

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. PRJ2022-000557-(4) / PLAN AMENDMENT NO. RPPL2022001526 / ZONE CHANGE NO. RPPL2022001527 / ENVIRONMENTAL PLAN NO. RPPL2023003948**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Plant and maintain trees along the western and southern property lines.				
1.1.1	Aesthetics	The project applicant/developer shall plant a total of eleven (11) 15-gallon Box Elder (or equivalent as approved by County Planning) trees on the property. Four (4) trees shall be spread out evenly to the greatest extent feasible along the western property line and five (5) trees shall be spread out evenly to the greatest extent feasible on the northern property line. The trees shall be continuously maintained in a good and healthy condition. If any tree dies, a replacement tree shall be planted within 30 days of the death of the tree.	Plant and maintain nine Western Sycamore (or equivalent) trees on the property.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
1.1.2	Aesthetics	The project applicant/developer shall plant a total of nine (9) 15-gallon Western Sycamore (or equivalent as approved by County Planning) trees on the property. Four (4) trees shall be spread out evenly to the greatest extent feasible along the western property line and seven (7) trees shall be spread out evenly to the greatest extent feasible on the northern property line. The trees shall be continuously maintained in a good and healthy condition. If any tree dies, a replacement tree shall be planted within 30 days of the death of the tree.	Plant and maintain eleven Box Elder (or equivalent) trees on the property.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
1.2	Aesthetics	Construct and maintain a six-foot high decorative block wall along the northern, southern and eastern property lines of the Project Site.				
1.2.1	Aesthetics	The project applicant/developer shall construct and continuously maintain in good condition a six-foot high block wall along the northern, southern and eastern property lines of the Project Site. Any damage shall be repaired within 30 days. Any graffiti shall be removed within 24 hours.	Construct and maintain a six-foot high decorative block wall along the northern, southern and eastern property lines of the Project Site.	Prior to issuance of Occupancy Permit	Applicant and subsequent owner(s)	Regional Planning
9.1	Hazards and Hazardous Materials	Implement Monitoring and Screening of Hazardous Materials during construction activities				
9.1.1	Hazards and Hazardous Materials	Upon demolition of the existing residence, a survey shall be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.	Conduct survey for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk	Upon demolition of the existing residence	Applicant and subsequent owner(s)	Regional Planning/Public Works
9.1.2	Hazards and Hazardous Materials	All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the PEA for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage	Testing of imported soil and fill materials	Upon importation of soil and fill materials at the Project Site	Applicant and subsequent owner(s)	Regional Planning/Public Works
13.1	Noise	Implement Noise Mitigation Measures during construction activities				

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13.1.1	Noise	Stationary noise sources (e.g. generators and compressors) shall be located as far from residential receptor locations as is feasible.	Locate stationary noise sources as far from residential zones as possible	Prior to start of construction activities	Applicant	Regional Planning/Public Health
13.1.2	Noise	A temporary sound barrier shall be installed at the property lines of the proposed Project Site to mitigate noise impacts on all surrounding properties.	Install temporary sound barrier at property lines	Prior to start of construction activities	Applicant	Regional Planning/Public Health
13.1.3	Noise	No Heating, Ventilation, and Air Conditioning (HVAC) unit will be installed outdoors.	No HVAC unit shall be intalled outdoors.	Prior to issuance of Occupancy Permit	Applicant	Regional Planning/Public Health
17.1	Transportation	Implement CAPCOA Mitigation Measures T-1 and T-4				
17.1.1	Transportation	Increase Residential Density (T-1): The project is designed with a higher density of dwelling units compared to the average residential density in the country. A new Traffic Impact Analysis shall be submitted to Public Works for review and approval if there are any changes to the residential density.	Design the proposed Project with a higher density of dwelling units compared to the average residential density in the country	Prior to Regional Planning approval	Applicant	Regional Planning
17.1.2	Transportation	Integrate Affordable and Below Market Rate Housing (T-4): The project will permanently dedicate seven affordable housing dwelling units. A new Traffic Impact Analysis shall be submitted to Public Works for review and approval if there are any changes to the number of affordable housing dwelling units.	Permanently dedicate seven affordable housing dwelling units	Prior to issuance of Building Permits	Applicant and subsequent owner(s)	Regional Planning/Los Angeles County Development Authority
17.2	Transportation	Implement Traffic Control Measures				
17.2.1	Transportation	The project shall extend the left turn lane approximately 150 feet and install Keep Clear Pavement Markings per the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Extend the left turn lane approximately 150 feet and install Keep Clear Pavement Markings per the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Prior to issuance of Occupancy Permit	Applicant	Regional Planning/Public Works
17.2.2	Transportation	The project shall submit a signing and striping plan through EPIC-LA under "Public Improvement Plans: Signing and Striping Plan" directly to Public Works for review and approval based on proposed improvements found in the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Submit and implement to the stasfaction of Public Works a signing and striping plan through EPIC-LA under "Public Improvement Plans: Signing and Striping Plan" directly to Public Works for review and approval based on proposed improvements found in the TIA dated February 20, 2025. (Location: Broadway Avenue at Washington Boulevard)	Prior to issuance of Occupancy Permit	Applicant	Regional Planning/Public Works
18.1	Tribal Cultural Resources	Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities				
18.1.1	Tribal Cultural Resources	The project applicant/developer shall retain a Native American monitor from (or approved by) the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe") - the direct lineal descendants of the project location. 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" includes, but is not limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading,. excavation, drilling, and trenching.	Retain Native American Monitor	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.2	Tribal Cultural Resources	A copy of the executed monitoring agreement shall be provided to the lead agency prior to the earlier of the commencement of any ground-disturbing activity for the project, or the issuance of any permit necessary to commence a ground-disturbing activity.	Provide copy of executed monitoring agreement	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning

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18.1.3	Tribal Cultural Resources	The project applicant/developer shall provide the Tribe with a minimum of 30 days advance written notice of the commencement of any project ground-disturbing activity so that the Tribe has sufficient time to secure and schedule a monitor for the project.	Provide minimum 30 day notice of commencement of Ground-Disturbing Activities	Minimum of 30 days prior to commencement of Ground Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.4	Tribal Cultural Resources	The project applicant/developer shall hold at least one (1) pre-construction sensitivity/educational meeting prior to the commencement of any ground-disturbing activities, where at a senior member of the Tribe will inform and educate the project's construction and managerial crew and staff members (including any project subcontractors and consultants) about the TCR mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential TCRs, and other informational and operational guidance to aid in the project's compliance with the TCR mitigation measures.	Hold at least one (1) pre-construction sensitivity educational meeting	Prior to Commencement of Ground-Disturbing Activities	Applicant and subsequent owner(s)	Regional Planning
18.1.5	Tribal Cultural Resources	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.	Complete daily monitoring logs	During Ground-Disturbing Activities	Native American Monitor	Applicant and subsequent owner(s)
18.1.6	Tribal Cultural Resources	Native American monitoring for the project shall conclude upon the latter of the following: (1) written confirmation from a designated project point of contact to the Tribe that all ground-disturbing activities and all phases that may involve ground-disturbing activities on the project site and at any off-site project location are complete; or (2) written notice by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase (known by the Tribe at that time) at the project site and at any off-site project location possesses the potential to impact TCRs.	Conclude Native American Monitoring for the project.	Upon receipt of written confirmation and notice	Applicant and subsequent owner(s)	Regional Planning / Native American Monitor
18.2	Tribal Cultural Resources	Discovery of TCRs, Human Remains, and/or Grave Goods.				
18.2.1	Tribal Cultural Resources	Upon the discovery of a TCR, all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The Tribe shall be immediately informed of the discovery, and a Kizh monitor and/or Kizh archaeologist will promptly report to the location of the discovery to evaluate the TCR and advise the project manager regarding the matter, protocol, and any mitigating requirements. No project construction activities shall resume in the surrounding 50 feet of the discovered TCR unless and until the Tribe has completed its assessment/evaluation/recovery of the discovered TCR and surveyed the surrounding area.	Cease all construction activities in the immediate vicinity of the discovery	Discovery of TCR	Applicant and subsequent owner(s)	Regional Planning
18.2.2	Tribal Cultural Resources	The Tribe will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate in its sole discretion, and for any purpose the Tribe deems appropriate, including but not limited to, educational, cultural and/or historic purposes.	Recover and retain all discovered TCR's	Discovery of TCR	Native American Monitor	Applicant and subsequent owner(s)/Regional Planning

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18.2.3	Tribal Cultural Resources	If Native American human remains and/or grave goods are discovered or recognized on the project site or at any off-site project location, then all construction activities shall immediately cease. Native American "human remains" are defined to include "an inhumation or cremation, and in any state of decomposition or skeletal completeness." (Pub. Res. Code § 5097.98 (d)(1).) Funerary objects, referred to as "associated grave goods," shall be treated in the same manner and with the same dignity and respect as human remains. (Pub. Res. Code § 5097.98 (a), d)(1) and (2).)	Cease all construction activities	Discovery or recognition of Native American human remains and/or grave goods on the project site	Applicant and subsequent owner(s)	Regional Planning
18.2.4	Tribal Cultural Resources	Any discoveries of human skeletal material or human remains shall be immediately reported to the County Coroner (Health & Safety Code § 7050.5(c); 14 Cal. Code Regs. § 15064.5(e)(1)(B)), and all ground-disturbing project ground-disturbing activities on site and in any other area where the presence of human remains and/or grave goods are suspected to be present, shall immediately halt and remain halted until the coroner has determined the nature of the remains. (14 Cal. Code Regs. § 15064.5(e).) 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, within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.	Report to County Coroner Office	Discovery of human skeletal remains or human remains	Applicant and subsequent owner(s)	Regional Planning
18.2.5	Tribal Cultural Resources	Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or grave goods, if the Tribe 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 Tribal monitor and/or archaeologist deems necessary). (14 Cal. Code Regs. § 15064.5(f).)	Tribe determines that resuming construction activities are acceptable	Determination that resuming construction activities are acceptable	Native American Monitor	Regional Planning/Applicant and subsequent owner(s)
18.2.6	Tribal Cultural Resources	Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.	Preservation in place	Discovery or recognition of Native American human remains and/or grave goods on the project site	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.2.7	Tribal Cultural Resources	Any historic archaeological material that is not Native American in origin (non-TCRs) 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.	Curation and/or donation of historical archaeological material that is not Native American in origin	Discovery of historical archaeological material that is not Native American in origin	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.2.8	Tribal Cultural Resources	Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.	Keep confidential any discovery of human remains and/or grave goods discovered and/or recovered at the site	Upon discovery of human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3	Tribal Cultural Resources	Procedures for Burials, Funerary Remains, and Grave Goods				
18.3.1	Tribal Cultural Resources	As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented for all discovered Native American human remains and/or grave goods. Tribal Traditions include, but are not limited to, the preparation of the soil for burial, the burial of funerary objects and/or the deceased, and the ceremonial burning of human remains.	Implement Koo-nas-gna Burial Policy	Upon discovery of Native American human remains and/or grave goods	Native American Monitor	Applicant/Regional Planning

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18.3.2	Tribal Cultural Resources	If the discovery of human remains includes four (4) or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.	Creation of separate treatment plan	Upon discovery of human remains that include four (4) or more burials	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.3	Tribal Cultural Resources	The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated "grave goods" (aka, burial goods or 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, as well as other items made exclusively for burial purposes or to contain human remains. Cremations will either be removed in bulk or by means necessary to ensure complete recovery of all sacred materials.	Treat prepared soil and cremation soil in the same manner as bone fragments that remain intact. Remove cremations by bulk or by means necessary to ensure complete recovery of all sacred materials	Upon discovery of Native American human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.4	Tribal Cultural Resources	In the case where discovered human remains cannot be fully recovered (and documented) 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 divert the project while keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.	Cover remains with muslin cloth and steel plate or posting of 24-hour guard outside of working hours	If discovered human remains cannot be fully recovered and documented on the same day	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.5	Tribal Cultural Resources	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. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity.	Designate site location within the Project Site for the respectful reburial of the human remains and/or ceremonial objects. Protect in perpetuity reburial/repatriation site.	If preservation in place for Native American human remains and/or grave goods discovered at the site is not possible	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.6	Tribal Cultural Resources	Each occurrence of human remains and associated grave goods will be stored using opaque cloth bags. All human remains, grave goods, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items will be retained and shall be reburied within six months of recovery.	Storage and reburial of human remains and association grave goods	Upon discovery of Native American human remains and/or grave goods	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
18.3.7	Tribal Cultural Resources	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 and 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.	Data recovery	If data recovery is approved by the Tribe	Applicant and subsequent owner(s)	Native American Monitor/Regional Planning
22	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 compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning