the FTA’s residential construction noise threshold of 80 dBA _{Leq (8-hour)} for outdoor activity areas. Following the imposition of the additional measures, further monitoring shall verify that the noise levels are at or below the FTA’s residential construction noise threshold of 80 dBA _{Leq (8-hour)} for outdoor activity areas in order for construction to proceed.</p>			
Tribal Cultural Resources			
TCR-1: Retain a Native American Monitor			
<p>The lead agency shall retain and compensate for the services of a Tribal monitor/consultant who has ancestral ties to the region. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will 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>Monitoring contract with Native American monitor and visual inspection of daily monitoring logs throughout the construction period</p>	<p>The City shall enter into a monitoring agreement with a Tribal monitor/consultant prior to issuance of construction permits. The monitor shall submit daily logs to the City for review to ensure compliance throughout ground disturbing phases of construction</p>	<p>City of Laguna Beach, Community Development Department</p>

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TCR-2: Unanticipated Discovery of Tribal Cultural Resources			
<p>Upon discovery of any tribal cultural resources, construction activities in the immediate vicinity of the find will cease until the find can be assessed. Tribal cultural resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, the consulting tribes shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request 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”, time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.</p> <p>Pursuant to Public Resources Code Sections 21083.2(b), 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.</p>	<p>Written verification from Tribal monitor/consultant of compliance with procedures for treatment of discovered Tribal cultural resources</p>	<p>The City shall retain a Native American Monitor prior to issuance of construction permits and monitoring will be conducted continuously during ground disturbing activities</p>	<p>City of Laguna Beach, Community Development Department</p>