

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 2019-001063 / TENTATIVE TRACT MAP NO. 82160 (RPPL 2019002048) / ENV NO. RPPL2019002049 - DRAFT

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>MM BIO-1: Special-Status Roosting Bats - To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <p>a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.</p> <p>b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.</p> <p>c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven (7) days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.</p> <p>d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p> <p>e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.</p> <p>f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities.</p>	<p>Surveys to be conducted prior to construction and demolition activities from March 1 to September 30 and submit survey results to the County upon completion.</p> <p>If maternal bats are identified, exclusionary devices or removal efforts shall be developed by the qualified biologist and implemented prior to construction and demolition activities</p>	Prior to issuance of a grading permit	Owner/applicant	Regional Planning (DRP)
4.2	Biological Resources	<p>MM BIO-2: Bat Relocation - Confirmed occupied or formerly occupied bat roosting habitat that is destroyed due to project construction shall be replaced with species-appropriate artificial bat roosts of comparable size and quality, subsequent to identification of the affected species by the bat specialist. The design, location, and maintenance of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW.</p> <p>b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. The monitoring plan shall be approved by LACDRP and CDFW prior to implementation.</p> <p>c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.</p>	<p>Implementation of artificial bat roosts of comparable size and quality of destroyed habitat within a suitable undisturbed area.</p> <p>Monitoring and Annual reporting for 5 years.</p>	Prior to issuance of a grading permit	Owner/applicant	DRP
4.3	Biological Resources	<p>MM BIO-3: Breeding Bird Survey - Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should 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 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.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct a nesting bird survey no more than three (3) days prior to the initiation of project activities 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 500 feet of the disturbance area. 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 juveniles have fledged and there is no evidence of a second attempt at nesting or the nest has failed. Flagging, stakes, or construction fencing should 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, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning 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.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should 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 the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning will determine whether to allow a reduced buffer and CDFW will provide, if requested, concurrence of the approach to the reduced buffer.</p> <p>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 the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests</p>	<p>If construction and demolition occurs between February 1 and August 31 (as early as January 1 for raptors) nesting bird surveys shall be conducted by a qualified biologist weekly beginning 30 days prior to construction and demolition with the last survey conducted no more than 3 days prior to the start of Project activities.</p> <p>If active nests or evidence of nesting activity is found, buffers shall be established and monitored in accordance with qualified biologist recommendations.</p> <p>Biological Monitoring shall be present on site during all grubbing and clearing of vegetation.</p>	Prior to issuance of a grading permit	Owner/applicant	DRP
5.1	Cultural Resources	<p>MM CUL-1 Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified archaeologist has been retained. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur.</p>	<p>Provide written evidence to the Director of Regional Planning or designee that a qualified archaeologist has been retained.</p>	Prior to issuance of a grading permit.	Owner/applicant	DRP

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5.2	Cultural Resources	MM CUL-2 Prior to commencement of any grading activity on site, the owner/applicant shall provide written evidence to the Director of Regional Planning, or designee that a qualified paleontologist has been retained and either the paleontologist, or a representative, shall be onsite if excavations penetrate the bedrock formations.	Provide written evidence to the Director of Regional Planning or designee that a qualified paleontologist has been retained.	Prior to issuance of a grading permit.	Owner/applicant	DRP
5.3	Cultural Resources	MM CUL-3 Excavation and grading activities in deposits with high paleontological sensitivity (i.e., Young Alluvial Fan Deposits, Unit 3) shall be monitored by a paleontological monitor following a PRIMP. No monitoring is required for excavations in deposits with no or low paleontological sensitivity (i.e., Artificial Fill). If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected, and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field.	Paleontological monitoring following a PRIMP.	During grading activities or ground disturbance.	Owner/applicant	DRP
5.4	Cultural Resources	MM CUL-4 Collected scientifically significant resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program and prior to issuance of the first building permit, a report of findings shall be prepared to document the results of the monitoring program and shall be submitted to the Director of the County of Los Angeles Department of Regional Planning, or designee.	Provide written report of monitoring program to the Director of Regional Planning or designee.	During grading activities or ground disturbance.	Owner/applicant	DRP
5.5	Cultural Resources	MM CUL-5 If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).	If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified.	During grading activities or ground disturbance.	Owner/applicant	County Coroner, NAHC, Regional Planning, or designee
7	Geology / Soils	MM GEO-1 The Project Applicant shall implement the recommendations contained in the Preliminary Geotechnical Evaluation and Design Recommendations for Proposed Residential Development, Former La Subida Elementary School Site, Hacienda Heights, California, prepared by LGC Geotechnical, dated July 15, 2019 to reduce geologic hazards during implementation of the proposed Project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.	Implement the recommendations contained in the Preliminary Geotechnical Evaluation and Design Recommendations	During Project activities	Owner/applicant	DRP
8	Greenhouse Gas Emissions	PDF GHG-1 The Project shall incorporate the following green building design features, or substitute equivalently effective features, to reduce GHG emissions during project construction and operations. <ul style="list-style-type: none"> •Install high efficiency appliances •Recycle Job Site Construction & Demolition/ Waste •Salvage Reusable Building Materials •Implement construction Site Stormwater Practices •Protect Water Quality with Landscape Design •Design Resource-Efficient Landscapes and Gardens •Install High-Efficiency Irrigation Systems •Provide for On-Site Water Catchment/ Retention •Use Wood I-Joints for Floors and Ceilings •Use OSB Subfloors and Sheathing •Use Treated Wood that does not contain Chromium/Arsenic •Insulate Hot Water Pipes •Install Faucets and Showerheads with Flow Reducers •Install Gas Tankless Water Heater •Install On-Demand Hot Water Circulation Pump •Install IC-AT Recessed Fixtures with CFLs •Install Lighting Controls •Install Energy Star Dishwasher •Install Energy-Efficient Windows Double-Paned; Low Emissivity (Low E) and Low Conductivity Frames •Vent Range Hood to the Outside •Install Sealed Combustion Units on Furnaces and Water Heaters •Install 13 SEER/11 EER or Higher AC with a TXV •Install AC with Non-HCFC REFRIGERANTS •Select Safe and Durable Roofing Materials •Install Radiant Barrier •Use Low/No VOC Paint •Use Low VOC, Water-Based Wood Finishes •Use Low/No VOC Adhesives •Use Engineered Sheet Goods with no added Urea Formaldehyde •Use Finger-Jointed or Recycled-Content Trim •Install Recycled Content Carpet with low VOCs (standard carpet only) •Install Solar Photovoltaic panels •Pre-wire for electric car charging 	Incorporation of green building design features into Project	Site Planning and Architecture	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety and Environmental Programs
9.1	Hazards / Hazardous Materials	MM HAZ-1 Prior to the demolition of existing structures, an updated survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs) shall be conducted and any such materials shall be removed and disposed of properly by qualified technicians.	Updated Survey for asbestos containing materials (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCBs)	Prior to demolition of existing structures	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety and Environmental Programs

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9.2	Hazards / Hazardous Materials	MM HAZ-2 At the time of occupancy, Educational Material on the proper management and disposal of household hazardous waste material shall be provided to new homeowners.	Educational Material provided to new homeowner.	Prior to occupancy	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety and Environmental Programs
9.3	Hazards / Hazardous Materials	MM HAZ-3 Based on the date of the reported abandonment of the oil well (1941), the Project Applicant shall locate the onsite well and abandoned in accordance with current CDOGGR requirements. If stained or suspicious soil is encountered during abandonment activities, the material should be segregated and evaluated and if deemed necessary, characterized for proper disposal. Any potential encroachment upon the well location should be coordinated through the County of Los Angeles Planning Department, or its designee, and CDOGGR to ascertain proper abandonment and construction review requirements.	Locate abandoned well and abandoned in accordance with current CDOGGR	Prior to issuance of a grading permit	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety and Environmental Programs
13.1	Noise	MM NOI-1 Construction Noise. Prior to issuance of construction permits, the County Department of Public Works - Building and Safety shall verify that all construction plans include the following measures. The measures may include but are not limited to the following: •Construction shall only occur between 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction is not allowed on Sundays, federal, or state holidays. •All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process. •Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¼-inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the southern site perimeter.	Construction plans include the Noise Measures regarding work time and equipment	Prior to Building Permits	Owner/applicant	DRP and/or Department of Public Works (DPW)- Building & Safety and Environmental Programs
13.2	Noise	MM NOI-2 Ventilation Requirements. Prior to the issuance of building permits, documentation shall be provided to the County Department of Public Works - Building and Safety, or designee, demonstrating that Project buildings meet ventilation standards required by the California Building Code (CBC) with the windows closed. It is likely that a form of mechanical ventilation, such as an air-conditioning system, will be required as part of the Project design for all units. Additionally, in order to comply with the County's noise standard for residential air conditioning or refrigeration equipment, it shall be confirmed that the mechanical equipment to be installed has a reference level of 55 dBA Leq or lower when measured at a distance of 5 feet or building plans shall incorporate noise reducing features such that a noise level of 55 dBA Leq is achieved at neighboring residential properties.	Documentation demonstrating that Project buildings meet ventilation standards required by the California Building Code (CBC) with the windows closed.	Prior to Building Permits	Owner/applicant	Department of Public Works (DPW)-Building & Safety and/or Department of Health (Health)
17.1	Transportation / Traffic	PDF TRANS-1 Enhanced Remote Work and Telework Features (Similar to CAPCOA Manual Strategy TR-6) – This measure promotes and facilitates increased remote work and telework to minimize commuter trips. Features include floor plans designed to accommodate a home office; certification from the Wi-Fi Alliance the internet connection throughout the home; and installation of commercial-grade equipment (Ruckus wireless equipment). Additionally, the Project would post on the La Subida HOA website and work to add links to the Hacienda Heights Improvement Association (HHIA) and/or other community group websites for information and support materials to encourage telecommuting.	Enhanced Remote Work and Telework Features	Prior to Certificate of Occupancy	Owner/applicant	DPW
17.2	Transportation / Traffic	PDF TRANS-2 On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3) – The proposed Project incorporates a new park open to the public in an area without nearby parks. The closest park to the Project site is Manzanita Park approximately one (1) mile away. The provision of on-site park space would eliminate a 2-mile round trip for park users.	Construction of a new park	Prior to Certificate of Occupancy	Owner/applicant	DPW
17.3	Transportation / Traffic	PDF TRANS-3 Pedestrian Network Improvements (CAPCOA Strategy SDT-1) - The proposed Project includes pedestrian connectivity, landscaped parkways, highly visible crosswalks, and on-site park that all contribute to an enhanced pedestrian experience that encourages walking by new residents of La Subida. The enhanced pedestrian connectivity may also encourage residents to walk within the existing adjacent neighborhoods by providing a more pleasing experience as well as a shorter route through the neighborhood.	Pedestrian connectivity	Prior to Certificate of Occupancy	Owner/applicant	DPW
17.4	Transportation / Traffic	PDF TRANS-4 On-Site Bicycle Parking (CAPCOA Manual Strategy SDT-7) – The proposed Project will incorporate bicycle parking in common areas in addition to private garages	Incorporation of bicycle parking in common areas	Prior to Certificate of Occupancy	Owner/applicant	DPW
17.5	Transportation / Traffic	PDF TRANS-5 On-Site Transportation Demand Management (TDM) Programs – The proposed Project includes TDM strategies that apply to on-site VMT reduction as well as off-site VMT reduction. These programs include a car-sharing and ridesharing program and a school pooling program. These programs would be administered by the future HOA and directly marketed to future Project residents.	Car-sharing and ridesharing program and a school pool program.	Prior to Certificate of Occupancy	Owner/applicant	DPW
17.6	Transportation / Traffic	PDF TRANS-6 The proposed Project will create and host a website in multiple languages encouraging and facilitating three VMT reduction programs for its residents and the greater Hacienda Heights community. The benefit of the local website is 1) a central resource for multiple forms of VMT reduction and 2) local matching specific to the Project site, surrounding neighborhood, and local Hacienda Heights community. The website will encourage and facilitate a Car-Sharing Program (Similar to CAPCOA Manual Strategy TRT-9) by those individuals who wish to offer their car for sharing. The website would also provide information and links to companies offering on-demand rideshare services. The website will encourage and facilitate a Ride-Sharing Program (CAPCOA Manual Strategy TRT-3) including matching for commute and midday trips to shopping and medical appointments. The website would encourage and facilitate a School Pool Program (CAPCOA Manual Strategy TRT-10) including carpooling to schools and assisting the community in organizing a "walking school bus" program and coordinating volunteers. The program would start with six of the 20 public schools in the Hacienda Heights area.	Create and host a website in multiple languages encouraging car-sharing and ridesharing programs	Prior to Certificate of Occupancy	Owner/applicant	DPW
17.7	Transportation / Traffic	PDF TRANS-7 On-Site Parks (Similar to CAPCOA Manual Strategy LUT-3) – In addition to serving the future Project residents, the on-site parks would provide an amenity to the existing surrounding neighborhood. The Los Angeles County General Plan indicates that neighborhood parks such as the park proposed on the Project site serves a radius of approximately 0.25 mile. By providing a new neighborhood park, the Project would reduce VMT from park users within that 0.25-mile radius who would otherwise travel to Manzanita Park, saving a 2-mile round trip.	Construction of a new park	Prior to Certificate of Occupancy	Owner/applicant	DPW

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17.8	Transportation / Traffic	MM TRANS-1 Prior to the recordation of the Final Map, the Applicant shall fund the construction of 1.8 miles of new Class III bicycle facilities, including surveys of pavement conditions. If no funding program is available at the time of Final Map recordation, the Applicant shall begin the construction of the 1.8 miles of new Class III bicycle facilities, including pavement condition surveys. The Class III bicycle facilities identified for this mitigation include: Newton Street from Angelcrest Drive to Hacienda (Project 19); Angelcrest Drive from Newton Street to La Subida Drive (Project 47); and La Subida Drive from Vallecito Drive to Hacienda Boulevard (Project 48). The bicycle facility projects may be modified by the Public Works Director provided the modified bicycle facilities total 1.8 miles of Class III bicycle facilities. If prior to implementation of this Mitigation Measure, the County revises the VMT threshold of significance methodology resulting in a lower baseline VMT, the Applicant and County may review the extent of mitigation to ensure sufficient VMT reduction is achieved to reduce impacts to less than significant.	Fund the construction of 2.4 miles of new Class III bicycle facilities, including surveys of pavement conditions.	Prior to Final Map Clearance	Project Applicant	DPW
18.1	Tribal Cultural Resources	MM TRC-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. A. The project applicant/owner shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon (1) written confirmation to the Kizh from a designated point of contact for the project applicant/owner that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs. E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.	Retention of a Native American Monitor.	Prior to issuance of a grading permit or ground disturbance.	Owner/applicant	DRP
18.2	Tribal Cultural Resources	MM TRC-2 Unanticipated Discovery of Human Remains and Associated Funerary Objects A. 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 Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) 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, it shall be offered to a local school or historical society in the area for educational purposes. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.	Procedures for unanticipated discoveries.	Prior to issuance of a grading permit and during grading activities and ground disturbance.	Owner/applicant	DRP

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
18.3	Tribal Cultural Resources	<p>MM TRC-3Procedures for Burials and Funerary Remains</p> <p>A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy 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 preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.</p> <p>B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>C. The prepared soil and cremation soils 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. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>D. 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, as described in item E.</p> <p>E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, 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.</p> <p>F. 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 project site 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>G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>	Procedures for burials and funerary remains..	Prior to issuance of a grading permit and during grading activities and ground disturbance.	Owner/applicant	DRP
21	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 monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of annual mitigation compliance report. Replenishment of mitigation monitoring account as required.	Yearly and as required until all measures are completed.	Owner/applicant	DRP
* In the "#" column, the number before the decimal should always correspond with the chapter number in the initial study.						