

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
8.1	Greenhouse Gases	Install on-site renewable energy systems.	Depict the on-site renewable energy systems on the residential building plans.	Prior to issuance of a Building Permit for the construction of residential units.	Applicant and subsequent owner(s)	DRP
8.2	Greenhouse Gases	Submit a draft covenant for review and clearance to the Department of Regional Planning. The covenant shall obligate the subdivider and successors to provide educational resources about the benefits of zero-emission vehicles and the project's electric vehicles to future residents at the time of sale. Following Planning's clearance the subdivider or successor in interest shall sign and notarize the covenant.	Submit a draft covenant.	Prior to issuance of a Building Permit for the construction of residential units.	Applicant and subsequent owner(s)	DRP
8.3	Greenhouse Gases	The project shall not use natural gas.	Add a note to the building plans for residential units	Throughout the life of the project.	Applicant and subsequent owner(s)	DRP
8.4	Greenhouse Gases	The project shall incorporate high-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design. Project landscaping shall be plant only drought-tolerant or California native trees and plants.	Incorporate design features into landscape and building plans.	Prior to issuance of a building permit and landscape plan approval.	Applicant and subsequent owner(s)	DRP
8.5	Greenhouse Gases	The project shall use negative-carbon concrete for all construction and use low-GWP refrigerants and fire suppression equipment for all uses on-site to the maximum extent feasible.	Incorporate the water efficiency and conservation measures into grading and building plans.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	DRP
8.6	Greenhouse Gases	Install a battery energy storage system for energy capture.	Incorporate the system into residential building plans.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	DRP

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8.7	Greenhouse Gases	Install residential graywater systems that meet appropriate regulatory standards.	Depict the graywater systems on the building and landscape plans.	Prior to issuance of a building permit and landscape plan approval.	Applicant and subsequent owner(s)	DRP
9.1	Hazards / Hazardous Materials	manner that is convenient and safe for all users of the building.	Obtain a CSWR	Prior to Issuance of a Building Permit	Applicant and subsequent owner(s)	DPW
9.2	Hazards / Hazardous Materials	Ensure there are sufficient sizes of collection containers for organics.	Obtain information and approval to perform remedial operation in the event wells are damaged during excavation or grading.	Throughout any grading activities	Applicant and subsequent owner(s)	CALGEM
13.1	Noise	Containers must be kept clean, be clearly labeled, and are co-located	Avoid operating multiple pieces of equipment and implement mufflers and other noise shields.	Throughout Construction	Applicant and subsequent owner(s)	DPH
13.2	Noise	next to any other solid waste receptacles. Ensure sufficient pickup	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
13.3	Noise	of collection containers to meet the needs of the occupants.	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
17.1	Transportation	Submit a Site Plan to Caltrans for review and clearance that depicts: 1) the number of proposed parking spaces and ensure it is designed to support active transportation, including providing communal bike racks and/or lockers and short-term racks for guests, and ensure proper conflict zone striping where the existing westbound Class II bike lane will cross any new driveways; and 2) surface parking that does not face the street directly.	Submit a Site Plan to Caltrans	Prior to Issuance of a Building Permit	Applicant and subsequent owner(s)	Caltrans
17	Transportation	A Caltrans transportation permit shall be obtained for any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State Highways.	Obtain a transportation permit.	Prior to and Throughout Construction	Applicant and subsequent owner(s)	Caltrans

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17.2	Transportation	Limit construction traffic to off-peak periods to minimize the potential impact on State facilities. Prior to construction, the permittee shall submit a construction traffic control plan to Caltrans if construction traffic is expected to cause issues on any State facilities.	Submit a Construction Traffic Control Plan.	Prior to and Throughout Construction	Applicant and subsequent owner(s)	Caltrans
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