

FINAL
ENVIRONMENTAL IMPACT REPORT
SCH # 2020080305

GARDENA TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN PROJECT

LEAD AGENCY



CITY OF GARDENA

GREGG McCLAIN – INTERIM COMMUNITY DEVELOPMENT DIRECTOR
RAYMOND BARRAGAN – FORMER ACTING COMMUNITY DEVELOPMENT DIRECTOR
JOHN F. SIGNO, AICP – SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT
1700 WEST 162ND STREET
GARDENA, CALIFORNIA 90247
310.217.9530

APPLICANT



CONSULTANT



KIMLEY-HORN AND ASSOCIATES, INC.

MS. RITA GARCIA
1100 W TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CALIFORNIA 92868
714.786.6116

MARCH 2021



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1.0 INTRODUCTION

1.1. PUBLIC REVIEW DRAFT ENVIRONMENTAL IMPACT REPORT

In accordance with State California Environmental Quality Act (CEQA) Guidelines §§ 15120 through 15132, the City of Gardena prepared a Draft EIR (DEIR) for the Gardena Transit-Oriented Development Specific Plan Project (SCH No. 2020080305). The DEIR was made available for review and comment to the public, responsible and trustee agencies, interested groups, and organizations for a 45-day period that occurred between January 15, 2021 and March 1, 2021. The DEIR was also made available directly to State agencies through the State Clearinghouse, Office of Planning and Research.

1.2. FINAL ENVIRONMENTAL IMPACT REPORT

Before approving a project, CEQA requires that the Lead Agency prepare and certify a Final Environmental Impact Report (FEIR). The contents of a FEIR are specified in State CEQA Guidelines § 15132, as follows:

- (a) *The draft EIR or a revision of the draft.*
- (b) *Comments and recommendations received on the draft EIR either verbatim or in summary.*
- (c) *A list of persons, organizations, and public agencies commenting on the draft EIR.*
- (d) *The responses of the Lead Agency to significant environmental points raised in the review and consultation process.*
- (e) *Any other information added by the Lead Agency.*

The FEIR allows the public and Lead Agency an opportunity to review DEIR revisions, the comments and responses, and other EIR components, such as the Mitigation Monitoring and Reporting Program (MMRP), before Project approval. The FEIR serves as the environmental document to support a decision on the proposed Project. This FEIR document consists of the following components:

- **Section 1.0: Introduction,**
- **Section 2.0: Comment Letters and Responses,**
- **Section 3.0: Errata to the DEIR, and**
- **Section 4.0: Mitigation Monitoring and Reporting Program.**

It is noted, none of the corrections/clarifications identified in this FEIR constitute “significant new information” pursuant to State CEQA Guidelines § 15088.5. The new information added merely clarifies/amplifies and makes insignificant modifications to the DEIR. The corrections/ clarifications do not involve changes in the Project or environmental setting, or significant new information. They do not result in a new impact or substantial increase in the severity of an environmental impact identified in the DEIR. No new or substantially different mitigation measures than those identified in the DEIR are required. Moreover, the new information does not affect the DEIR’s overall conclusions. Therefore, recirculation of the DEIR is not warranted.



Pursuant to State CEQA Guidelines § 15090, prior to approving a project, the Lead Agency must certify that:

1. *The Final EIR has been completed in compliance with CEQA;*
2. *The Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information in the Final EIR prior to approving the Project; and*
3. *The Final EIR reflects the Lead Agency's independent judgment and analysis.*

These certifications, or "Findings of Fact," are included in a separate *Findings* document. Both the FEIR and the Findings will be submitted to the Lead Agency for consideration of the proposed Project.



2.0 COMMENT LETTERS AND RESPONSES

2.1 LISTS OF PUBLIC AGENCIES, PERSONS, AND ORGANIZATIONS COMMENTING ON THE DEIR

In accordance with State CEQA Guidelines § 15132, the public agencies, and persons and organizations commenting on the DEIR are listed in **Table 2-1: List of Commenting Public Agencies and Persons and Organizations**. As indicated in **Table 2-1**, comments on the DEIR were received from three public agencies; however, no comments were received from persons or organizations.

TABLE 2-1: LIST OF COMMENTING PUBLIC AGENCIES AND PERSONS AND ORGANIZATIONS

No.	Date	Author	Author Title	Agency
Public Agencies				
1	02/25/21 (accessed)	Not applicable	Not applicable	State of California Governor’s Office of Planning and Research State Clearinghouse and Planning Unit
2	02/09/21	Ronald M. Durbin	Chief, Forestry Division Prevention Services Bureau	County of Los Angeles Fire Department
3	02/25/21	Miya Edmonson	IGR/CEQA Branch Chief	State of California Department of Transportation, District 7
Persons and Organizations				
None				

2.2 COMMENT LETTERS AND RESPONSES

In compliance with State CEQA Guidelines § 15132, this Section includes all of the comments received on the DEIR, along with the City of Gardena’s responses to significant environmental points raised by those comments. The comments are grouped according to author (i.e., Public Agencies, and Persons and Organizations). Each individual comment letter listed in **Table 2-1** is reproduced on the following pages. Each letter and the individual comments in each letter have been consecutively numbered for ease of reference. Following each comment letter, a response is provided for each comment raising substantive environmental issues. The responses are numbered and correlated to the bracketed and identified portions of each comment letter.

Responses may include text revisions to clarify or amplify information in the DEIR, as a result of environmental points issues in the comments, or as requested by the Lead Agency. A response to a comment requiring DEIR revisions presents the relevant DEIR text in a box, with deleted text indicated by ~~strike through~~ and added text indicated by double underline, as follows:



~~Deleted DEIR text~~ Added DEIR text

DEIR text revisions are also presented according to DEIR Section in **Section 3.0: Errata to the Draft EIR**.

Gardena Transit-Oriented Development Specific Plan Project - Draft EIR

Summary

SCH Number	2020080305
Lead Agency	City of Gardena
Document Title	Gardena Transit-Oriented Development Specific Plan Project - Draft EIR
Document Type	EIR - Draft EIR
Received	1/14/2021
Present Land Use	The proposed Project would replace an approximately 24,900-square-foot existing auto parts warehouse and surface parking lot.

Document Description The GTODSP Project proposes to create a Specific Plan allowing for the development of up to 265 dwelling units (DU) in a single building on a 1.33-acre site at a density of 200 DU/acre. The Project replaces an approximately 24,900-square-foot existing auto parts warehouse and surface parking lot. In addition to allowing multi-family housing, the Specific Plan would also allow short-term corporate housing within up to 10 percent of the dwellings at any given time. Access to/from the proposed building would be from a right-turn in/right-turn out at Crenshaw Boulevard. There would be 267 parking spaces within the parking garage. The proposed active and passive open space and amenities would total approximately 15,000 square feet. Additionally, an approximately 2,500-square-foot (60 feet high by 42 feet wide) digital display is proposed on the building's north side facing El Segundo Boulevard.

Contact Information John F Signo
City of Gardena
Lead/Public Agency

1700 West 162nd Street
Gardena , CA 90247

Phone : (310) 217-9530

jsigno@cityofgardena.org

Din/Cal 4 Inc.
Project Applicant

1-1

Location

Cities	Gardena
Counties	Los Angeles
Cross Streets	Crenshaw Blvd and West Segundo Boulevard
Zip	90249
Total Acres	1.33
Parcel #	4060-004-039
State Highways	105

Notice of Completion

Review Period Start 1/15/2021

Review Period End 3/1/2021

Development Type Residential (Units 265, Acres 1.33)

Local Action General Plan Amendment Specific Plan Site Plan Rezone

Project Issues Aesthetics Agriculture and Forestry Resources Air Quality Biological Resources Coastal Zone Cultural Resources

Drainage/Absorption Flood Plain/Flooding Geology/Soils Growth Inducement Hazards & Hazardous Materials

Hydrology/Water Quality Land Use/Planning Mineral Resources Noise Population/Housing Public Services

Recreation Schools/Universities Septic System Sewer Capacity Solid Waste Transportation Wildfire

Reviewing Agencies California Air Resources Board (ARB) California Department of Conservation (DOC)

California Department of Fish and Wildlife, South Coast Region 5 (CDFW)

California Department of Forestry and Fire Protection (CAL FIRE) California Department of Parks and Recreation

California Department of Transportation, District 7 (DOT) California Department of Water Resources (DWR)

California Highway Patrol (CHP) California Native American Heritage Commission (NAHC)

California Natural Resources Agency California Regional Water Quality Control Board, Los Angeles Region 4 (RWQCB)

Office of Historic Preservation

Attachments

Environmental Document

Gardena TOD SP_Summary_Form_for_Document_Submittal PDF 607 K

GTOD Specific Plan DEIR_Public Review PDF 14244 K

NOA GTODSP EIR_011121 PDF 380 K

NOC

GTODSP DEIR NOC (E-Signed by Amanda) PDF 229 K

State Comments

2020080305_DOT Comment PDF 183 K

Disclaimer: The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at (916) 445-0613. For more information, please visit [OPR's Accessibility Site](#).



RESPONSE TO COMMENT LETTER NO. 1

State of California Governor's Office of Planning and Research, State Clearinghouse (SCH)
CEQAnet

Accessed February 25, 2021

- 1-1 This letter acknowledges that the State Clearinghouse submitted the DEIR to selected State agencies for review and that the DEIR review period closed on March 1, 2021. The comment states that the Lead Agency, City of Gardena, complied with the public review requirements for draft environmental documents pursuant to CEQA. As such, no further response is necessary.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

February 9, 2021

John Signo, Senior Planner
City of Gardena
Department of Community Development
1700 West 162nd Street
Gardena, CA 90247

FEB 19 2021

Dear Mr. Signo:

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT,
"GARDENA TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN" PROPOSES TO
CREATE A SPECIFIC PLAN ALLOWING FOR THE DEVELOPMENT OF UP TO 265
SWELLING UNITS IN A SINGLE BUILDING ON A 1.33-ACRE SITE AT A DENSITY OF
200 DU/ACRE, THE PROPOSED BUILDING WOULD HAVE A MAXIMUM HEIGHT OF 90
FEET, INCLUDING 5.5 LEVELS OF RESIDENTIAL DEVELOPMENT OVER 2.5 LEVELS
OF PARKING, LOCATED AT 12850-12900 CRENSHAW BOULEVARD, GARDENA,
FFER 2021000488

2-1

The Notice of Availability of a Draft Environmental Impact Report has been reviewed by the
Planning Division, Land Development Unit, Forestry Division, and Health Hazardous
Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

2-2

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at
(323) 881-2404 or Kien.Chin@fire.lacounty.gov.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLENDORA, HAWAIIAN GARDENS, HAWTHORNE, HERMOSA BEACH, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRWINDALE, LA CANADA-FLINTRIDGE, LA HABRA, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, VERNON, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, WHITTIER

John Signo, Senior Planner
February 9, 2021
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LAND DEVELOPMENT UNIT:

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.

The proposed development has been submitted to the County of Los Angeles Fire Department's Fire Prevention, Engineering Section Building Plan Check Unit, Hawthorne Office for review and approval.

The corrections and comments provided to the applicant at this time have not changed. The applicant shall continue to work with Fire Prevention Engineering to satisfy all requirements issued by Fire Prevention Engineering Section Building Plan Check Review. (epicla.lacounty.gov, FEPC2020-0370).

2-3

The Fire Prevention Division, Land Development Unit has no additional comments regarding this project. The conditions that were addressed at the Fire Prevention, Engineering Section Building Plan Check Review have not changed at this time.

The County of Los Angeles Fire Department's Fire Prevention, Land development Unit appreciates the opportunity to comment on this project.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

2-4

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

John Signo, Senior Planner
February 9, 2021
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HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

2-5

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:ac



RESPONSE TO COMMENT LETTER NO. 2

Ronald M. Durbin, Chief, Forestry Division, Prevention Services Bureau
County of Los Angeles Fire Department
February 9, 2021

- 2-1 This is an introductory comment briefly describing the Project and the County of Los Angeles Fire Department (LACFD) divisions that reviewed the environmental document. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 2-2 This comment states that the Planning Division has no comments on the DEIR and provides contact information for further communication. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 2-3 This comment provides the Land Development Unit's comments on the DEIR. The comment states that Project development must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. As stated in DEIR **Section 4-12, Public Services and Recreation**, Page 4.12-4, the LACFD Fire Prevention Division has reviewed the Project and Site Plan and provided requirements regarding firefighter and fire truck access, water system, fire flow, fire hydrant type/location, building address numbers, etc., which would enhance the Project's fire protection. The comment notes that the corrections and comments provided to the Applicant have not changed. The Applicant is required to continue to work with Fire Prevention Engineering to satisfy all requirements issued by Fire Prevention Engineering Section Building Plan Check Review. It is noted, LACFD also reviewed the Project's NOP and provided Conditions of Approval of which the Project would be required to comply. The comment also provides contact information for further communication. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 2-4 This comment provides the Forestry Division's comments on the DEIR and details the Division's responsibilities within the LACFD. The comment summarizes the County's Oak Tree Ordinance and notes that field studies should be conducted if Oak trees are known to exist in the Project area and provides contact information for further communication. No oak trees are present on the Project site. As stated in DEIR **Section 7, Effects Found Not to Be Significant**, Page 7-3, the Project would not conflict with local policies or ordinances protecting biological resources, including tree preservation policies and ordinances. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 2-5 This comment states that the Health Hazardous Materials Division has no comments on the DEIR and provides contact information for further communication. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.

DEPARTMENT OF TRANSPORTATION
 DISTRICT 7- OFFICE OF REGIONAL PLANNING
 100 S. MAIN STREET, SUITE 100
 LOS ANGELES, CA 90012
 PHONE (213) 266-3574
 FAX (213) 897-1337
 TTY 711
 www.dot.ca.gov



*Making Conservation
 a California Way of Life.*

February 25, 2021

John F. Signo, AICP – Senior Planner
 City of Gardena
 1700 West 162nd Street
 Gardena, California 90247

RE: Gardena Transit Oriented Development
 Specific Plan Project – Draft Environmental
 Impact Report (DEIR)
 SCH# 2020080305
 GTS# 07-LA-2020-03478
 Vic. LA 105 PM R4.74

Dear John F. Signo,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Gardena Transit Oriented Development Specific Plan Project (GTODSP) proposes to create a Specific Plan allowing for the development of up to 265 dwelling units (DU) in a single building on a 1.33-acre site at a density of 200 DU/acre. The Project replaces an approximately 24,900-square-foot existing auto parts warehouse and surface parking lot. In addition to allowing multi-family housing, the Specific Plan would also allow short-term corporate housing within up to 10 percent of the dwellings at any given time. Access to/from the proposed building would be from a right-turn in/right-turn out at Crenshaw Boulevard. There would be 267 parking spaces within the parking garage. The proposed active and passive open space and amenities would total approximately 15,000 square feet.

3-1

Caltrans acknowledges and supports infill development that prioritizes nearby transit service, promotes active transportation, and provides a mixture of land uses that keep the goods and services people need in close proximity to where they work and live. Caltrans concurs with the GTODSP’s design decisions that help achieve those objectives, such as:

- The removal of unnecessary curb cuts, reducing the number of potential conflict points between cars and people walking.
- The unbundling of motor vehicle parking spaces from the monthly cost of the project’s residential rental units.
- The inclusion of at least one secure, long-term, bicycle storage space per residential unit.

3-2

John F. Signo
February 25, 2021
Page 2

After reviewing the DEIR, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2020-03478.

3-3

Sincerely,



MIYA EDMONSON

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



RESPONSE TO COMMENT LETTER NO. 3

Miya Edmonson, IGR/CEQA Branch Chief

State of California Department of Transportation, District 7 - Office of Regional Planning

February 25, 2021

- 3-1 This comment introduces the California Department of Transportation (Caltrans) response and summarizes the Project. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.

- 3-2 This comment states Caltrans concurs with the Project's design decisions, including the removal of unnecessary curbs, unbundling motor vehicle parking spaces from the cost of the Project's residential rental units, and inclusion of bicycle storage space per dwelling unit. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.

- 3-3 This comment states that the Project is not expected to result in direct adverse impacts to existing State transportation facilities. The comment also provides contact information. This comment does not address the DEIR's adequacy or raise a significant environmental issue. As such, no further response is necessary.



3.0 ERRATA TO THE DRAFT EIR

The responses included in **Section 2.0: Comment Letters and Responses**, may include text revisions to clarify or amplify information in the DEIR, as initiated by the Lead Agency or due to environmental issues raised in the comment letters. Should a response to a comment require DEIR revisions, the relevant DEIR text is presented in a box, with deleted text indicated by ~~strike-through~~ and added text indicated by double underlining, as shown in the following example:

Deleted-DEIR-text Added DEIR text

The comments received (see **Section 2.0**) did not address the DEIR's adequacy or raise a significant environmental issue. Therefore, no revisions to the DEIR text were necessary.



4.0 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures (MMs) outlined in the Gardena Transit-Oriented Development Specific Plan Project (“Project”) Environmental Impact Report (EIR). The Project MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of Gardena (“City”) monitoring requirements. Specifically, Public Resources Code §21081.6 states:

- (a) *When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*
 - (1) *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. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.*
 - (2) *The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.*

State CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Gardena is the Lead Agency for the Project and is therefore responsible for ensuring MMRP implementation. The MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each MM:

- **Definition of Mitigation.** The Mitigation Measure contain the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Gardena or designated representative is responsible for monitoring the performance and implementation of the



mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.

- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The numbering system in the table corresponds with the IS/MND's numbering system. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City of Gardena will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be kept on file at the City of Gardena Community Development Department.



GARDENA TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
CULTURAL RESOURCES					
<p>MM CUL-1: Inadvertent discovery of an Archaeological Resource. Before ground disturbing activities are initiated on the Project site, the construction personnel conducting the activities shall be notified of the potential for archaeological resources, and the protocols to be implemented in the event of a discovery. Ground disturbing work includes but is not limited to activities such as excavation, grading, digging, trenching, plowing, drilling, tunneling, stripping, and clearing where the ground disturbance exceeds 3.0 feet. In the event that an archaeological resource is observed during construction, all ground disturbing work in the immediate vicinity of the find should temporarily cease until a Qualified Archaeologist can evaluate the find as a historical resources pursuant to Public Resources Code (PRC) §5024.1 and California Code of Regulations Title 14, CEQA Guidelines §15064.5 of the CEQA Guidelines. A Qualified Archaeologist is one who meets the Secretary of the Interior Professional Qualification Standards in archeology. The Qualified Archaeologist or an archaeologist working under their direction would have the authority to stop or divert construction excavation elsewhere on the site while the find is being assessed. Upon discovery, the project proponent will notify the City of Gardena (the City). At the direction of the project proponent and in consultation with the City, the Qualified Archaeologist shall prepare plans for feasible mitigation of impacts to the find, pursuant to Section 15064.5 of the State CEQA Guidelines §15064.5.</p>	Prior to any Ground Disturbance	Notification to Construction Personnel	General Contractor		
	During Construction, If an Archaeological Resource is Discovered	Archaeological Resource Evaluation	Qualified Archaeologist		



MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES					
<p>MM GEO-1: Retain a Project Paleontologist and Prepare a Monitoring Plan: A Project Paleontologist shall prepare a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). A Project Paleontologist is defined as one who meets the Society of Vertebrate Paleontology (SVP) standards for a Qualified Professional Paleontologist. The PRMMP shall conform to SVP standards and address the specifics of monitoring and procedures to follow in the event of a fossil discovery. The PRMMP shall include a repository agreement with an accredited paleontological repository, such as the Natural History Museum of Los Angeles County. The PRMMP shall also include a Worker’s Environmental Awareness Program that shall describe the legal requirements for preserving fossil resources, procedures to follow in the event of a fossil discovery, and other relevant sections of the PRMMP. This training program shall be given to the crew before ground-disturbing work commences and shall include handouts to be given to new workers.</p>	Prior to any Ground Disturbance	Prepare a Paleontological Resources Monitoring and Mitigation Plan	Community Development Director Paleontological Monitor		
<p>MM GEO-2: Monitor for Paleontological Resources: Monitoring shall be conducted by a Paleontological Monitor, defined as one who meets the SVP standards for a Paleontological Resource Monitor. The Paleontological Monitor shall be under the supervision of the Project Paleontologist. As defined in the PRMMP, Paleontological monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments that occur in previously undisturbed sediment, which has been estimated as any portion of the Project site where excavation exceeds 0.9 m (3 .0 feet) in depth. The frequency of monitoring shall be based on consultation with or periodic inspection by the Project Paleontologist and shall depend on the rate of excavation and grading activities and the materials being excavated.</p>	During Ground Disturbance	Paleontological Resources Monitoring	Paleontological Monitor		



MITIGATION MEASURES (MM)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
<p>MM GEO-3: Evaluate and Treat Fossil Discoveries: In the event of a fossil discovery work shall cease in a 15-m (50-foot) radius of the find while the Project Paleontologist assesses the significance of the fossil and documents its discovery. Work outside this radius may continue. Should the fossil be determined significant, it shall be salvaged following the procedures and guidelines of the SVP and recommendations of the Project Paleontologist. Recovered fossils shall be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and repositied with the paleontological curation facility identified in the PRMMP. The Project Paleontologist shall prepare a report of the monitoring work and any findings after construction is completed.</p>	<p>During Construction, in the Event of a Fossil Discovery</p>	<p>Fossil Assessment</p>	<p>Project Paleontologist</p>		
<p>HAZARDOUS MATERIALS & WASTES</p>					
<p>MM HAZ-1: Prior to issuance of a Building Permit, the building plans shall include an impermeable vapor membrane (or equivalent). The building plans shall be submitted to the City for review and approval prior to commencement of construction activities. The impermeable vapor membrane shall not underlie non-slab areas, such as landscaping and the dog run area, because these spaces are not enclosed. The local Building Department would have oversight/sign-off responsibility for the vapor barrier.</p>	<p>Prior to Building Permit Issuance</p>	<p>Impermeable Vapor Membrane (or equivalent) Included in Building Plans</p>	<p>Community Development Director Building and Safety Department Chief Building Official</p>		
<p>MM HAZ-2: Prior to issuance of a demolition permit of the on-site structure, preparation of a construction management plan addressing procedures and requirements for responding to disturbance of undocumented contaminated soil shall be required. The construction management plan shall be submitted to the City for review and approval prior to commencement of construction activities.</p>	<p>Prior to Demolition Permit Issuance</p>	<p>Prepare a Construction Management Plan</p>	<p>Community Development Director</p>		



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NOISE					
MM NOI-1: A temporary and impermeable sound barrier shall be constructed along the Project eastern property line prior to construction and shall remain during construction. The temporary sound barrier shall be a minimum of 8.0-feet high and shall have a minimum Sound Transmission Class rating of STC-25. The sound barrier must be designed to meet a minimum 10dB(A) attenuation.	Prior to and During Construction	Provide a Temporary and Impermeable Sound Barrier	Community Development Director		
TRANSPORTATION					
MM TRAN-1: Construction Transportation Plan: The contractor shall prepare a detailed Construction Transportation Plan (CTP) for the purpose of minimizing the impact of construction and construction traffic on adjoining and nearby roadways in close consultation with the City. The City shall review and approve the CTP before the contractor commences any construction activities. This plan shall address, in detail, the activities to be carried out in each construction phase, with the requirement of maintaining traffic flow during peak travel periods. Such activities include, but are not limited to, the routing and scheduling of materials deliveries, materials staging and storage areas, construction employee arrival and departure schedules, employee parking locations, and temporary road closures, if any. The CTP shall provide traffic controls pursuant to the California Manual on Uniform Traffic Control Devices sections on temporary traffic controls (Caltrans 2012) and shall include a traffic control plan that includes, at a minimum, the following elements: <ul style="list-style-type: none"> • Temporary signage to alert drivers and pedestrians to the construction zone. • Flag persons or other methods of traffic control. • Traffic speed limitations in the construction zone. 	Prior to Construction	Prepare a Construction Transportation Plan	Community Development Director Public Works Director		



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<ul style="list-style-type: none"> • Temporary road closures and provisions for alternative access during the closure. • Detour provisions for temporary road closures—alternating one-way traffic would be considered as an alternative to temporary closures where practicable and where it would result in better traffic flow than would a detour. • Identified routes for construction traffic. • Provisions for safe pedestrian and bicycle passage or convenient detour. • Provisions to minimize access disruption to residents, businesses, customers, delivery vehicles, and buses to the extent practicable—where road closures are required during construction, limit to the hours that are least disruptive to access for the adjacent land uses. • Provisions for 24-hour access by emergency vehicles. • Safe vehicular and pedestrian access to local businesses and residences during construction. The plan shall provide for scheduled transit access where construction would otherwise impede such access. Where an existing bus stop is within the work zone, the design-builder shall provide a temporary bus stop at a safe and convenient location away from where construction is occurring in close coordination with the transit operator. Adequate measures shall be taken to separate students and parents walking to and from the temporary bus stop from the construction zone. • Advance notification to the local school district of construction activities and rigorously maintained traffic control at all school bus loading zones, to provide for the safety of schoolchildren. Review existing or planned Safe Routes to Schools with school districts and emergency responders to incorporate roadway modifications that 					



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<p>maintain existing traffic patterns and fulfill response route and access needs during Project construction operations.</p> <ul style="list-style-type: none"> • Identification and assessment of the potential safety risks of Project construction to children, especially in areas where the Project is located near homes, schools, daycare centers, and parks. • Promotion of child safety within and near the Project area. For example, crossing guards could be provided in areas where construction activities are located near schools, daycare centers, and parks. • CTPs would consider and account for the potential for overlapping construction projects. 					
<p>MM TRAN-2: Emergency Vehicle Access: Emergency vehicle access shall be maintained at all times to the construction worksite and adjacent businesses. Emergency vehicle access will be maintained at all times to and from fire stations, hospitals, and medical facilities near the construction site and along the haul routes. Construction activities, road closures, and lane closures will be coordinated with local law enforcement and fire department officials prior to implementation. The implementation of these measures would provide emergency vehicle access to the construction worksite and adjacent businesses and require that construction activities be coordinated with City law enforcement and fire department officials prior to implementation.</p>	Prior to and During Construction	<p>Include Specification in Construction Drawings; Coordinate Construction Activities, Road Closures, and Lane Closures</p>	<p>Community Development Director Los Angeles County Fire Department Fire Chief City of Gardena Police Department Chief of Police Public Works Director</p>		



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TRIBAL CULTURAL RESOURCES					
<p>MM TCR-1: Retain a Native American Monitor/Consultant: Prior to ground-disturbing construction activities, the Project Applicant shall retain and compensate for the services of a Tribal Monitor/Consultant who is ancestrally affiliated with the Project area, approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government, and listed under the Native American Heritage Commission’s (NAHC) Tribal Contact list for the Project area. Applicant shall obtain this list from the NAHC. A Native American Monitor shall be retained by the Lead Agency or Project owner to be on-site to monitor all project-related, ground-disturbing construction activities (i.e., boring, grading, excavation, potholing, trenching, etc.). A monitor associated with one of the NAHC recognized Tribal governments, which have commented on the Project shall provide the Native American Monitor. The Monitor/Consultant shall only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/Consultant shall complete daily monitoring logs that 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>Prior to any Ground Disturbance</p> <p>During Construction Phases Involving Ground-Disturbing Activities</p>	<p>Contract a Tribal Monitor/Consultant</p> <p>Tribal Cultural Resources Monitoring & Complete Daily Monitoring Logs</p>	<p>Community Development Director</p> <p>Tribal Monitor/Consultant</p>		



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<p>MM TCR-2: Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any tribal cultural or archaeological resource, construction activities shall cease in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist and Tribal Monitor/Consultant; see MM TCR-8: Professional Standards below. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe requests 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 (State CEQA Guidelines § 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 State CEQA Guidelines § 15064.5(f) for historical resources.</p>	<p>During Construction, Upon Discovery of any Tribal Cultural or Archaeological Resource</p>	<p>Tribal Cultural/Archaeological Resource Assessment</p>	<p>Qualified Archaeologist/Tribal Monitor/Consultant</p>		
<p>MM TCR-3: Public Resources Code §21083.2(b) for unique archaeological resources. 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. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the</p>	<p>During Construction, If a Unique Tribal Cultural/Archaeological Resource is Discovered</p>	<p>Tribal Cultural/Archaeological Resource Assessment and Compliance with Public Resources Code §21083.2(b)</p>	<p>Qualified Archaeologist/Tribal Monitor/Consultant</p>		



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archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.					
MM TCR-4: Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC §5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC §5097.98, are also to be treated according to this statute. Pursuant to Health and Safety Code § 7050.5, any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the remains’ nature. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC §5097.98 shall be followed.	During Construction, If Unanticipated Discovery of Human Remains and Associated Funerary Objects Occurs	Tribal Cultural/Archaeological Resource Assessment and Compliance with Public Resources Code §5097.98 and Health and Safety Code § 7050.5	Qualified Archaeologist/Tribal Monitor/Consultant		
MM TCR-5: Resource Assessment & Continuation of Work Protocol: Upon discovery of human remains, the Tribal and/or Archaeological Monitor/Consultant shall immediately divert work at a minimum of 150 feet from the discovery and place an exclusion zone around the discovery location. The Monitor/Consultant(s) shall then notify the Tribe, the qualified Archaeologist, and the construction manager who shall call the coroner. Work shall continue to be diverted, while the coroner determines whether the remains are human and subsequently Native American. The discovery shall be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner shall notify the NAHC as mandated by state law who shall then appoint a Most Likely Descendent (MLD).	During Construction, Upon Discovery of Human Remains	Tribal Cultural/Archaeological Resource Assessment, and Compliance with Public Resources Code §5097.98 and Health and Safety Code § 7050.5, and MM TCR-5 Requirements	Qualified Archaeologist/Tribal Monitor/Consultant		



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<p>MM TCR-6: Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.</p>	<p>During Construction, if an Unanticipated Discovery, and the Gabrieleno Band of Mission Indians – Kizh Nation is Designated Most Likely Descendant</p>	<p>Implement Koo-nas-gna Burial Policy</p>	<p>Tribal Monitor/Consultant</p>		
<p>MM TCR-7: Treatment Measures: If human remains/ceremonial objects are discovered, prior to continuation of ground disturbing activities, the landowner shall arrange a designated site location within the Project site footprint for the respectful reburial of the human remains/ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Tribe shall make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials shall be removed. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery</p>	<p>During Ground Disturbing Activities, if Human Remains/ Ceremonial Objects are Discovered</p>	<p>Tribal Cultural/Archaeological Resource Assessment, and Compliance with Public Resources Code §5097.98 and Health and Safety Code § 7050.5, and MM TCR-7 Requirements</p>	<p>Qualified Archaeologist/Tribal Monitor/Consultant</p>		



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<p>purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure on-site container, if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>					
<p>MM TCR-8: Professional Standards: Archaeological and Native American monitoring and excavation during construction shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p>	During Construction	Compliance with Archaeological and Native American Monitoring and Excavation Professional Standards	Qualified Archaeologist/Tribal Monitor/Consultant		