

190<sup>th</sup> Street & Western Avenue Commercial Center Project  
(CUP20-00002, DIV20-00003, EAS20-00002)

**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
<b>Biological Resources</b>					
BR-1	<p>Unless surveys for nesting birds are conducted by a USFWS- and/or CDFG-approved biologist (qualified biologist), the applicant shall remove trees during the non-bird-breeding season (September 1 to January 31) in order to comply with MBTA and avoid potential takes of active nests, including nests of raptors and other migratory non-game birds. If the applicant has not removed trees during the non-breeding season and intends to commence site clearing or other ground disturbance activities during the bird-breeding season (from February 1 to August 31), the applicant shall have a qualified biologist conduct weekly surveys for nesting birds, with the last survey conducted no more than three days prior to the initiation of any tree removal, site clearing, or other ground disturbing activities. The surveys shall substantiate the presence/absence of raptors, migratory non-game birds, and active nests in the vegetation to be removed and any other vegetation within 300 feet of the construction work area (within 500 feet for raptors), as access to the adjacent areas allow. If a raptor, migratory non-game bird, and/or active nests are found, the applicant shall delay all tree clearance/construction disturbance activities within 300 feet of the suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31 or until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting as determined by the qualified biologist. Limits of construction to avoid the nesting habitat and nest shall be established in the field with flagging and stakes or with construction fencing marking the protected area 300 feet (500 feet for raptors) from the nest. Construction personnel shall be instructed on the sensitivity of the area. The qualified biologist shall record the results of the protective measures to document compliance with MBTA.</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>	Construction contractor(s); Applicant.	<p>City of Torrance Community Development Department.</p> <p>Project Biologist (if applicable).</p>	
<b>Cultural Resources</b>					
CR-1	<p>If archaeological resources are encountered during ground-disturbing activities, all work shall cease in the area of the find or diverted away from the discovery to a distance of 50 feet. 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]). A qualified archaeologist is an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Personnel of the</p>	Ongoing during ground-disturbing activities.	Construction contractor(s); Applicant.	<p>City of Torrance Community Development Department.</p> <p>Project Archaeologist; Tribal Monitor (if applicable).</p>	

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	<p><i>proposed project shall not collect or move any archaeological materials or associated materials. The qualified archaeologist shall be empowered to halt or divert ground disturbing activities.</i></p> <p><i>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.</i></p>				
<b>Geology and Soils</b>					
<b>GS-1</b>	<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</i></p>	Ongoing during ground-disturbing activities.	Construction contractor(s); Applicant.	City of Torrance Community Development Department.  Project Paleontologist (if applicable).	

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	<i>permanently curated in an approved regional museum repository 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>				
<b>Hazards and Hazardous Materials</b>					
<b>HM-1</b>	<i>A passive vapor mitigation system shall be installed at any buildings that would be constructed at the southwest corner of the project site (in the area where the former Unocal service station was previously located).</i>	During construction.  Prior to the issuance of Certificate of Occupancy.	Construction contractor(s); Applicant.	City of Torrance Community Development Department.	
<b>HM-2</b>	<i>A business risk tolerance evaluation shall be completed by the tenant of any building constructed at the southwest corner of the project site (in the area where the former Unocal service station was previously located). Recommendations from the business risk tolerance evaluation to reduce vapors shall be implemented by the tenant of the building.</i>	Prior to the issuance of Certificate of Occupancy and issuance of business license.	Applicant; Tenant of building at the southwestern portion of project site.	City of Torrance Community Development Department.	
<b>HM-3</b>	<i>An engineered vapor barrier shall be installed beneath any buildings or structures constructed on the project site.</i>	During construction.	Construction contractor(s); Applicant.	City of Torrance Community Development Department.	
<b>HM-4</b>	<i>During grading and excavation activities, the measures contained within the Site Soil Mitigation Plan for the project site shall be implemented to limit the health risks that may result from excavation and removal of contaminated soil.</i>	Ongoing during grading and excavation activities.	Construction contractor(s).	City of Torrance Community Development Department.	
<b>HM-5</b>	<i>A state-licensed lead-based paint abatement contractor shall be retained to abate lead-based paint on the existing building on the project site prior to any demolition activity which may disturb the identified materials. Lead-based paint shall be disposed of according to all state and local regulations.</i>	Prior to the issuance of demolition permit.	Construction contractor(s); Project lead-based paint abatement contractor.	City of Torrance Community Development Department.  Project Lead-Based Paint Abatement Contractor.	

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HM-6	A state-licensed asbestos abatement contractor shall be retained to perform abatement of the asbestos-containing materials on the project site prior to any demolition activity which may disturb the identified materials.	Prior to the issuance of demolition permit.	Construction contractor(s); Project asbestos abatement contractor.	City of Torrance Community Development Department.  Project Asbestos Abatement Contractor.	
<b>Tribal Cultural Resources</b>					
TR-1	If requested by a California Native American tribe affiliated with the area, soil disturbing activities on the project site shall be monitored by a qualified tribal monitor. The monitor shall be retained prior to the commencement of any soil disturbing activities for the project. Soil disturbing activities shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. The monitoring shall end when soil disturbing activities are completed. The tribal monitor shall complete daily monitoring logs that include descriptions of the day's activities, including construction activities, locations, soils, and any cultural materials that were identified. Copies of monitoring logs shall be provided to the City of Torrance Community Development Department and, if requested, to a Tribal Representative of the California Native American tribe affiliated with the area. If tribal resources are discovered during soil disturbing activities, work shall cease in the area of the find until an appropriate Tribal Representative has evaluated the find. Construction personnel shall not collect or move any tribal resources. Construction activity may continue unimpeded on other portions of the project site. Any tribal resources that are discovered shall be treated with appropriate dignity and protected and preserved as appropriate.	Retention of Native American Monitor shall be verified prior to any ground-disturbing activities.  Ongoing during ground-disturbing activities.	Applicant; Lead Agency.	City of Torrance Community Development Department.  Tribal Monitor (if requested by a California Native American tribe affiliated with the area).  Tribal Representative of the California Native American tribe affiliated with the area.	