

IMPERIAL & EUCLID RESIDENTIAL PROJECT AT 251-351 IMPERIAL HIGHWAY
MITIGATION MONITORING AND REPORTING PROGRAM

Design Review 21-01; Conditional Use Permit (CUP) 21-01; Tentative Tract Map (TTM) 19143.

MM No.	Mitigation Measure	Method of Verification	Timing of Implementation	Responsibility	Status/Date/Initials
Air Quality					
AQ-1	<p>Fugitive Dust. Project construction shall comply with SCAQMD Rule 403 regarding fugitive dust emissions, which require the Project construction to implement the following measures:</p> <ul style="list-style-type: none"> • All active construction areas shall be watered two (2) times daily. • Speed on unpaved roads shall be reduced to less than 15 mph. • Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes. • Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily. • All operations on any unpaved surface shall be suspended if winds exceed 15 mph. • Access points shall be washed or swept daily. • Construction sites shall be sandbagged for erosion control. 	Monitoring/Field Inspection	During Project Construction	Community Development (Building)	
AQ-1 Cont.	<p>Fugitive Dust.</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114. • Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits. • Replace the ground cover of disturbed areas as quickly possible. 	Monitoring/Field Inspection	During Project Construction	Community Development (Building)	

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AQ-2	<p>Potential Health Risks. The following measures shall be implemented to reduce the potential health risks associated with DPM exposure during construction:</p> <ul style="list-style-type: none"> • All diesel construction equipment should have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest California Air Resources Board (CARB) best available control technology. • Construction equipment should be maintained in proper tune. • All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer. • Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible. • The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level. • Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible. • Establish staging areas for the construction equipment that as far from adjacent residential homes, as feasible. • Use haul trucks with on-road engines instead of off-road engines for on-site hauling. 	Monitoring/Field Inspection	During Project Construction	Community Development (Building)	

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Biological Resources					
BIO-1	<p>Nesting Birds. If clearing and/or construction activities would occur during the raptor or migratory bird nesting season which generally runs from February 1 to August 31 (as early as January 1 for some raptors), the Applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before the construction activities commence. A copy of the report must be provided to the Director of Community Development for review and approval prior to the start of any work on the project site. The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, the biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the biologist. The biologist must be approved by the Community Development Director prior to the issuance of any type of permit for the project.</p>	Monitoring/Field Inspection	Prior to clearing, vegetation removal or grading permit	Community Development (Planning & Building)	

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BIO-2	<p>Landscape Plans. The Applicant shall provide for review and approval by the City Community Development Director a final Planting Plan demonstrating the planting of low-water use, drought tolerant trees, shrubs and ground cover. Use of native vegetation should be included where feasible. The Planting Plan shall include a plan for the maintenance and, if necessary, replacement of vegetation. Prior to issuance of a certificate of occupancy, the Applicant shall ensure that all trees, shrubs and groundcover have been installed subject to review and approval of the City Community Development Department.</p>	Monitoring/Field Inspection	Prior to issuance of precise grading permit; prior to certificate of occupancy.	Community Development (Planning & Building)	

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Cultural Resources					
CUL-1	<p>Unanticipated Discovery of Archaeological Resources. If an archaeological resource is encountered during ground-disturbing activities, work within 50 feet of the find must halt and a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted. The on-site monitoring shall end when the project site excavation activities are completed, or sooner if the archaeologist indicates that the site has a low potential for archeological resources. During monitoring, the archaeologist shall complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. Following completion of monitoring, the archaeologist shall prepare a summary memorandum of finds, their significance under CEQA and their disposition. (*Note: The California Historical Resources Information System contains a listing of qualified archaeologists at www.chrisinfo.org.)</p>	Monitoring/Field Inspection	During Grading	Community Development (Planning & Building)	

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CUL-2	<p>Unanticipated Discovery of Human Remains. The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>	Monitoring/Field Inspection	During Grading	Community Development (Planning & Building)	
Geology and Soils					
GEO-1	<p>Liquefaction. The Applicant shall provide a geotechnical report, subject to review and approval of the City Building Division, which includes appropriate measures in compliance with the State of California Special Publication 117A (Guidelines for Evaluating and Mitigating Seismic Hazards in California), demonstrating that any potential seismic risks and associated liquefaction hazards are reduced to acceptable levels. Examples of compliant construction methods include the use of well-reinforced foundations, such as post-tensioned slabs, grade beams with structural slabs, or mat foundations which have been proven to adequately provide basal support for structures.</p>	Plancheck/Field Inspection	Prior to Issuance of Grading Permit	Community Development (Building)	

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GEO-2	<p>Slope. The Applicant shall provide a geotechnical report, subject to review and approval of the City Building Division, which includes an analysis of the existing graded slopes north of the site. The report shall provide documentation confirming the stability of the slope, or if warranted, measures that can be added to the Project to fully mitigate identified risks associated with the adjacent slope.</p>	Plancheck/Field Inspection	Prior to Issuance of Grading Permit	Community Development (Building)	
Greenhouse Gas Emissions					
GHG-1	<p>The Applicant shall provide the City with a copy of the Project CC&Rs for review and acceptance prior to issuance of building permits. The CC&Rs shall contain the following provisions and the Project property management shall ensure these provisions are implemented:</p> <p>(1) The property management shall ensure that all landscape maintenance crews use electric powered landscaping equipment for landscape maintenance.</p> <p>(2) The property management company shall ensure that landscape maintenance crews limit watering of landscaping, and fountain operation during peak daylight hours; and limit watering of non-permeable surfaces, excessive water use for washing, and water use resulting in flooding or runoff.</p>	Plancheck	Prior to Certificate of Occupancy of the First Production Unit.	Community Development (Planning)	

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Hazards and Hazardous Materials					
HAZ-1	<p>Asbestos. Prior to demolition activities, the Applicant shall provide for an asbestos survey conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials.</p>	Plan Check/Field Inspection	Prior to Demolition.	Community Development (Building)	

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HAZ-1 (Cont.)	<p>Asbestos. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.</p>	Plan Check/Field Inspection	Prior to Demolition.	Community Development (Building)	

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HAZ-2	<p>Paint. If paint is separated from building materials (chemically or physically) during demolition of the structures, the Applicant shall ensure that paint waste is evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm²) in/on readily accessible painted surfaces of the buildings. If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use of local High Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead.</p>	Field Inspection	During Demolition	Community Development (Building)	

HAZ-3	<p>Soil Vapor. Prior to the issuance of a building permit, the Applicant shall provide to the Planning Division an environmental cleanup plan and a model Health and Safety Plan (HASP), to be adopted by project contractors, shall be approved by the DTSC or other environmental agency of applicable jurisdiction. The environmental cleanup plan shall establish the measures to safely remove and or mitigate significant environmental health and safety risks (short- and long-term) potentially posed to future site users by the presence of hazardous materials in existing soil, contaminated groundwater, and soil vapor beneath the site. Such environmental mitigation and or remediation approaches and techniques may include, among others, excavation of impacted media for disposal at appropriately permitted landfill facilities, engineered barriers to minimize exposure to hazardous materials.</p> <p>The environmental cleanup plan shall also include truck routes to avoid significant remediation-related truck traffic. The cleanup plan shall also include measures and protocols for the protection of the public's environmental health which shall include among others: management of stockpiles and on site soils to prevent the mobilization of particulate matter (e.g., through windblown dust, soil tracked-out through trucks or other construction vehicles); and retention of construction water onsite.</p> <p>The HASP, which will be adopted and implemented by the general contractor and its subcontractors, will be prepared by an appropriately credentialed individual and outline proper soil and groundwater handling procedures and other health and safety requirements for the protection of workers handling hazardous materials in fill and contaminated groundwater during construction. The HASP shall be consistent with the worker protection requirements of the Cal/OSHA Title 8 regulations for the protection of worker safety.</p>	Field Inspections / Monitoring	Prior and After Grading Activities and Prior to Issuance of Building Permits.	Community Development (Building)	
HAZ-3 (Cont.)	<p>Soil Vapor. Prior to the issuance of a certificate of occupancy, the Applicant shall provide the Planning Division a DTSC approved Remedial Action Completion Report, documenting that the property is appropriate for residential use.</p>				

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HAZ-4	Prior to issuance of a certificate of occupancy, the Applicant shall demonstrate that the Project entry gates have been fitted with an Opticom or similar system acceptable to LACFD to allow for emergency vehicles to quickly access the site.	Plan Check/Field Inspection	Prior to Issuance of Certificate of Occupancy.	Community Development (Building)	
Hydrology					
HYD-1	SWPP and WQMP. The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the construction phase of the project, and a Water Quality Management Plan (WQMP) for the operation phase acceptable to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California with documentation of such action provided to the Chief Building Official and City Engineer. A copy of the current SWPPP shall be kept at the project site and be available for review on request by governmental officials at all times.				
Noise					
NOI-1	Interior Noise. The Project applicant shall provide a final acoustical study demonstrating compliance with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g.floor/ceiling assemblies and demising walls), which shall be reviewed by the City prior to issuance of a building permit. In addition, the Project building plans shall demonstrate the following: a) Interior noise levels due to exterior sources must not exceed a community noise equivalent level (CNEL) or a day-night level (LDN) of 45 dBA, in any habitable room.	Plan Check/Field Inspection	Prior to Issuance of a Building Permit for Construction of a Residential Unit.	Community Development (Planning & Building)	

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NOI-2	Windows Closed. A "windows closed" condition is expected to be required for all residential units within the Project site to meet the interior noise standard. To accommodate a windows closed conditions, all units shall be equipped with adequate fresh air ventilation, per the requirements of the California Building Code.	Plan Check/Field Inspection	Prior to Issuance of a Building Permit for Construction of a Residential Unit.	Community Development (Planning & Building)	
NOI-3	Window and Door Upgrades. Upgraded windows and sliding glass doors will be required for all units facing Imperial Highway. For units in the first row building along Imperial Highway, first floor windows are expected to require a minimum rating of STC 29, and second and third floor windows are expected to require a minimum rating of STC 33. North facing windows should have a minimum rating of STC 25. For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum	Plan Check/Field Inspection	Prior to Issuance of a Building Permit for Construction of a Residential Unit.	Community Development (Planning & Building)	
Transportation					
TR-1	Encroachment Permit. Prior to any work conducted within the Imperial Highway right-of-way, the Applicant shall obtain the required encroachment permit from Caltrans.	Plan Check	Prior to any Work Conducted within the Imperial Highway Right-of-Way.	Public Works & Caltrans	

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Tribal Cultural Resources					
TCR-1	<p>Native American Monitoring.</p> <p>A. The Project Applicant/City 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.</p> <p>B. 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.</p> <p>C. 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.</p>	Field Inspection	During grading activities	Community Development (Planning & Building)	

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TCR-1 (Cont.)	<p>Native American Monitoring.</p> <p>D. 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.</p> <p>E. 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/City upon written request.</p>	Field Inspection	During grading activities	Community Development (Planning & Building)	

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TCR-1 (Cont.)	F. 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/City 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.	Field Inspection	During grading activities	Community Development (Planning & Building)	
TCR-2	<p>Discovery of TCRs, Human Remains, and/or Grave Goods.</p> <p>A. 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.</p>				

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TCR-2	<p>Discovery of TCRs, Human Remains, and/or Grave Goods.</p> <p>B. 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.</p> <p>C. 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).)</p>	Field Inspection	During grading activities	Community Development (Planning & Building)	

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TCR-2 (Cont.)	<p>D. 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.</p> <p>E. Thereafter, 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).)</p> <p>F. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or grave goods.</p>	Field Inspection	During grading activities	Community Development (Planning & Building)	

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TCR-2	<p>G. 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.</p> <p>H. Any discovery of human remains and/or grave goods discovered and/or recovered shall be kept confidential to prevent further disturbance.</p>	Field Inspection	During grading activities	Community Development (Planning & Building)	
TCR-3	<p>A. 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.</p> <p>B. 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.</p>	Field Inspection	During grading activities	Community Development (Planning & Building)	

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TCR-3 (Cont.)	<p>C. 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.</p> <p>D. 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.</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. The site of reburial/repatriation shall be agreed upon by the Tribe and the landowner, and shall be protected in perpetuity</p>				

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TCR-3 (Cont.)	<p>F. 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.</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>				