

Mitigation Monitoring and Reporting Program for the Courtyard at Signal Hill Project

1933-1939 Temple Avenue, Signal Hill, CA 90755

Public Resources Code, Section 21081.6 (Assembly Bill 3180) requires that mitigation measures identified in environmental review documents prepared in accordance with the California Environmental Quality Act (CEQA) are implemented after a project is approved. This Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with the adopted mitigation measures during implementation of the **Courtyard at Signal Hill Project at 1933-1939 Temple Avenue** (Project).

The City of Signal Hill (City) is the lead agency under CEQA and is responsible for verifying that mitigation measures identified in the Initial Study – Mitigated Negative Declaration (IS/MND) are implemented properly. This MMRP provides the City with a mechanism for reviewing all the mitigation measures including the ability to focus on select information such as timing. The MMRP includes a checklist to be used during the mitigation monitoring period. The MMRP includes the following information for each mitigation measure:

- Description of Recommended Mitigation Measures from CEQA IS/MND
- Time Frame for Implementation
- Steps to Compliance and Verification
- Responsible Monitoring Agency

Mitigation Measure	Time Frame for Implementation	Steps to Compliance and Verification	Responsible Monitoring Agency
Biological Resources			
MM BIO-1: Pre-construction Clearance Survey. Prior to performing project activities, including demolition and ground disturbing activities, a biological reconnaissance survey will be performed to verify the presence/absence of sensitive species. If a sensitive species is identified, no further work shall progress until consultation with the CDFW and/or USFWS has occurred.	Prior to construction activities	Submit report with results of surveys, and if necessary Project-specific sensitive species management plan for review.	City of Signal Hill Planning Department
Cultural Resources			
MM CUL-1: Cultural and Historical Resources Due Diligence A CHRIS records search and formal search of potentially eligible historical resources would be performed. Any newly identified resources would be avoided.	Prior to ground-disturbing activities	Submit due diligence report to City for review.	City of Signal Hill Planning Department
MM CUL-2: Inadvertent Discovery. In the event that any archaeological features are discovered during construction, all work shall stop, and a qualified archaeologist shall be notified. The archaeologist shall record the site and consult the City on potential eligibility. The archaeologist shall prepare a report according to current professional standards and include recommendations for avoiding, mitigating, or relocating the resource.	During ground-disturbing activities	Submit archaeologist report for review. Submit proposed site plan for alternative work location within CUP site to the City for review and approval.	City of Signal Hill Planning Department
Geology and Soils			
MM GEO-1: Worker Environmental Awareness Program All contractors and earth moving personnel shall be given Worker Environmental Awareness Program training by a qualified paleontological resource specialist prior to any ground-disturbing activities to discuss the activity's potential for impacting paleontological resources. The training shall inform personnel of the types of artifacts and features that may be encountered, the procedures to be followed if paleontological materials are unearthed at a Project site, contact information for appropriate reporting parties, and the regulatory requirements for the protection of paleontological resources. If unrecorded paleontological resources are encountered during Project-related ground-disturbing activities, a qualified paleontological resources specialist shall be contacted to assess the potential significance of the find. If an inadvertent discovery of paleontological materials is made during Program-related activities, ground disturbances in the area of the find will be halted,	Prior to ground-disturbing activities	Submit Worker Environmental Awareness Program Document to the City for review and approval. Submit records of attendance indicating date of training, location of training, and name of	City of Signal Hill Planning Department

Mitigation Measure	Time Frame for Implementation	Steps to Compliance and Verification	Responsible Monitoring Agency
and a qualified professional paleontologist will be notified regarding the discovery. The paleontologist shall determine whether the resource is potentially unique and, if so, develop appropriate mitigation, such as avoidance or data recovery.		trainer, with name and signature of all attendees to the City.	
Hazards and Hazardous Materials			
<p>MM HAZ-1: Soil Management Plan</p> <p>All assessment, investigative and remedial work performed onsite conformed to the City's Project Development Guidance and CEQA regulations. Two baseline human health risk assessments have been performed for the site and reviewed and approved by OEHHA. Additionally, approximately 50 cubic yards of mercury impacted soil was excavated and appropriately disposed offsite and the excavation backfilled with clean import pursuant to DTSC's guidance.</p> <p>The SMP will be prepared to provide direction to the grading contractor and subcontractors in the event discolored, odiferous soil or volatile organic compound impacted soil or underground structures are discovered during site grading, vapor intrusion mitigation or construction activities. The SMP will include applicable federal, State and local regulations specific to the site. As the baseline HHRAs identified volatiles in the vapor phase as the constituents of concern, the SCAQMD Rule 1166 permit must be obtained and implemented during soil disturbance activities. The cleanup goal of 50 ppmv for all volatiles in the vapor phase per SCAQMD Rule 1166 will be used. Cleanup goals for the constituents in the soil matrix evaluated during the HHRA will be their appropriate State agency screening levels.. The Soil Management Plan and Remedial action Plan (as applicable) shall include the following:</p> <ul style="list-style-type: none"> • Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater; • A detailed description of the access points and haul-out routes for remedial activities, remediation methods and procedures; mitigation of dust: minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and • Removal of oil development equipment and debris. • Compliance with SCAQMD Rule 1166, Rule 403, and Rule 1466. 	Prior to and during construction activities	<p>Completion and submittal of 400-A to SCAQMD</p> <p>Records to be made available to City inspectors upon request</p> <p>Consultation with appropriate regulatory agency in the event contamination is present.</p>	City of Signal Hill, SCAQMD, and other applicable regulatory agency(s).
Tribal Cultural Resources			

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<p>MM TCR-1: Tribal Monitor. Prior to the commencement of any ground disturbing activity at the Project Site, the applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation. A copy of the executed contract shall be submitted to the City of Signal Hill Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burialgoods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 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. 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, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p>	<p>During to ground-disturbing activities</p>	<p>Maintain records of contacts with tribal representatives and proposals for monitoring of ground disturbance.</p>	<p>City of Signal Hill Planning Department</p>

