

Attachment 7

Mitigation Monitoring Plan



MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR THE ROSEWOOD VILLAGE RESIDENTIAL PROJECT

1. **Project Case Number(s):** Development Agreement
Tentative Tract Map 82890
Tentative Tract Map 82891
Tentative Tract Map 82892
Change of Zone
Demolition of Existing Buildings
2. **Project Title:** Rosewood Village Residential Project (the “Project”)
3. **Lead Agency:** City of Commerce
Sonia Griego, Economic Development & Planning
2535 Commerce Way
Commerce, CA 90040
(323) 722-4805 Ext. 2346
soniag@ci.commerce.ca.us

4. **Project Sponsor:**

Applicant/Developer	Property Owner
Kim Prijatel Senior Vice President of Development City Ventures 3121 Michelson Drive, Suite 150 Irvine, CA 92612 (949) 258-7540 kPrijatel@cityventures.com	City Ventures 3121 Michelson Drive, Suite 150 Irvine, CA 92612 (949) 258-7555

5. **Project Location:**

The Project consists of three parcels (or sites) located at 5550 Harbor Street, 5625 Jillson Street, and 5555 Jillson Street. The sites are generally bounded by Harbor Street to the North, Commerce Way to the East, Jillson Street to the South, and East Eastern Avenue to the West, in the City of Commerce, County of Los Angeles, California. The site is located in an un-sectioned portion

Township 3 South, Range 13 West, as shown on the Los Angeles, California 7.5-minute U.S. Geological Survey (USGS) topographic quadrangle map. It is comprised of Tax Assessor parcel numbers 6335-025-902, 903, 905, and 906.

ROSEWOOD VILLAGE RESIDENTIAL PROJECT

Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
AESTHETICS					
MM AES-1 Prior to building permit issuance, the developer shall submit a photometric plan to meet the following requirements. The plan shall be submitted to the City for approval and shall be designed in compliance with Section 19.19.130 of the City's Zoning Ordinance and shall include the following: <ul style="list-style-type: none"> ➤ Outdoor lighting shall maintain a minimum of one-foot candle illumination for all parking and pedestrian areas. The plan must include details such as beam spreads and/or photometric calculations, location, and type of fixtures, and arrangement of exterior lighting that does not create glare or hazardous interference to adjacent streets or properties. 	Developer	Prior to Building Permit Issuance	Planning shall ensure that plan is reviewed and approved		
REMARKS:					
MM AES-2 Prior to building permit issuance, the developer shall ensure that the design of the buildings shall reduce the number of reflective surfaces used in the construction to minimize new sources of glare. Exterior building materials shall use earth tone colors with a low-reflectance. Any bare	Developer	Prior to Building Permit Issuance	Planning shall ensure that plan is reviewed and approved		

ROSEWOOD VILLAGE RESIDENTIAL PROJECT

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metallic surfaces found on infrastructures such as pipes and poles shall be painted to minimize reflectance and glare					

REMARKS:

CULTURAL RESOURCES

MM CR-1	<p>During all demolition, grading, and ground-disturbing activities, a qualified archaeological monitor shall be present. If potentially significant archaeological materials are encountered during any future construction activities, all work must be halted in the vicinity of the discovery until a qualified archaeologist can visit the site of discovery and assess the significance and integrity of the find. If intact and significant archaeological remains are encountered, the impacts of the Project must be mitigated appropriately. Any such discoveries, and subsequent evaluation and treatment, should be documented in a cultural resource report, which should be submitted to the South Central Coastal Information Center (SCCIC) for archival purposes.</p>	Developer	<p>During Demolition, Grading and Ground-Disturbing Activities</p>	<p>Planning, Building, and Engineering shall ensure that the monitor is present when required</p>		
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REMARKS:

MM CR-2	<p>If the Project area is expanded to include areas not covered by this survey or other recent cultural resource studies, additional cultural</p>	Developer	<p>If Project is Expanded Beyond current Project</p>	<p>Planning, Building, and Engineering shall ensure that</p>		
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resource studies may be required,		Boundaries	the Project Does Not Expand Current Project Boundaries		

REMARKS:

GEOLOGY & SOILS

MM PALEO-1	<p>Prior to demolition, grading, or ground-disturbing activities, a paleontological resource impact mitigation program (PRIMP) shall be prepared in accordance with industry-wide best practices (Murphey et al., 2019) and SVP (2010) guidelines. A qualified professional paleontologist (Project Paleontologist, Principal Investigator) shall prepare the PRIMP prior to issuance of City demolition and grading permits for the Project. The PRIMP will specify the steps to be taken to mitigate impacts to paleontological resources. For instance, Worker’s Environmental Awareness Program (WEAP) training should be presented in-person to all field personnel prior to the start of Project-related earth-moving activities to describe the types of fossils that may be found and the procedures to follow if any are encountered. A PRIMP also will specify whether construction monitoring is required and, if so, the frequency of required monitoring (i.e., full-time, spot-checks,</p>	Developer	Prior To Demolition, Grading, or Ground-Disturbing Activities	Planning Shall Keep a Copy of PRIMP		
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<p>etc.). A PRIMP also provides details about fossil collection, analysis, and preparation for permanent curation at an approved repository. Lastly, the PRIMP describes the different reporting standards to be used—monitoring with negative findings versus monitoring resulting in fossil discoveries.</p>					

REMARKS:

HAZARDS & HAZARDOUS MATERIALS

MM HAZ-1	<p>Prior to renovation, refurbishing, or demolition activities of any structures or parking areas all Asbestos Containing Materials (ACM) and Asbestos Containing Construction Materials (ACCM) shall be removed by a licensed abatement contractor in accordance with all applicable laws, including guidelines of the Occupational Safety and Health Administration (“OSHA”). If the entire area of asbestos-containing material is not affected by the renovation, refurbishing, or demolition activities, spot abatement of the material could be completed, provided it complies with applicable laws and regulations. These requirements entail only abating the affected areas. If the identified ACM is going to be managed in-place, then written notification to employees, tenants,</p>	<p>Developer</p>	<p>Prior to Renovation, Refurbishing, or Demolition Activities</p>	<p>Building Shall Not Issue Demo Permit Without Proof of Required Work</p>		
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<p>contractors, or purchasers of the Property in regard to the presence and location of ACMs and ACCMs is required pursuant to the California Health and Safety Code 25915.</p> <p>Historically, certain concealed materials may be present within wall cavities (e.g., electrical wire wrapping, insulation materials, vapor barrier paper, gypsum board, joint compound, etc.) that contain asbestos, and some underground utility piping has been known to contain asbestos (e.g., Transite pipe). If demolition of the Property includes removal of on-site portions of underground utilities (storm drains, sewer, domestic water laterals, etc.), evaluation of the asbestos content of these components must be performed prior to the removal process. Suspect materials identified in these locations are assumed positive for asbestos until sampling and analysis indicate otherwise. If, during the course of a renovation/demolition project, suspect ACMs are discovered that are not included within any Pre-Demolition Asbestos and Lead-Based Paint Survey, those materials are to be assumed positive for asbestos unless additional sampling, analysis and/or</p>					

ROSEWOOD VILLAGE RESIDENTIAL PROJECT

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	assessment indicates otherwise.					
REMARKS:						
MM HAZ-2	Prior to renovation, refurbishing, or demolition activities, any lead-containing paint shall be stabilized. The paint stabilization work should be performed by a State of California, Licensed Contractor, who maintains the California Department of Public Health (CDPH) trained and certified lead workers. Additionally, the work shall be performed in accordance with the Occupational Safety and Health Administration (OSHA) requirements OSHA 29 CFR 1926.62 (Lead – Safety and Health Regulations for Construction) and the Division of Occupational Safety and Health (DOSH) requirements DOSH 8 CCR Section 1532.1 (Lead in Construction Standard).	Developer	Prior to Renovation, Refurbishing, or Demolition Activities	Building Shall Not Issue Demo Permit Without Proof of Required Work		
REMARKS:						
MM HAZ-3	Prior to and in conjunction with the demolition permit issuance, City Ventures will complete the investigation, remediation, and/or evaluation of all releases on the site in accordance with the Standard Voluntary Agreement with the DTSC and approved Scope of Work.	Developer	Prior to Renovation, Refurbishing, or Demolition Activities	Building Shall Not Issue Demo Permit Without Proof of Required Work		
REMARKS:						
MM HAZ-4	Prior to and in conjunction with the	Developer	Prior to	Building Shall		

ROSEWOOD VILLAGE RESIDENTIAL PROJECT

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	demolition permit issuance, City Ventures will implement CLRRRA for assessment and remediation of the site in accordance with the California Land Reuse and Revitalization Act Program Agreement with the DTSC and approved Scope of Work		Renovation, Refurbishing, or Demolition Activities	Not Issue Demo Permit Without Proof of Required Work		
REMARKS:						
NOISE						
MM NOI-1	The Project will require a minimum of windows with an STC rating of 28 or higher to meet the City's 45 dBA CNEL requirement.	Developer	Prior to Building Permit Issuance	Planning shall verify on Plan Check set of plans		
REMARKS:						
MM NOI-2	Construction shall occur during the hours of 7:00 AM to 7:00 PM.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well any noise complaints shall be processed.		
REMARKS:						
MM NOI-3	Stationary construction noise sources such as generators or pumps should be located as far as feasibly possible from any existing adjacent residential or sensitive units, as feasible.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well any noise complaints shall be processed.		
REMARKS:						

ROSEWOOD VILLAGE RESIDENTIAL PROJECT

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MM NOI-4	Construction staging areas should be located as far as feasibly possible from any adjacent sensitive land uses, as feasible.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well any noise complaints shall be processed.		
REMARKS:						
MM NOI-5	During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and mufflers, which reduce the operational noise 15 dB.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well any noise complaints shall be processed.		
REMARKS:						
MM NOI-6	Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.	Developer	Monitor During All Earthmoving and Construction Activity	City Engineer and Building Inspectors shall monitor during inspections. As well any noise complaints shall be processed.		
REMARKS:						
PUBLIC SERVICES						
MM PS-1	Prior to building permit issuance, the final site plan, elevations, building floor plans, and site circulation shall be reviewed by the Los Angeles County Sheriff's Department to ensure	Developer	Prior to Building Permit Issuance	Los Angeles County Sheriff's Department Shall Review and Approve the		

ROSEWOOD VILLAGE RESIDENTIAL PROJECT

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	it conforms to their operational requirements.			Final Plans		
MM PS-2	Prior to occupancy, the developer will be required to prepare a security plan for approval by the Los Angeles County Sheriff's Department.	Developer	Prior to Occupancy	Los Angeles County Sheriff's Department Shall Approve the Security Plan		
TRANSPORTATION						
MM TRAF-1	Prior to occupancy of the first building, the developer and City shall enter into a shared parking agreement that covers all three Project sites and the four parking zones notes.	Developer	Prior to First Building Permit	Planning Shall Review and Approve the Shared Parking Agreement		
REMARKS:						
MM TRAF-2	Prior to any lane closure or detour, the developer shall submit a Construction Traffic Management Plan per the California M.U.T.C.D., for review and approval by the City Engineer. The plan shall include, but not be limited to, signing, truck routes per the City of Commerce Approved Truck Route Map, and construction hours per Section 19.19.160 – Noise of the Municipal Code.	Developer	Prior to Lane Closures or Detours	Engineering and Planning will review and approve the Haul Route Plan		
REMARKS:						
MM TRAF-3	Prior to Occupancy of Site 1B – Jillson 1 (5625 Jillson Street) and Site 2 – Transportation Center (5555 Jillson Street) approximately 376 feet of red-	Developer	Prior to Occupancy	Engineering Shall Ensure the Curb is Painted Before an		

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	curb shall be painted along Jillson Street as the access point to the Project, and Section 3B.19 of the Section 405.1 of the Highway Design Manual standards shall be applied.			Occupancy Permit is Released		
REMARKS:						
TRIBAL CULTURAL RESOURCES						
SEE MM CR-1 AND MM CR-2						
REMARKS:						
WILDFIRE						
See MM TRAF-2						
REMARKS:						