

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-001054 / CUP NO. RPPL2019002026 / ZONE CHANGE NO. RPPL2020000335 / ENV NO. RPPL2021011602

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or
4.1.1	Biological Resources	BIO-1: Nesting Bird	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, 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	Prior to Plan Check Approval and Construction Activities	Applicant and subsequent owner(s)	DRP
4.1.2	Biological Resources	BIO-1: Nesting Bird	If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist (as determined by Los Angeles County) with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. 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 and there is no evidence of a second attempt at nesting. 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 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. If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Los Angeles County and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, Los Angeles County (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.	Prior to Plan Check Approval and Construction Activities	Applicant and subsequent owner(s)	DRP
4.1.3	Biological Resources	BIO-1: Nesting Bird	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 during the grubbing and clearing of vegetation, and shall notify Los Angeles County immediately if project activities damage active avian nests.	Prior to Plan Check Approval and Construction Activities	Applicant and subsequent owner(s)	DRP
13.1.1	Noise	NOI-1: Construction Noise Reduction	Installation of temporary sound barriers/blankets along the southern and eastern project boundary line adjacent to residences (see Figure 4 of Appendix D for barrier locations). The temporary barriers/blankets shall have a minimum sound transmission loss of 30. The temporary barriers/blankets shall be of sufficient height to extend from the top of the temporary construction fence and drape on the ground or be sealed at the ground. The temporary barriers/blankets shall have grommets along the top edge with exterior grade hooks, and loop fasteners along the vertical edges with overlapping seams, with a minimum overlap of 2 inches.	Prior to Commencement of Construction Activities	Applicant and subsequent owner(s)	DPW Building and Safety to Verify in Construction Plans and during Inspections.
13.1.2	Noise	NOI-1: Construction Noise Reduction	Provide a sign at the yard entrance, or other conspicuous location, that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager shall respond to and investigate noise complaints and take corrective action if necessary in a timely manner. The sign shall have a minimum dimension of 48 inches wide by 24 inches high. The sign shall be placed 5 feet above ground level.	During Construction Period	Applicant and subsequent owner(s)	DPW Building and Safety and DRP
13.1.3	Noise	NOI-1: Construction Noise Reduction	If a noise complaint(s) is registered, the contractor shall retain a County-approved noise consultant to conduct noise measurements at the use(s) that registered the complaint. The noise measurements shall be conducted for a minimum of 1 hour and include 1-minute intervals. The consultant shall prepare a letter report for code enforcement summarizing the measurements, calculation data used in determining impacts, and potential measures to reduce noise levels to the maximum extent feasible	During Construction Period	Applicant and subsequent owner(s)	DPW Building and Safety and DRP

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13.2.1	Noise	NOI-2: Operational Noise Reduction	Installation of 2,200 square feet of QuietFiber QF4 noise absorption material, available from AcoustiBlok, Inc. (acoustiblok.com). Information on this product is included in Appendix E. In order to allow the developer some flexibility to adapt to the tunnel configuration, this total area of absorptive material can be provided by any combination of wall and ceiling panels totaling 2,200 square feet. The absorptive material should be concentrated in the exit half of the tunnel. (If desired, some of the square footage can be provided using free hanging clouds with the same absorption coefficients)	Prior to and during Operation.	Applicant and subsequent owner(s)	DPW Building and Safety and DRP
13.2.2	Noise	NOI-2: Operational Noise Reduction	Use of the required permanent noise barrier heights ranging from 6 to 10 feet as shown in Figure 5 of Appendix E. The existing 6-foot-high barrier along the homes near the entrance end of the tunnel is sufficient where identified in the figure. The noise barriers must have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps. The wall may be constructed of stud and stucco, 3/8-inch plate glass, 5/8-inch Plexiglas, any masonry material, or a combination of these materials	Prior to and during Operation.	Applicant and subsequent owner(s)	DPW Building and Safety and DRP
18.1	Tribal Cultural Resources	TCR-1: Discovery of Tribal Cultural Resources	If tribal cultural resources are encountered during construction, all ground disturbance activities within 25 feet of the find shall stop until a tribal representative can evaluate the significance of the find. Construction activities may continue in other areas of the project site. If the discovery proves significant, the tribal representative shall recommend appropriate measures, subject to County approval, to mitigate potential impacts to tribal cultural resources to less than significant. Such measures may include but are not limited to resource avoidance, reburial, and preservation for educational purposes.	During Construction Period	Applicant and subsequent owner(s)	DRP
18.2.1	Tribal Cultural Resources	TCR-2: Unanticipated Discovery of Human Remains	If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended and the construction manager shall immediately notify the County coroner. If the human remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC shall identify and immediately notify the Most Likely Descendant (MLD) of the deceased Native American. Within 48 hours of being granted access to the site, the MLD shall complete the inspection of the site of the discovery and make recommendations to the Applicant/landowner for the treatment or disposition of the human remains and any associated funerary objects. All measures, as required by the County, shall be implemented under the supervision of the MLD and/or tribal representative.	During Construction Period	Applicant and subsequent owner(s)	DRP
18.2.2	Tribal Cultural Resources	TCR-2: Unanticipated Discovery of Human Remains	If the designated MLD is the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe), the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompass 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 shall be treated in the same manner as bone fragments that remain intact. Associated funerary objects, as part of the death rite or ceremony of a culture, include objects that are reasonably believed to have been placed with individual human remains either at the time of death or later and other items made exclusively for burial purposes or to contain human remains. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on the Native American human remains. In addition, there shall be no publicity regarding any cultural materials recovered	During Construction Period	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP