

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR071251 / VTTM NO. 071251 / ENV NO. RPPL201900129

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	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. The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the County, the South-Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.	Retain a qualified archaeologist to monitor grading as specified.	During Construction	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources	If potential Native American resources are uncovered during grading, the applicant shall be halt work in the immediate area of the find, inform the Department of Regional Planning immediately and retain a qualified professional archaeologist and a Native American monitor approved by the Gabrieleno Band of Mission Indians - Kizh Nation to examine the material to determine whether it is a "unique cultural resource" as defined in Section 21083.2 (g) of the State CEQA Statues. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside the area of the find. However, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning same filed with the County, a designated repository as appropriate and made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the Project area.	Retain a qualified paleontologist to monitor grading as specified.	During Construction	Applicant and subsequent owner(s)	DRP
9.1	Hazards / Hazardous Materials	There is one known well (API#0403707643) located on parcel 6079-022-081 and within 300 feet of proposed buildings. For this reason, the proposed scope of work would be subject to Title 26 of the Los Angeles County Code Section 110.4. Along with the requirements of Code Section 110.4, the developer shall obtain a Construction Site Well Review (CSWR) from California Department of Conservation Geologic Energy Management (CalGEM) and satisfy any requirements by CalGEM.	Obtain a CSWR	Prior to Issuance of a Building Permit	Applicant and subsequent owner(s)	DPW
13.1	Noise	Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible.	Avoid operating multiple pieces of equipment and implement mufflers and other noise shields.	Throughout Construction	Applicant and subsequent owner(s)	DPH
13.2	Noise	Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.	Ensure that all construction and operational equipment is placed away from noise sensitive receptors and provide noise barriers as needed.	Throughout Construction	Applicant and subsequent owner(s)	DPH

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13.3	Noise	A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.	Post a construction notice on-site with the information stated in the mitigation measure.	Prior to Construction	Applicant and subsequent owner(s)	DPH
13.4	Noise	A temporary noise barrier shall be installed along the west and east boundary of the project site in order to attenuate noise levels from surrounding sensitive uses. The noise barrier shall be 6 feet in height and be placed along the boundary of the subject parcel.	Install a noise barrier.	Prior to Construction	Applicant and subsequent owner(s)	DPH
13.5	Noise	All construction activities shall adhere to Los Angeles County Noise Ordinance standards. However, the subject parcel shall adhere to more restrictive construction hours of 7am to 4pm.	Comply with the Noise Code.	Throughout Construction	Applicant and subsequent owner(s)	DPH
18.1	Tribal Cultural Resources	A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall be retained to monitor all ground disturbing activities within the Project Site. Prior to ground disturbing activities, the subdivider shall provide evidence of a separate executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation 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 Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor 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.	Retain a qualified Native American Monitor and qualified archaeologist as specified.	Prior to Construction	Applicant and subsequent owner(s)	DRP
18.2	Tribal Cultural Resources	If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find and the action set forth in Cultural Resources Mitigation Measures 5.1 and 5.2 shall be taken.	Retain a qualified Native American Monitor and qualified archaeologist as specified.	Prior to Construction	Applicant and subsequent owner(s)	DRP
20.1	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.	Applicant and subsequent owner(s)	DRP