

April 2022 | Mitigation Monitoring and Reporting Program

CENTURY VILLAGES AT CABRILLO SPECIFIC PLAN

for City of Long Beach

Prepared for:

City of Long Beach

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle to monitor mitigation measures and conditions of approval outlined in the Draft and Final Environmental Impact Report for the Century Villages at Cabrillo Specific Plan. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Long Beach monitoring requirements. Section 21081.6 states:

(a) When making the findings required by paragraph (1) of subdivision subsection (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 agency or a 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.

(b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

(c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily

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available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

The MMRP will serve to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with future development that would be accommodated by the Century Villages at Cabrillo Specific Plan (Specific Plan).

1.2 PROJECT LOCATION

The development area covered by the Specific Plan (Plan Area) encompasses 27-acres within a portion of a former United States Naval housing facility at 2001 River Avenue. The Plan Area is within the Westside neighborhood area of the City of Long Beach (City). It is approximately 2.5 miles northwest of Long Beach's downtown core. The Plan Area is bordered by Cabrillo High School and associated campus facilities to the north and east; Long Beach Job Corps Center to the east; industrial uses (warehouse, distribution and logistics) to the south; and warehouse, distribution and logistics uses to the west, across State Road (SR) 103. The San Pedro Branch railroad and Southern California Edison's electricity transmission corridor are also to the west, across SR-103. The Ports of Long Beach and Los Angeles are located to the south.

1.3 PROJECT SUMMARY

The Project Applicant, Century Housing Corporation, is requesting a Zoning Ordinance, Zoning Map Amendment, and Specific Plan to redevelop portions of the Plan Area over the next 10 years (early 2023 to 2033). The Specific Plan is part of a collection of planning documents that effectively guide the services, housing, amenities, and programming for the Plan Area. The Specific Plan regulates the Plan Area's allowable land use, circulation, open space, and development standards, and provides the basis for the Leadership in Environmental and Energy Design (LEED)–Neighborhood Development (ND) certification documentation obtained by Century Villages at Cabrillo in 2019. Implementation of the project requires a Zoning Ordinance Amendment, Zoning Map Amendment, and adoption of the Specific Plan.

Century Villages at Cabrillo Specific Plan

Implementation of the Specific Plan involves the demolition of 235 dwelling units, 10,030 square feet of amenities, 10,200 square feet of educational uses, and 7,250 square feet of administrative and support services, and removal of 153 parking spaces; and the subsequent development of 750 dwelling units, 77,000 square feet of amenities, 15,000 square feet of educational uses, 17,000 square feet of commercial/retail uses, 48,000 square feet of administrative and supportive services, and 518 parking spaces. Buildout of the Plan Area under the Specific Plan would result in a total of 1,380 dwelling units, 79,350 square feet of amenities, 15,000 square

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feet of educational uses, 22,850 square feet of commercial/retail uses, and 67,050 square feet of administrative and supportive services, and 877 parking spaces. The Specific Plan also includes a central transit center and dedicated bicycle and pedestrian facilities.

The existing and proposed buildings would range between 15 and 80 feet in height and would be arranged around a series of outdoor spaces and community amenities. Each new development accommodated by the Specific Plan would have residential units on the upper levels and ground floors occupied by consolidated bike and automobile parking, along with flexible spaces that can host service providers, administrative functions, and community amenities. New buildings would have a mix of units, including housing for veterans and nonveterans. New residential development would replace aging dwelling units while expanding affordable housing options for veterans, non-veterans, families, and individuals.

1.4 MITIGATION MONITORING PROGRAM ORGANIZATION

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Draft and Final EIRs, specifications are made herein that identify the action required and the monitoring and reporting that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP. To effectively track and document the status of mitigation measures, a mitigation matrix has been prepared and is provided in Table 1, *Mitigation Monitoring and Reporting Requirements*.

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Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
5.1 AIR QUALITY						
<p>AQ-1 The construction contractor(s) shall incorporate the following measures into the proposed Project to reduce construction criteria air pollutant emissions, including VOC, NOX, PM₁₀, and PM_{2.5}, generated by construction equipment used for future development projects implemented under the proposed Century Villages at Cabrillo Specific Plan:</p> <ul style="list-style-type: none"> All off-road equipment with engines rated at 50 horsepower or greater, shall at minimum, meet the United States Environmental Protection Agency's Tier 4 Interim emissions limits. An exemption from these requirements may be granted by the City of Long Beach (City) in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the City, the applicant shall be required to, at minimum, demonstrate that two construction fleet owners/operators in the Los Angeles Region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located within the Los Angeles region. To ensure that Tier 4 Interim construction equipment or better would be used during the Proposed Project's construction, the City shall include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use and provide to the City a list of all construction equipment proposed to be used that states the makes, models, Equipment Identification Numbers, and number of construction equipment onsite prior to any ground disturbing and construction activities. 	Prior to and during construction activities	Project Applicant and Construction Contractor	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<ul style="list-style-type: none"> Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions. Properly tune and maintain all construction equipment in accordance with manufacturer's specifications. Where feasible, employ the use of electrical or alternative fueled (i.e., nondiesel) construction equipment, including forklifts, concrete/industrial saws, pumps, aerial lifts, air compressors, and other comparable equipment types to the extent commercially available. To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction. Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling. Encourage construction contractors to apply for South Coast Air Quality Management District "SOON" funds. The "SOON" program provides funds to applicable fleets for the purchase of commercially-available low-emission heavy-duty engines to achieve near-term reduction of NOX emissions from in-use off-road diesel vehicles. 						

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<p>AQ-2 The construction contractor(s) shall incorporate the following measures into the proposed Project to reduce construction fugitive dust emissions (PM₁₀ and PM_{2.5}), generated by grading and construction activities of future development projects implemented under the proposed Century Villages at Cabrillo Specific Plan, consistent with South Coast Air Quality Management District (South Coast AQMD) Rule 403, with a goal of retaining dust on the site:</p> <ul style="list-style-type: none"> • Water, or utilize another South Coast AQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust. • All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities. • Stabilize grading areas as quickly as possible to minimize fugitive dust. • Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material. • Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible. • Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out. • Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred. • Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling. 	Prior to and during construction activities	Project Applicant and Construction Contractor	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<ul style="list-style-type: none"> Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour. Enforce a 15-mile-per-hour speed limit on unpaved surfaces. Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits. Review and comply with any additional requirements of South Coast AQMD Rule 403. 						
<p>AQ-3 To address the impact relative to volatile organic compound (VOC) emissions, the construction contractor(s) shall use Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) during Proposed Project construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September. The developer shall procure architectural coatings from a supplier in compliance with the requirements of South Coast Air Quality Management District's Rule 1113 (Architectural Coatings).</p>	During construction activities	Project Applicant and Construction Contractor	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
5.5 GEOLOGY AND SOILS						
<p>GEO-1 Prior to the issuance of grading permits for excavations of 20 feet or greater, the project applicant for each development or redevelopment project accommodated by the Century Villages at Cabrillo Specific Plan shall retain a qualified paleontologist who meets the Secretary of the Interior's Professional Qualifications Standards to monitor all grading activities. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily stop construction work within 50 feet of the find in order to assess its significance. Suspension of ground disturbances in the vicinity of the discovery shall not be lifted until the paleontologist has evaluated the discovery. Work may continue in other areas of the Plan Area and for other project elements while the encountered find is evaluated.</p> <p>If upon examination the resource is determined to be a significant paleontological resource, the qualified paleontologist shall make recommendations on the treatment and disposition of the resource. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) consistent with the guidelines of the Society of Vertebrate Paleontology. The PRIMP shall include the methods that will be used to protect identified paleontological resources, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. A copy of the final report shall be submitted to the City of Long Beach Development Services Department.</p>	Prior to issuance of grading permits	Project Applicant, Construction Contractor, and Paleontologist	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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					Responsible Monitoring Party	Project Mitigation Monitor
5.6 GREENHOUSE GAS EMISSIONS						
<p>GHG-1 New development within the Century Village at Cabrillo Specific Plan shall either 1) be certified LEED Silver Level at minimum, or equivalent program; or 2) implement the following, voluntary provisions of the California Green Building Standards Code (CALGreen). The project applicant/developer(s) shall provide documentation (e.g., building plans) of implementation of the applicable voluntary measures to the City of Long Beach Building & Safety Bureau Official or his/her designee prior to the issuance of building permits.</p> <p>For nonresidential land uses and residential land uses the applicant/developer shall:</p> <ul style="list-style-type: none"> • Design and build structures to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the California Green Building Standards Code, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2. • Design the proposed parking areas to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.1.2. • Design the proposed parking areas to provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall equal the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2. 	Prior to the issuance of building permits	Project Applicant and Construction Contractor	Long Beach Building & Safety Bureau Official	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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GHG-2 For residential projects, all major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) provided/installed shall be Energy Star certified or of equivalent energy efficiency where applicable. Prior to the issuance of the certificate of occupancy, the City of Long Beach shall verify implementation of this requirement.	Prior to certificate of occupancy	Project Applicant, Architect, and Construction Contractor	Long Beach Development Services Department	Long Beach Development Services Department		
5.10 NOISE						
N-1 Prior to issuance of demolition, grading and/or building permits, the project applicant shall incorporate the following practices into the construction contract agreement to be implemented by the construction contractor during the entirety of all construction phases: <ul style="list-style-type: none"> Per Section 8.80.202 of the Long Beach Municipal Code, construction activity is limited to the hours of 7:00 AM to 7:00 PM on Monday through Friday (including federal holidays), and 6:00 PM to 9:00 AM on Saturdays. Construction is prohibited on Sundays. If construction outside of these hours is necessary, special permits are required and must be issued by the City. During the entire active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. Require that impact tools (e.g., jack hammers and hoe rams) be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools, whenever feasible. Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses. 	Prior to issuance of demolition, grading and/or building permits	Project Applicant and Construction Contractor	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<ul style="list-style-type: none"> • Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public and residences at Century Villages at Cabrillo, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the noise standard after other measures have been considered, or occur at nighttime, or when the anticipated construction duration is greater than is typical (e.g., two years or more). 						

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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N-3 Prior to issuance of a building permit for any project requiring construction within 25 feet of an existing structure, the property owner/developer shall prepare a vibration analysis to assess and mitigate potential vibration impacts related to construction activities. Where construction equipment operates within the distances shown in Table 5.10-10 of a sensitive receptor, the project owner/developer must utilize best efforts to minimize duration and maximize distance between equipment and existing building(s). Exceeding the distances shown in the third column of the table would result in vibration levels greater than 0.20 in/sec PPV.	Prior to the issuance of building permits	Project Applicant, Acoustical Engineer, and Construction Contractor	Long Beach Development Services Department	Long Beach Development Services Department		
5.15 TRIBAL CULTURAL RESOURCES						
TCR-1 Prior to the issuance of any grading permit, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur	Prior to the issuance of grading permits	Project Applicant, Construction Contractor, and Native American tribe/monitor	Project Applicant and Construction Contractor	Long Beach Development Services Department		
TCR-2 Should a potential TCR be encountered and no monitors are present, construction activities near the encounter shall be temporarily halted within 50 feet of the discovery and the City notified. The City will notify Native American tribes that have been identified by the Native American Heritage Commission to be traditionally and culturally affiliated with the geographic area of the Proposed Project. If the City determines that the potential resource is a TCR (as defined by PRC, Section 21074), tribes consulting under AB 52 and SB 18 would be provided a reasonable period of time, typically 5 days from the date a new discovery is made, to conduct a site visit and make recommendations regarding future ground disturbance activities, as well as the treatment and disposition of any discovered TCRs. A	During construction activities that involve ground-disturbance	Project Applicant, Construction Contractor, and Native American tribe/monitor	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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					Responsible Monitoring Party	Project Mitigation Monitor
qualified archaeologist shall implement a plan for the treatment and disposition of any discovered TCRs based on the nature of the resource and shall consider the recommendations of the tribe(s). Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities shall be conducted in accordance with applicable regulatory requirements						
TCR-3 Native American Monitor/Consultant. The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleno Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleno 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 Plan Area. The Tribal Monitor/consultant 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 the Plan Area 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.	During construction activities that involve ground-disturbance	Project Applicant, Construction Contractor, and Native American tribe/monitor	Project Applicant and Construction Contractor	Long Beach Development Services Department		
TCR-4 Unanticipated Discovery of Tribal Cultural and Archaeological Resources. Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleno Band of Mission Indians-Kizh Nation. If the resources are Native American in	During construction activities that involve ground-disturbance	Project Applicant, Construction Contractor, and Native American tribe/monitor	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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<p>origin, the Gabrieleno Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 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 CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code 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, they shall be offered to a local school or historical society in the area for educational purposes.</p>						
<p>TCR-5 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. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the</p>	<p>During construction activities that involve ground-disturbance</p>	<p>Project Applicant, Construction Contractor, County Coroner, and Native American tribe/monitor</p>	<p>Project Applicant and Construction Contractor</p>	<p>Long Beach Development Services Department</p>		

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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 Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.						
TCR-6 Resource Assessment & Continuation of Work Protocol. Upon discovery, the tribal and/or archaeological monitor/consultant/ will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).	During construction activities that involve ground-disturbance	Project Applicant, Construction Contractor, Archeologist, and Native American tribe/monitor	Project Applicant and Construction Contractor	Long Beach Development Services Department		
TCR-7 Kizh-Gabrieleno Procedures for Burials and Funerary Remains. If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures 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 burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains 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.	During construction activities that involve ground-disturbance	Project Applicant, Construction Contractor, and Native American tribe/monitor	Project Applicant and Construction Contractor	Long Beach Development Services Department		

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<p>TCR-8 Treatment Measures. Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will 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 should be posted outside of working hours. The Tribe will 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 will be removed. The Tribe will 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 purposes. Cremations will 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 diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Plan Area 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>During construction activities that involve ground-disturbance</p>	<p>Project Applicant, Construction Contractor, and Native American tribe/monitor</p>	<p>Project Applicant and Construction Contractor</p>	<p>Long Beach Development Services Department</p>		

Mitigation Monitoring and Reporting Program

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
TCR-9 Professional Standards. Archaeological and Native American monitoring and excavation during construction projects will 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.	During construction activities that involve ground-disturbance	Project Applicant, Construction Contractor, and Native American tribe/monitor	Project Applicant and Construction Contractor	Long Beach Development Services Department		
BIOLOGICAL RESOURCES						
BIO-1 All modifications to vegetation on onsite and offsite (public right-of-way) shall comply with the Migratory Bird Treaty Act (MBTA), including the completion of nesting bird surveys prior to any tree or vegetation removal: <ul style="list-style-type: none"> If initial clearing activities prior to the start of construction take place during the bird nesting season (February 15 through August 31, but variable based on seasonal and annual climatic conditions), a nesting bird survey should be performed by a qualified biologist within seven (7) days of such activities to determine the presence/absence, location, and status of any active nests on-site or within 300 feet for passerine and 500 feet for raptors of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site. If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no 	During construction activities that involve ground-disturbance	Project Applicant	Long Beach Development Services Departments	Long Beach Development Services Department		

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<p>longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed and all the young have fledged. If Project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.</p> <ul style="list-style-type: none"> If no nesting birds are observed during pre-construction surveys, no further actions would be necessary. 						

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