

Torrance Del Amo Project

Mitigation Monitoring and Reporting Program

General Note: To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit. Implementation Entities shall comply with listed mitigation requirements.

Section / MM No.	Mitigation Measure	Mitigation Timing/Remarks	Implementation Entity	Monitoring/ Reporting Entity	Date of Completion/ Initials
Biological Resources					
BIO-1	<p><i>Pre-construction surveys shall be conducted for nesting birds if vegetation removal or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct weekly pre-construction bird surveys no more than 30 days prior to initiation of vegetation removal or grading to provide confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nests shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.</i></p>	<p>Prior to the issuance of demolition or grading permits.</p> <p>Ongoing during construction if a raptor, migratory non-game bird, and/or active nests are found.</p>	<p>Construction contractor(s); Applicant.</p>	<p>City of Torrance Community Development Department. Project Biologist (if applicable).</p>	
Cultural Resources					
CULT-1	<p><i>Prior to issuance of grading permits, a qualified archaeological monitor shall be identified to be on call during ground-disturbing activities. A qualified archaeologist is an archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualification Standards for archaeology. If archeological resources are discovered during excavation and/or construction activities, construction shall stop within 50 feet of the find, and the qualified archaeologist shall be consulted to determine whether the resource requires further study. The City of Torrance Community Development Department shall be immediately informed of the discovery and a qualified archaeologist shall be retained by the applicant to determine if the find is classified as a significant historical resource pursuant to CEQA Guidelines Section 15064.5(a) and/or unique archaeological resources (Public Resources Code [PRC] Section 21083.2[g]). Personnel of the project site shall not collect or move any archaeological materials or associated materials. The qualified archaeologist shall be</i></p>	<p>Ongoing during ground-disturbing activities.</p>	<p>Construction contractor(s); Applicant.</p>	<p>City of Torrance Community Development Department. Project Archaeologist; (if applicable).</p>	

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	<p><i>empowered to halt or divert ground disturbing activities. If the resource is classified as a significant cultural resource, the qualified archaeologist shall make recommendations on the treatment and disposition of the find. The final recommendations on the treatment and disposition of the find shall be developed in accordance with all applicable provisions of PRC Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. The Community Development Department shall review and approve the recommendations prior to implementation. The Community Development Department shall be provided with a final report on the treatment and disposition of the finding prior to issuance of a Certificate of Occupancy. Archaeological resources recovered shall be provided to the South Central Coast Information Center (SCCIC) and the Los Angeles Natural History Museum, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.</i></p>				
Geology and Soils					
<p>GS-1</p>	<p><i>In the event paleontological resources are encountered during construction, the City of Torrance Community Development Department shall be immediately informed of the discovery. All work shall cease in the area of the find and a qualified paleontologist shall be retained by the applicant to evaluate the find before restarting work in the area. The City shall require that all paleontological resources identified on the Project Site be assessed and treated in a manner determined by the qualified paleontologist. The paleontologist shall be empowered to halt or divert ground-disturbing activities. A qualified paleontologist is a paleontologist who meets the Society of Vertebrate Paleontology (SVP) standards for Qualified Professional Paleontologist, which is defined as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California (preferably southern California), and who has worked as a paleontological mitigation Project supervisor for a least one year.</i></p> <p><i>Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist shall have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository</i></p>	<p>Ongoing during ground-disturbing activities.</p>	<p>Construction contractor(s); Applicant.</p>	<p>City of Torrance Community Development Department. Project Paleontologist (if applicable).</p>	

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	<p><i>under the oversight of the qualified paleontologist. The property owner shall relinquish ownership of all paleontological resources to the local institution or designated museum. Final disposition and location of the paleontological resources shall be determined by the City. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Project paleontologist. Work in the area of the discovery shall resume once the find is properly documented and the qualified paleontologist authorizes resumption of construction work.</i></p>				
Hazards and Hazardous Materials					
HAZ-1	<p><i>A Soil Management Plan shall be developed and implemented to provide guidance for the proper handling, onsite management, and disposal of impacted soil that might be encountered during construction activities. The plan shall include practices that are consistent with the California Title 8, Occupational Safety and Health Administration (Cal-OSHA) regulations, as well as appropriate remediation standards that are protective of the planned use. Appropriately trained professionals shall be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. The Soil Management Plan shall provide guidelines for the following:</i></p> <ul style="list-style-type: none"> <i>• Identifying impacted soil</i> <i>• Assessing impacted soil</i> <i>• Soil excavation</i> <i>• Impacted soil storage</i> <i>• Verification sampling</i> <i>• Impacted soil characterization and disposal</i> <p><i>The plan shall outline how Project construction crews would identify, handle, and dispose of potentially contaminated soil; identify the qualifications of the appropriately trained professionals that would monitor soil conditions and conduct soil sampling during construction; coordinate laboratory testing; and oversee disposal. The plan shall identify the anticipated field screening methods and appropriate regulatory limits to be applied to determine proper handling and disposal. The Soil Management Plan shall also include requirements for documenting and reporting incidents of encountered contaminants, such as documenting locations of occurrence, sampling results, and reporting actions taken to dispose of contaminated materials. In the event that potentially contaminated soils</i></p>	<p>Pre-Construction Ongoing during grading and excavation activities.</p>	<p>Construction contractor(s); Applicant.</p>	<p>City of Torrance Community Development Department.</p>	

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	<p>are encountered, soils shall be tested and stockpiled. The appropriate Certified Unified Program Agency (CUPA) shall determine whether further assessment is warranted. The Soil Management Plan shall be submitted to the City 30 days prior to the start of construction for review and approval.</p>				
Noise					
NOISE-1	<p>For construction activities occurring at the main Project Site (not activities related to the off-site sewer improvements), sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected along the Project's construction boundaries facing La Terrazza Residences, Woodbury Drive Residences, and Tradewinds Residences to shield these receptors from on-site construction noise activities. Sound barriers facing La Terrazza Residences and Woodbury Drive Residences shall be at least 25 feet tall; sound barriers facing Tradewinds Residences shall be at least 20 feet tall. The prescribed sound barriers shall be installed prior to the commencement of demolition and grading activities and shall remain in place until the Project has reached "dry-in" status.</p>	Ongoing during construction	Construction contractor(s); Applicant.	City of Torrance Community Development Department.	
Tribal Cultural Resources					
TCR-1	<p>The Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the Project Site at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The monitor shall complete daily monitoring logs that shall provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered tribal cultural</p>	<p>Retention of Native American Monitor shall be verified prior to any ground-disturbing activities.</p> <p>Ongoing during ground-disturbing activities.</p>	Applicant; Lead Agency.	<p>City of Torrance Community Development Department.</p> <p>Tribal Representative of the California Native American tribe affiliated with the area.</p>	

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	<p>resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the Applicant and/or Lead Agency upon written request to the Tribe.</p> <p>On-site tribal monitoring shall conclude upon the latter of the following: (1) written confirmation to the Kizh from a designated point of contact for the Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project Site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project Applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh tribal cultural resources.</p>				
TCR-2	<p>Upon discovery of any tribal cultural resources, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered tribal cultural resources have been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered tribal cultural resources in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.</p>	Ongoing during ground-disturbing activities.	Applicant; Lead Agency	<p>City of Torrance Community Development Department.</p> <p>Tribal Representative of the California Native American tribe affiliated with the area.</p>	
TCR-3	<p>If Native American human remains and/or grave goods are discovered or recognized on the Project Site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>	Ongoing during ground-disturbing activities.	Applicant; Lead Agency	<p>City of Torrance Community Development Department.</p> <p>Tribal Representative of the California Native American tribe affiliated with the area.</p>	