

MITIGATION MONITORING AND REPORTING PROGRAM

Project No.: SPR 19-004 and DBA 19-001

Date: November 5, 2019

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRED TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
<b>BIOLOGICAL RESOURCES</b>							
<b>BIO-1</b>	Planning	<p>If Project grading/construction activities are scheduled to occur during the nesting season for breeding birds (typically January 15<sup>th</sup> through September 30<sup>th</sup>), the following measures shall be implemented:</p> <ol style="list-style-type: none"> <li>1. Within seven days prior to commencement of grading/construction activities, a qualified biologist shall perform a pre-construction survey of all proposed work limits and within 500 feet of the proposed work limits.</li> <li>2. If active avian nest(s) of non-special- status species are discovered within or 500 feet from the work limits, a buffer shall be delineated around the active nest(s) measuring 300 feet for passerines and 500 feet for raptors. A qualified biologist shall monitor the nest(s) weekly after commencement of grading / construction to ensure that nesting behavior is not adversely affected by such activities.</li> </ol>	Prior to grading or construction activities				

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		<p>3. If the qualified biologist determines that nesting behavior of non-special-status species is adversely affected by grading/construction activities, then a noise mitigation program [i.e., within 10 calendar days prior to the start of construction activities (including removal of vegetation), a qualified biologist conducts a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance; if nesting birds are detected, the biologist prepares a letter report and mitigation plan in conformance with applicable federal and State laws (e.g., appropriate follow-up surveys, monitoring schedules, construction and noise barriers / buffers) to ensure that take of birds or eggs or disturbance of breeding activities is avoided; the report/mitigation plan is submitted to the City for review/approval and implemented to the satisfaction of the City; and the Biologist verifies in a report to the City that all measures identified in the mitigation plan are in place prior to and/or during construction] shall be implemented in consultation with CDFW, to allow such activities to proceed. Once the young have fledged and left the nest(s), then grading/construction activities may proceed within 300 feet (500 feet for raptor species) of the fledged nest(s).</p>					

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<b>BIO-2</b>	Planning	A burrowing owl survey shall be accomplished within 30 days prior to any ground disturbing activities to ensure the absence of burrowing owl within the boundaries of disturbance. If the presence of burrowing owls is discovered, the California Department of Fish and Wildlife shall be consulted, and standard protocols shall be adhered to, prior to the occurrence of any ground disturbance.	30 days prior to ground disturbing activities				
<b>CULTURAL RESOURCES</b>							
<b>CUL-1</b>	Planning	In the event that archeological resources are discovered during project grading, all work in the area of the find shall cease and a Los Angeles County certified archaeologist shall investigate the find and evaluate its significance under CEQA. If any significant archaeological resource(s) are discovered on the property, ground-disturbing activities shall be suspended 60 feet around the resource(s). The archaeological monitor and representatives of the appropriate Native American Tribe(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s) following the guidelines within the established Treatment and Disposition Plan, as described in <b>TCR-1</b> . The landowner shall relinquish ownership of all archaeological artifacts that are of Native American origin found on the project site to the culturally affiliated Native American Tribe(s) for proper	30 days prior to issuance of grading permits				

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<b>CULTURAL RESOURCES</b>							
		treatment and disposition. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City Planning Division and the appropriate Native American Tribe(s).					
<b>CUL-2</b>	Planning	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur within 100 feet of the find until the Los Angeles County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	During Project grading and construction				

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<b>CULTURAL RESOURCES</b>							
<b>CUL-3</b>	Planning	In the event that paleontological resources are encountered, all work shall stop at the discovery site. At that time, a qualified paleontological monitor shall be consulted to evaluate the find. Construction activities shall be temporarily redirected to another location on site (minimum of 100 feet from the location of the find) so that the monitor can recover any specimens encountered during excavation. All fossils/specimens collected during this work shall be deposited in a City approved museum repository for curation and storage.	During Project grading and construction				

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<b>HAZARDS AND HAZARDOUS MATERIALS</b>							
HAZ-1	Planning	<p>Construction Activity Near Schools:</p> <ul style="list-style-type: none"> <li>The Applicant and contractors shall maintain ongoing contact with the administrator of Palmdale Learning Plaza. The administrative offices shall be contacted when demolition, grading, and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from the administrators and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.</li> <li>The Applicant shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.</li> <li>There shall be no staging or parking of construction vehicles, including vehicles to transport workers on Division Street, north of Avenue R adjacent to the school.</li> <li>Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on Division Street, north of Avenue R, adjacent to the school, during school hours.</li> </ul>	During construction				

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<b>NOISE</b>							
<b>NOI-1</b>	Planning	<p>For all construction-related activities, noise attenuation techniques shall be employed, as appropriate, to reduce noise levels to the extent feasible during the construction phase. The following noise attenuation techniques shall be incorporated to reduce potential impacts of construction noise:</p> <ul style="list-style-type: none"> <li>• Ensure that construction equipment is equipped with properly operating and maintained mufflers consistent with manufacturer's standards.</li> <li>• Place noise-generating construction equipment and locate construction staging areas away from sensitive receptors, where feasible.</li> <li>• Schedule high noise-producing activities between the hours of 7:00 a.m. and 5:00 p.m. to minimize disruption to sensitive receptors.</li> <li>• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> </ul>	During construction				

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		<ul style="list-style-type: none"> <li>• All stationary construction equipment (e.g. air compressor, generators, impact wrenches, etc.) shall be operated as far away from residential uses as possible and shall be shielded with temporary sound barriers, sound aprons or sound skins.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.</li> <li>• During all construction activities, the job superintendent shall limit all construction-related activities to between the hours 6:30 a.m. and 8:00 p.m. Monday through Saturday.</li> <li>• Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow the surrounding property owners/occupants to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective actions and report the actions to the complainant.</li> </ul>					

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<b>TRIBAL CULTURAL RESOURCES</b>							
TCR-1	Planning	A Treatment and Disposition Plan (TDP) shall be established, in good faith consultation with all relevant Parties, prior to the commencement of any and all ground-disturbing activities for the project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendent (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Prior to any ground-disturbing activities				