

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. TR82498 / VTTM NO. 82498 / ENV NO. RPPL2019001797**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Proposed project activities (including disturbances to native and nonnative vegetation and substrates) shall occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. Any proposed changes shall be reviewed and authorized by the Department of Regional Planning.	Monitoring	Prior to grading activities.	Subdivider, Permittee, and Successor in Interest  Qualified Biologist	Department of Regional Planning
4.2	Biological Resources	If avoidance of the avian breeding season is not feasible, a qualified biologist (as determined by Los Angeles County) with experience in conducting breeding bird surveys shall conduct a bird survey to detect protected native bird nests within 300 feet of construction activity (within 500 feet for raptors). If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged. Flagging, stakes, and/or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the	Survey	Prior to grading activities	Subdivider, Permittee, and Successor in Interest  Qualified Biological Monitor	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. TR82498 / VTTM NO. 82498 / ENV NO. RPPL2019001797**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		area. If requested, the project proponent shall provide Los Angeles County 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.				
4.3	Biological Resources	If an active nest is observed, the biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to Los Angeles County's Department of Regional Planning (DRP) during the grubbing and clearing of vegetation, and shall notify DRP immediately if project activities damage active avian nests.	Monitoring	Prior to grading activities.	Subdivider, Permittee, and Successor in Interest  Qualified Biologist Monitor	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. TR82498 / VTTM NO. 82498 / ENV NO. RPPL2019001797**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	If an archaeological resource is encountered during ground-disturbing activities, work within 50 feet of the find must halt and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology must be contacted immediately to evaluate the find. Additionally, the applicant shall notify the Department of Regional Planning of the find. If the qualified archaeologist determines the discovery is significant under CEQA, additional work such as data recovery excavation may be warranted. The on-site monitoring shall end when the Project site excavation cut activities are completed, or sooner if the archaeologist indicates that the site has a low potential for archeological resources.	Monitoring	During grading activities	Subdivider, Permittee, and Successor in Interest  Qualified Archaeologist	Department of Regional Planning
5.2	Cultural Resources	During monitoring, if required per Mitigation Measure 5.1, the archaeologist shall complete monitoring logs on a daily basis. The logs shall include descriptions of the daily activities, consistent with Secretary of Interior guidelines and professional standards, including construction activities, locations, soil, and any cultural materials identified. Following completion of monitoring, the archaeologist shall prepare a summary memorandum of finds, their significance under CEQA and their disposition. Logs shall be provided to the County of Los Angeles upon request.	Monitoring	During grading activities.	Subdivider, Permittee, and Successor in Interest  Qualified Archaeologist	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. TR82498 / VTTM NO. 82498 / ENV NO. RPPL2019001797**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
9.1	Hazards / Hazardous Materials	Prior to demolition of any existing building on the Project site, a lead-based paint (LBP) survey and an asbestos-containing materials (ACM) survey shall be completed to ensure proper removal and disposal. Removal of LBP and ACM material must be conducted by certified abatement specialists in compliance with applicable regulations. A copy of the completed survey and removal certification shall be provided to Building and Safety prior to demolition activities.	Survey	Prior to demolition of any existing building	Subdivider, Permittee, and Successor in Interest	Department of Public Works
9.2	Hazards / Hazardous Materials	Prior to any grading or construction activities, the Applicant shall provide for review and approval from the Department of Public Works, a construction traffic management plan to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should be provided as needed to ensure safe traffic operations, and construction signs should be posted to notify motorists of reduced construction zone speed limits.	Provide evidence of an approved Construction Traffic Control Plan to the monitoring agency.	Prior to grading and construction activities	Subdivider, Permittee, and Successor in Interest	Department of Public Works,

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. TR82498 / VTTM NO. 82498 / ENV NO. RPPL2019001797**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
18.1	Tribal Cultural Resources	Two qualified Native American Monitors, one from the Gabrieleno Band of Mission Indians-Kizh Nation and another from the Gabrieleno Tongva San Gabriel Band of Mission Indians shall monitor all grading activities within the project site. Prior to ground disturbing activities, the Applicant shall provide evidence of separate executed monitoring agreements with the Gabrieleno Band of Mission Indians-Kizh Nation and Gabrieleno Tongva San Gabriel Band of Mission Indians for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitors shall evaluate and record all tribal cultural resources. The Native American Monitors shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.	Provide evidence of an executed monitoring agreement to the satisfaction of the monitoring agency	Prior to the issuance of a grading permit	Subdivider, Permittee, and Successor in Interest  Native American Monitors	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. TR82498 / VTTM NO. 82498 / ENV NO. RPPL2019001797**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
18.2	Tribal Cultural Resources	<p>If both Native American Monitors determine the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. Each monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.</p>	Monitoring, Recovery, Reporting	Prior to the issuance of a grading permit	<p>Subdivider, Permittee, and Successor in Interest</p> <p>Qualified Archaeologist</p>	Department of Regional Planning

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)  
PROJECT NO. TR82498 / VTTM NO. 82498 / ENV NO. RPPL2019001797**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
18.3	Tribal Cultural Resources	In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitors, within the boundaries of the archaeological site and document and report findings as described in Mitigation Measure 18.1.	Monitoring	Prior to the issuance of a grading permit.	Subdivider, Permittee, and Successor in Interest  Qualified Archaeologist	Department of Regional Planning
21	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the subdivider and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, if necessary, until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Subdivider, Permittee, and Successor in Interest	Department of Regional Planning