

## **APPENDIX MMRP**

# **MITIGATION MONITORING AND REPORTING PROGRAM**

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**Table A: Agreement to Implement Mitigation Monitoring and Reporting Program & Regulatory Compliance Measures**

Adopted Measures for Project Approval	Period of Compliance			Compliance with Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
<b>Mitigation Measure (MM)</b>				
MM CUL-1: Unknown Discovery	X	X		
MM PALEO-1a: Paleontological Resources Impact Mitigation Program (PRIMP)	X			
MM PALEO-1b: Paleontological Monitoring		X		
MM PALEO-1c: Report of Findings		X		
MM HAZ-1: Soil Management Plan	X	X		
<b>Regulatory Compliance Measure (RCM)</b>				
RCM 4-1: Nesting Bird Survey and Avoidance	X	X		
RCM CUL-1: Human Remains		X		
RCM GEO-1: California Building Code Compliance Seismic Standards	X	X		
RCM WQ-1: Construction General Permit	X			
RCM WQ-2: Los Angeles County Groundwater Discharge Permit	X			
RCM WQ-3: Los Angeles County MS4 Permit	X			
RCM WQ-4: City of Torrance Municipal Code	X			
RCM NOI-1: Construction Noise and Vibration	X	X	X	
RCM NOI-2: HVAC Equipment	X	X	X	

\* = Prior to any ground disturbing activities at the project site

\*\* = Construction is broadly defined to include physical activities associated with construction of a development project including, but not limited to site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<b>4.1: Aesthetics</b>				
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation is required.				
<b>4.2: Agriculture and Forest Resources</b>				
The proposed project would not result in significant adverse impacts related to agriculture and forest resources. No mitigation is required.				
<b>4.3: Air Quality</b>				
The proposed project would not result in significant adverse impacts related to air quality. No mitigation is required.				
<b>4.4: Biological Resources</b>				
The proposed project would not result in significant adverse impacts related to biological resources. No mitigation measures have been proposed.				
<b>4.5: Cultural Resources</b>				
<b>MM CUL-1</b>	<b>Unknown Discovery.</b> Prior to issuance of a grading permit for the project, the Applicant/Developer shall confirm to the City of Torrance Community Development Director, or designee, that a qualified archaeologist (one who meets the Secretary of the Interior’s standards) has been retained to provide professional archaeological services. The qualified archaeologist (or an archaeologist supervised by the qualified archaeologist) shall be present at the pre-grade conference to establish procedures for archaeological resource monitoring. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 25 feet of the resources shall be halted and the Applicant and/or lead agency shall consult with the qualified archaeologist, historian or paleontologist to assess the significance of the find. In the event that these resources are of Native American origin, all work	Construction contractor and project applicant	During ground disturbing activities during construction	Qualified archaeologist, or if identified resources are of Native American Origin an appropriate Tribal Representative
				Considered complete upon submission of monitoring report to the City of Torrance Community Development Department

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>within 25 feet of the resources shall be halted and the lead agency shall consult with the appropriate Tribal representative. The archaeologist will stake the area of discovery, placing stakes no more than 10 feet apart, forming a circle around the point of discovery.</p> <p>If any find is determined to be significant, representatives of the Applicant and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Torrance. If the resource is determined to be a Tribal Cultural Resource and thus significant under CEQA, the Applicant/Developer shall retain a qualified archaeologist and a Tribal monitor, at the Applicant’s expense, to prepare a mitigation plan, which shall be implemented by the appropriate entity in accordance with State guidelines and in consultation with the consulting Tribe. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.</p> <p>In considering any suggested measure proposed by the qualified professional, the Applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find,</p>				

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>project design, costs, and other considerations. For Tribal Cultural Resources, avoidance is always preferred.</p> <p>If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. For Tribal Cultural Resources, data recovery is never an appropriate mitigation. If avoidance is not feasible, the mitigation plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, and/or heritage recovery. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.</p> <p>If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the South Central Coast Information Center.</p>				
<p><b>4.6: Energy</b></p>				
<p>The proposed project would not result in significant adverse impacts related to energy. No mitigation would be required.</p>				

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<b>4.7: Geology and Soils</b>				
<p><b>MM PALEO-1a</b> <b>Paleontological Resources Impact Mitigation Program (PRIMP).</b> A qualified, professional paleontologist who meets the standards set by the Society of Vertebrate Paleontology (SVP) shall be retained by the Applicant to develop a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall be consistent with the guidelines of the SVP and shall include the methods that will be used to protect paleontological resources that may exist within the project limits, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of ground disturbance.</p>	Project applicant	Prior to ground disturbing activities	A qualified paleontologist	Considered complete upon PRIMP approval by the City of Torrance City of Torrance Community Development Department
<p><b>MM PALEO-1b</b> <b>Paleontological Monitoring.</b> Prior to grading permit issuance, the following measure shall be included on grading plans: Ground-disturbing activities shall be monitored by a qualified paleontological monitor following a PRIMP. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. In the event that paleontological resources are encountered when a paleontological monitor is not present, work within 25 feet of the find shall be redirected and the</p>	Project applicant	Prior to grading permit issuance and throughout the duration of ground disturbing activities	A qualified paleontologist	Considered complete upon issuance of grading permit and submission to the City of Torrance City of Torrance Community Development Department grading plans that include PRIMP measures

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>paleontologist or paleontological monitor shall be contacted to assess the find for scientific significance. If determined to be scientifically significant, the fossil shall be collected from the field.</p>				
<p><b>MM PALEO-1c Report of Findings.</b> Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program and submitted to the City prior to the issuance of a certificate of occupancy.</p>	Project applicant	Throughout the duration of ground disturbing activities and Within 6 months of the completion of paleontological monitoring	Qualified paleontologist	Considered complete upon final approval of finding report by the City of Torrance Community Development Department
<p><b>4.8: Greenhouse Gas Emissions</b></p>				
<p>The proposed project would not result in significant adverse impacts related to greenhouse gas emissions. No mitigation would be required.</p>				
<p><b>4.9: Hazards and Hazardous Materials</b></p>				
<p><b>MM HAZ-1 Soil Management Plan.</b> Prior to or concurrent with demolition permit applications, the Construction Contractor shall provide a Soil Management Plan to the City of Torrance for review and approval. The Soil Management Plan shall include the procedures for pre-demolition surveys and testing for hazardous building materials such as asbestos, lead-based paint, mercury, and polychlorinated biphenyls, and removal and disposal of hazardous building materials. All inspections, surveys, and analyses shall be performed by appropriately licensed and</p>	Project applicant and construction contractor	Prior to or concurrent with demolition permit applications	Construction Contractor	Considered complete upon approval of Soil Management Plan by the City of Torrance Community Development Department

**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>qualified individuals in accordance with applicable regulations. All identified hazardous materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures. The Construction Contractor shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the City of Torrance showing that abatement of hazardous building materials has been completed in full compliance with all applicable regulations. The City of Torrance shall document that the Soil Management Plan has been approved prior to issuance of demolition permits. In the event that soil conditions on the site are encountered that exceed standards established in the Soil Management Plan, the Applicant/Developer shall, on behalf of the City of Torrance, enter into a Standard Voluntary Agreement (SVA) program with the Department of Toxic Substances Control (DTSC) or seek oversight with the Los Angeles County Site Mitigation Unit to ensure proper evaluation of the project is completed.</p>				
<p><b>4.10: Hydrology and Water Quality</b></p>				
<p>The proposed project would not result in significant adverse impacts related to Hydrology and Water Quality. No mitigation measures have been proposed</p>				
<p><b>4.11: Land Use and Planning</b></p>				
<p>The proposed project would not result in significant adverse impacts related to land use and planning. No mitigation would be required.</p>				



**Table B: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<b>4.12: Mineral Resources</b>				
The proposed project would not result in significant adverse impacts related to mineral resources. No mitigation would be required.				
<b>4.13: Noise</b>				
The proposed project would not result in significant adverse impacts related to Noise. No mitigation measures have been proposed				
<b>4.14: Population and Housing</b>				
The proposed project would not result in significant adverse impacts related to population and housing. No mitigation would be required.				
<b>4.15: Public Services</b>				
The proposed project would not result in significant adverse impacts related to public services. No mitigation would be required.				
<b>4.16: Recreation</b>				
The proposed project would not result in any significant adverse impacts related to recreation. No mitigation would be required.				
<b>4.17: Transportation</b>				
The proposed project would not result in any significant adverse impacts related to transportation. No mitigation would be required.				
<b>4.18: Tribal Cultural Resources</b>				
Refer to MM CUL-1.				
<b>4.19: Utilities and Service Systems</b>				
The proposed project would not result in any significant adverse impacts to utilities and service systems. No mitigation would be required.				
<b>4.20: Wildfire</b>				
The proposed project would not result in any significant adverse impacts to wildfire. No mitigation would be required.				
<b>4.21: Mandatory Findings of Significance</b>				
Refer to Mitigation Measures CUL-1, PALEO-1a thru 1c, and HAZ-1.				

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria	
<b>4.1: Aesthetics</b>					
No regulatory compliance measures have been proposed in relation to aesthetics or visual impacts.					
<b>4.2: Agriculture and Forest Resources</b>					
No regulatory compliance measures have been proposed in relation to agriculture and forest resources.					
<b>4.3: Air Quality</b>					
No regulatory compliance measures have been proposed in relation to air quality impacts.					
<b>4.4: Biological Resources</b>					
<p><b>RCM 4-1</b></p>	<p><b>Nesting Bird Survey and Avoidance.</b> If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the Applicant/Developer shall confirm to the City of Torrance Community Development Director, or designee, that a qualified biologist has been retained who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and</p>	<p>Project applicant/construction contractor</p>	<p>Within the active nesting bird season (February 1 through August 31), no more than 3 days prior to the start of vegetation removal, construction or grading activities</p>	<p>Qualified Biologist</p>	<p>Considered complete upon determination the nest is no longer active, as determined by the qualified biologist and submittal of survey logs to the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.</p> <p>The surveys shall be document with a biological resources survey log and at the conclusion of monitoring shall be submitted to the City of Torrance.</p>				
<b>4.5: Cultural Resources</b>				
<p><b>RCM CUL-1</b> <b>Human Remains.</b> In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of CCR Section 15064.5(e). Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the City, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of being granted access to the site. The MLD may recommend scientific removal and nondestructive</p>	<p>Construction Contractor</p>	<p>Prior to issuance of grading permit and during ground disturbance activities</p>	<p>County Coroner</p>	<p>Considered complete upon completion of ground disturbing activities and approval of grading plans by the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria	
<p>analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City’s Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.</p>					
<p><b>4.6: Energy</b></p>					
<p>No regulatory compliance measures have been proposed in relation to energy impacts.</p>					
<p><b>4.7: Geology and Soils</b></p>					
<p><b>RCM GEO-1</b></p>	<p><b>California Building Code Compliance Seismic Standards.</b> Prior to issuance of construction permits, a final soils report shall be prepared for review and approval by the City. The City shall review grading and building plans to verify that grading and structural design conforms to the requirements of the soils report and the City Municipal Code. All structures shall be designed in accordance with the seismic parameters presented in the soils report and applicable sections of the most current California Building Code</p>	<p>City of Torrance</p>	<p>Prior to issuance of construction permits</p>	<p>City of Torrance</p>	<p>Considered complete upon issuance of construction permits and approval of Final Soil report by the City of Torrance Community Development Department</p>

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Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
(CBC).				
<b>4.8: Greenhouse Gas Emissions</b>				
No regulatory compliance measures have been included in relation to greenhouse gas emissions.				
<b>4.9: Hazards and Hazardous Materials</b>				
No regulatory compliance measures have been included in relation to hazards and hazardous materials.				
<b>4.10: Hydrology and Water Quality</b>				
<p><b>RCM WQ-1 Construction General Permit.</b> Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ) (Construction General Permit). This shall include the submission of Permit Registration Documents (PRDs), including a Notice of Intent (NOI) for coverage under the permit to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). The Applicant shall provide the Waste Discharge Identification Number (WDID) to the City of Torrance (City) to demonstrate proof of coverage under the Construction General Permit. A Stormwater Pollution Prevention Plan</p>	The project applicant	Prior to issuance of a grading permit	City of Torrance	Considered complete upon completion of construction and stabilization of the site and the and submission of required documentation to the City of Torrance Community Development Department

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>(SWPPP) shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction best management practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination will be submitted via SMARTs.</p>				
<p><b>RCM WQ-2 Los Angeles County Groundwater Discharge Permit.</b> At least 45 days prior to groundwater dewatering activities, the City of Torrance shall submit an NOI to the Los Angeles Regional Water Quality Control Board (RWQCB) to obtain coverage under the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watershed of Los Angeles and Ventura Counties (Groundwater Discharge Permit), Order No. R4-2018-0125, NPDES No. CAG994004. The construction contractor shall comply with the requirements of Order No. R4-2018-0125, NPDES No. CAG994004. Groundwater dewatering activities shall</p>	<p>Construction Contractor</p>	<p>At least 45 days prior to groundwater dewatering activities</p>	<p>City of Torrance</p>	<p>Considered complete upon completion of groundwater dewatering activities and submission of required documentation to the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, an NOI shall be submitted to the Los Angeles RWQCB.</p>				
<p><b>RCM WQ-3</b>     <b>Los Angeles County MS4 Permit.</b> Prior to issuance of a grading permit, the City shall ensure that a final Low Impact Development (LID) Plan is prepared in compliance with the requirements of the Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except Those Discharges Originating from the City of Long Beach MS4 (Los Angeles County MS4 Permit), Order No. R4-2012-0175, NPDES Permit No. CAS004001, as amended by Order Nos. WQ 2015-0075 and R4-2012-0175-A01).</p>	<p>Project applicant</p>	<p>Prior to issuance of a grading permit</p>	<p>City of Torrance</p>	<p>Considered complete upon approval or the Low Impact Development plan by the City of Torrance Community Development Department</p>
<p><b>RCM WQ-4</b>     <b>City of Torrance Municipal Code.</b> Prior to issuance of a grading permit, the Applicant shall prepare a Low Impact Development (LID) Plan in accordance with Division 4 Chapter 11 Low Impact Development Strategies of the City of Torrance Municipal Code. The LID shall demonstrate how the project would retain stormwater runoff on site for the stormwater quality design volume (SWQDv) defined as the</p>	<p>Project applicant</p>	<p>Prior to issuance of a grading permit</p>	<p>City of Torrance</p>	<p>Considered complete upon issuance of grading permit and approval of LID plan by the City of Torrance Community Development Department</p>

**Table C: Regulatory Compliance Measures**

Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria	
<p>runoff from: the 85th percentile, 24-hour rain event as determined from the Los Angeles County 85th percentile precipitation isoheytal map or the volume of runoff produced from a 0.75-inch, 24-hour rain event; whichever is greater. When, as determined by the Community Development Department, one hundred percent (100%) on-site retention of the SWQDv is technically infeasible, partially or fully, the infeasibility shall be demonstrated in the submitted LID Plan. In these circumstances, the project site may biofiltrate one and one-half (1.5) times the portion of the remaining SWQDv that is not reliably retained on site. Biofiltration BMPs must adhere to the design specifications provided in the Los Angeles County MS4 permit.</p>					
<b>4.11: Land Use and Planning</b>					
No regulatory compliance measures have been included in relation to land use and planning.					
<b>4.12: Mineral Resources</b>					
No regulatory compliance measures have been included in relation to mineral resources.					
<b>4.13: Noise</b>					
<b>RCM NOI-1</b>	<p><b>Construction Noise and Vibration.</b> Prior to issuance of building permits, the City of Torrance (City) Director of Community Development Department, or designee, shall verify that grading and construction plans include the following requirements:</p> <ul style="list-style-type: none"> <li>Ensure that the greatest distance between noise</li> </ul>	City of Torrance Director of Community Development Department, or designee	Prior to issuance of building permits	City of Torrance Director	Considered complete upon issuance of construction permits after review of grading and construction plans by the City of Torrance Community Development Department to ensure that noise standards are



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Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>sources and sensitive receptors during construction activities has been achieved.</p> <ul style="list-style-type: none"> <li>• Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers’ standards.</li> <li>• Construction staging areas shall be located away from off site sensitive uses during the later phases of project development.</li> <li>• The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site whenever feasible.</li> <li>• The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.</li> <li>• All residential units located within 300 ft of the construction site shall be sent a notice regarding the construction schedule. A sign, legible at a distance of 50 ft,</li> </ul>				met

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Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number for the “noise disturbance coordinator.”</p> <ul style="list-style-type: none"> <li>• A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures to reduce noise levels. All notices that are sent to residential units within 300 ft of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.</li> </ul>				
<p><b>RCM NOI-2 HVAC Equipment.</b> Prior to issuance of construction permits, the City of Torrance Director of Community Development, or designee, shall verify that that the approved plans</p>	Project applicant	Prior to issuance of construction permits	City of Torrance Director	Considered complete upon issuance of construction permits after review of grading and construction plans by the

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Regulatory Compliance Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>indicate that mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC]) shall have a sound rating of less than 66.5 dBA when measured at 5 ft, or shall be structurally insulated to assure compliance with the City Noise Ordinance.</p>				<p>City of Torrance Community Development Department to ensure that noise standards are met</p>
<p><b>4.14: Population and Housing</b></p>				
<p>No regulatory compliance measures have been included in relation to population and housing.</p>				
<p><b>4.15: Public Services</b></p>				
<p>No regulatory compliance measures have been included in relation to public services.</p>				
<p><b>4.16: Recreation</b></p>				
<p>No regulatory compliance measures have been included in relation to recreation impacts.</p>				
<p><b>4.17: Transportation</b></p>				
<p>No regulatory compliance measures have been included in relation to transportation.</p>				
<p><b>4.18: Tribal Cultural Resources</b></p>				
<p>Refer to RCM CUL-1.</p>				
<p><b>4.19: Utilities and Service Systems</b></p>				
<p>No regulatory compliance measures have been included in relation to utilities and service systems.</p>				
<p><b>4.20: Wildfire</b></p>				
<p>No regulatory compliance measures have been included in relation to wildfire impacts.</p>				
<p><b>4.21: Mandatory Findings of Significance</b></p>				
<p>Refer to Regulatory Compliance Measures 4-1, CUL-1, GEO-1, WQ-1 thru WQ-4, and NOI-1.</p>				