

HONOLULU TERRACE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Project File No.: Tentative Parcel Map No. 21-0001 (TPM 83421), Development Review No. DRP22-0021 and Accessory Dwelling Unit No. ADU24-0090

Owner/Applicant: Robert Salamone
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INTRODUCTION

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring or Reporting, Section 15097 of the *CEQA Statute and Guidelines* provides additional direction on mitigation monitoring or reporting). The City of Whittier is the Lead Agency for the Honolulu Terrace Project (the “Project”). An Initial Study has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Project. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the mitigation measures identified for the Project. The MMRP is subject to review and approval by the Lead Agency as part of the adoption of the Mitigated Negative Declaration and approval of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the Initial Study, with an accompanying identification of the following:

- Monitoring Agency, the agency/department to which reports including feasibility, compliance, implementation, and development are made;
- Monitoring Timing, the phase of the project during which the mitigation measure shall be monitored:
 - Pre-Construction, including the design and plan check phases
 - Grading and Construction
 - Pre-Occupancy (prior to issuance of a Certificate of Occupancy)
 - Occupancy (post-construction); and
- Enforcement Agency, the agency/department with the power to enforce the mitigation measure.

The Project Applicant/Owner shall be responsible for implementing all mitigation measures unless otherwise noted. The MMRP performance shall be monitored and reported annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

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MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	METHOD OF VERIFICATION	VERIFIED DATE/ INITIALS
Hazards and Hazardous Materials					
<p>MM-HM-1: During grading activities, additional soil sampling and soil remediation shall be completed for localized contamination as per the recommendations of the Soil Management Plan. If contamination exists in levels determined to be hazardous, such soil shall be removed and disposed of consistent with State regulations. Documentation verifying appropriate disposal of hazardous wastes/soils from grading activities shall be provided to the Community Development Director prior to commencement of building construction. The applicant shall bear the cost of implementing this mitigation.</p>	Project Applicant	Community Development Department Building & Safety Division	During grading activities.	Disposal Logs	
		Public Works Department	Prior to issuance of a grading permit.	Grading Permit Plan notes	
<p>MM-HM-2: Prior to the issuance of building permits for each lot, a methane and volatile organic compound mitigation systems plan and specification shall be prepared and submitted to the City for a vapor barrier design for review and approval.</p>	Project Applicant	Community Development Department Building & Safety Division	Prior to the issuance of a building permit.	Copy of methane and volatile organic compound mitigation systems plan and specification.	
Noise					

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<p>MM-N-1: The project shall prepare a construction management plan to be approved by the City of Whittier Community Development Department prior to initiating construction. The construction management plan shall include best management practices to reduce construction noise levels. Best management practices may include the following:</p> <ul style="list-style-type: none"> • All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields). • Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible. • If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load). • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible. • Construction-related equipment, 	<p>Project Applicant; Construction Contractor</p>	<p>Community Development Department Building & Safety Division</p>	<p>Prior to issuance of a building permit and during construction</p>	<p>Contractor Provided Equipment List</p>	
		<p>Public Works Department</p>	<p>Prior to issuance of a grading permit and during construction</p>	<p>Contractor Provided Equipment List</p>	

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including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. <ul style="list-style-type: none"> Post a sign in a readily visible location at the project site that indicates the dates and duration of construction activities, as well as provide a telephone number where residents can enquire about the construction process and register complaints to an assigned construction noise disturbance coordinator. 					
MM-N-2: No impact pile driving activities shall be permitted on the project site during construction. If impact pile driving is required, a follow-up noise and vibration impact assessment shall be conducted prior to start of any pile driving activity.	Project Applicant	Community Development Department Building & Safety Division	Prior to issuance of a building permit	Building Permit Plan notes	
Tribal Cultural Resources					
MM-TCR-1: Prior to the issuance of a grading permit, the project applicant shall communicate with representatives of the Gabrieleño Band of Mission Indians – Kizh Nation and present evidence of such communication to the City of Whittier Community Development Department Director, or designee, demonstrating the following shall occur: a. On-call monitoring services by a qualified Native American Monitor to address unanticipated prehistoric or tribal resources. The Native American Monitor shall be present at the pre-	Project Applicant; Construction Contractors	Community Development Department Building & Safety Division	Prior to issuance of a grading permit	On-call Monitoring Agreement and Monitoring Logs	
Public Works Department		Prior to issuance of a grading permit	Copy of Consultant Contract		

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<p>grading conference to establish procedures for tribal cultural resource surveillance.</p> <p>b. Native American Indian Sensitivity Training by a qualified Native American Monitor for construction personnel. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry, and the general steps the Monitor would follow in conducting a salvage investigation.</p> <p>c. Construction Monitoring by a qualified Native American Monitor for ground-disturbing construction activities, as follows:</p> <ul style="list-style-type: none"> • Initial clearing and rough grading activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, and trenching); • Spot checking of previously disturbed soils that have not been previously monitored; and • Monitoring previously undisturbed native soils. <p>d. The Native American Monitor(s) shall complete monitoring logs on a daily basis when onsite. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The onsite monitoring shall end when the project site grading and</p>					

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<p>excavation activities of previously undisturbed native soils are completed, or when the Tribal Representatives and Monitor have indicated that the site has a low potential for tribal cultural resources. The Tribal Monitor shall provide a monitoring final report, with daily logs, to the project applicant.</p>					
<p>MM-TCR-2: Associated 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; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe).</p>	<p>Project Applicant; Construction Contractors</p>	<p>Public Works Department</p>	<p>Prior to issuance of a grading permit</p>	<p>Monitoring Logs</p>	

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<p>MM-TCR-3: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the Los Angeles County Coroner’s office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.</p>	<p>Construction Contractors</p>	<p>Public Works Department</p>	<p>Prior to issuance of a grading permit</p>	<p>Monitoring Logs</p>	

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<p>In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall 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 covering is not available, a 24-hour guard shall be posted outside of working hours. If the remains are Native American, the Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed and the project applicant shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects, if possible. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes.</p>					

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<p>Cremations shall either be removed in bulk or by means as necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location shall be considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of cemetery sites.</p> <p>Once complete, a final report of all activities shall be submitted to the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains without prior review and approval of study plans.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container onsite if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner</p>					

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at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.					