



City of Torrance, Community Development Department
3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990
Draft Mitigated Negative Declaration

Jeffery W. Gibson, Director

North Torrance Wellfield Project

Lead Agency: City of Torrance

Project Proponent: City of Torrance

Project Location: 1.5-acre parcel (APN:4087-037-902) west of Yukon Elementary School at 17815 Yukon Avenue, Torrance CA 90504 and landlocked by the I-405, APNs: 4087-037-900 & 4087-037-901; McMaster Park (4087-033-900) and Yukon Ave between Artesia Blvd and 182nd St Torrance, CA 90504.

Project Description: The North Torrance Well Field (NTWF) Project consists of developing one additional ground water well (Well #11) within undeveloped Right-of-Way between Yukon Elementary School and the west side of Yukon Avenue (4087-037-901); a site access road and utility easement along the southern property line of Yukon Elementary School site at 17815 Yukon Avenue, Torrance, CA 90504 (APN 4087-037-900); and one additional ground water well (Well #10), a 3-million gallon water storage reservoir, water treatment facilities, and booster pump station on a presently vacant site (APN 4087-037-902) bounded by the I-405 Freeway to the west and south, Yukon Elementary School to the east and Southern California Edison Right-of-Way to the north. Additionally, a total of approximately 9,000 feet of associated pipelines will be installed from the well sites to Yukon Avenue and in Yukon Avenue between existing Well #9 at McMaster Park (4087-033-900) to 182nd Street and the demolition of existing, deficient water pumping/storage facilities at McMaster Park at 3624 Artesia Blvd, Torrance, CA 90504. In addition, a Zone Change from A-1 (Light Agricultural) to P-U (Public Use) is also part of the request to re-designate the project site (APN 4087-037-902).

Proposed Finding: Based on the information contained in the attached Initial Study, the City of Torrance finds that there would not be a significant effect to the environment because the mitigation measures described herein would be incorporated as part of the Proposed Project.

Public Review Period: May 11, 2015 to June 10, 2015

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Biological Resources

B-1: Prior to the issuance of demolition or grading permits, the Applicant shall place the following notes on the NTWF project plans: The Applicant shall remove trees during the non-breeding season (September 1 to end of February) in order to comply with the Federal Migratory Bird Treaty Act and avoid potential takes of active nests including raptors and other migratory nongame birds. If the Applicant has not removed the trees during the non-breeding period and intends to commence NTWF project construction during March 1 through August 31 (breeding season), the Applicant shall have a USFWS/CDFG approved biologist conduct weekly bird surveys. These surveys will be conducted to determine if there are protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allow. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of clearance/construction work. If a protected native bird is found, the Applicant should delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the approved biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by the approved biological monitor, must be postponed until the nest is vacated and juveniles have fledged and



City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503 (310) 618-5990

Draft Mitigated Negative Declaration

when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The Applicant should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Cultural Resources

- CR-1:** If buried archaeological resources are encountered during NTWF project construction, the Applicant/City's construction contractor shall immediately stop work in the area. The City shall be notified immediately and work shall be halted until the City can retain a qualified archaeologist, and the nature and significance of the find are determined. If significant archaeological resources are found, it shall be salvaged and collected in compliance with all applicable regulations and sent to a designated museum.
- CR-2:** If paleontological resources are found during NTWF project construction, the Applicant/City's construction contractor shall immediately stop work in the area. The City shall be notified immediately and work shall be halted until the City can retain a qualified paleontologist who shall determine the significance of the find. If significant paleontological resources are found they shall be salvaged and collected in compliance with the applicable regulations and sent to a designated museum.
- CR-3:** In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. The County Coroner shall make such a determination within two working days of notification of the discovery. The County Coroner shall be notified within 24 hours of the discovery. If the County Coroner determines that the remains are or are believed to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with Section 5097.98 of the California Public Resources Code, the NAHC must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the County Construction Engineer, the treatment and disposition of the human remains.

Noise

- N-1** All internal combustion engines on construction equipment should be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine should be operated on the project without said muffler.
- N-2** Staging areas should be located as far as possible from occupied residences. Work in staging areas that generate loud noises, such as equipment maintenance, should not occur during the hours prohibited for construction work.
- N-3** If traffic control and construction signs that require power for lighting or flashing are located near residences, the source of power should be batteries, solar cells, or another quiet source. Gas- or diesel-fueled internal combustion engines should not be used.



Draft Mitigated Negative Declaration

- N-4** During on-site and off-site construction, where noise levels are in excess of 5 dBA above the ambient at the nearest residential property line and at Yukon Elementary Scholl, acoustical blankets or similar sound absorbing materials shall be erected to mitigate noise levels.
- N-5** Prior to issuance of a grading permit for the NTWF project, the City shall require a noise study verifying the final design complies with the City Noise Ordinance for exterior noise levels and interior noise levels comply with occupational health and safety worker exposure limits.

Hydrology and Water Quality

- HWQ-1** Lowering of the site grade an average of 1-foot.
- HWQ-2** Burial of the tank base 20 feet below grade.
- HWQ-3** Surrounding the site with 8-foot high concrete walls.
- HWQ-4** Use of 3-foot high passive flood gates at both entrances.