

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT FOR THE 4112 DEL REY AVENUE PROJECT (ENV-2022-9017-SCEA)

MITIGATION MONITORING PROGRAM

1. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

As the Lead Agency for the Project, the City of Los Angeles is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Sustainable Communities Environmental Assessment (SCEA) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts takes into consideration project design features (PDFs) and identifies mitigation measures (MMs) to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified PDF and MM for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** the agency with the power to enforce the PDF or MM.
- **Monitoring Agency:** the agency to which reports involving feasibility, compliance, implementation, and development are made.

- **Monitoring Phase:** the phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** the frequency at which the PDF or MM shall be monitored.
- **Action Indicating Compliance:** the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within the specified time following notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or

agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary Project-related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to, or deletion of, the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. Mitigation Monitoring Program

a) Air Quality

(1) Project Design Features

PDF AIR-1: Construction equipment operating at the Project Site shall be subject to the requirements listed below. These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment.

- Prior to the issuance of a grading or building permit for each phase, an inventory of off-road heavy-duty construction equipment for that phase of construction, equal to or greater than 50 horsepower that will be used an aggregate of 40 or more hours, shall be provided to the Department of Building and Safety and the Department of City Planning. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification or model year specification and California Air Resources Board or South Coast Air Quality Management District operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.
- Off-road diesel-powered equipment within the construction inventory shall meet the Tier 4 final off-road emissions standards within the Los Angeles region. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board certified Level 3 Diesel Particulate Filter or equivalent;
- All cranes and welders shall be electric-powered;
- Forklifts shall be natural gas-powered;
- The Project shall utilize low-VOC coatings where commercially available during construction activities to avoid excessive VOC emissions; and

- Trucks and other vehicles in loading and unloading queues shall be parked with engines off to reduce vehicle emissions during construction activities.
- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of demolition or grading permit (provide proof of compliance); Periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable demolition or grading permit (provide proof of compliance); Field inspection signoff

b) Cultural Resources

(1) Mitigation Measures

MM CULT-1: Prior to the issuance of a demolition permit, the Applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during initial Project construction work which shall exceed 2-feet in depth, such as demolition, grading, trenching, or related moving of soils within the Project Site (collectively, ground disturbing activities); provided, however, that ground disturbing activities shall not include any moving of soils after they have been initially disturbed or displaced by Project-related construction. The Qualified Archaeologist shall determine the frequency of monitoring based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. The frequency of monitoring can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist.

Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, etc.) are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. After consulting with the Applicant, the Qualified Archeologist shall establish an appropriate buffer in accordance with industry standards, reasonable assumptions regarding the potential for additional discoveries in the vicinity, and safety considerations for those making an evaluation and potential recovery of the discovery. This buffer area shall be

established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area.

All archaeological resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist. If the Qualified Archaeologist determines the find to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the City of Los Angeles (City) to develop a reasonable and feasible treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the material. If no institution accepts the resources, they may be donated to a local school or historical society in the area for educational purposes.

The Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Applicant to the City, 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.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; ongoing throughout the construction phase; during field inspection
- **Action Indicating Compliance:** Inclusion in demolition and grading permit specifications; inspection of exposed cultural materials by a qualified archaeologist and stop of work during inspection; a copy of the archaeological report is submitted to the City and South Central Coastal Information Center (SCCIC).

MM CULT-2: If human remains are encountered, the Project Applicant shall halt work in the vicinity (within 100 feet) of the discovery and contact the Los Angeles County Coroner in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. If the County Coroner determines that the remains are Native American, the NAHC shall be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c),

and PRC Section 5097.98 (as amended by AB 2641). The NAHC shall designate a Most Likely Descendent (MLD) for the remains per PRC Section 5097.98. Until the landowner has conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** On-going during construction
- **Action Indicating Compliance:** Inclusion in grading permit specifications; Treatment and/or protection of resources per direction from County Coroner, NAHC and/or MLD, should human remains be encountered.

c) Geology and Soils

(1) Mitigation Measures

MM GEO-1: Prior to any Project ground disturbance activities, a qualified paleontologist shall be retained by the Applicant to prepare a Worker's Environmental Awareness Program (WEAP) and train all construction personnel prior to the start of any construction activities. The WEAP training shall include, at a minimum, the following information:

- Review of local and State laws and regulations pertaining to paleontological resources;
- Types of fossils that could be encountered during ground disturbing activity;
- Photos of example fossils based on the regional LACM collections that could occur on site for reference; and
- Instructions on the procedures to be implemented should unanticipated fossils be encountered during construction, including stopping work in the vicinity of the find and contacting a qualified professional paleontologist.
- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Prior to issuance of demolition and grading permits
- **Action Indicating Compliance:** Inclusion in demolition and grading permit specifications

MM GEO-2: In the event an unanticipated fossil discovery is made during ground disturbing activities, construction activities shall halt in the immediate vicinity of the fossil, and the qualified professional paleontologist retained by the Applicant shall be notified to evaluate the discovery, determine its significance, and evaluate whether additional mitigation or treatment is warranted. Work in the area of the discovery shall resume once the find is properly documented and authorization is given by the qualified paleontologist to resume construction work. Any significant paleontological resources found shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** On-going during construction
- **Action Indicating Compliance:** Inclusion in grading permit specifications; Submittal of paleontological remains, reports and surveys to an approved regional museum repository

d) Greenhouse Gas Emissions

(1) Project Design Features

PDF GHG-1: The Project's residential units will not include fireplaces.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection signoff

PDF GHG-2: The Project buildings will not include natural gas infrastructure and will be all electric-powered.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection signoff

e) Hazards and Hazardous Materials

(1) Mitigation Measures

MM HAZ-1: To further reduce potential impacts, the Project shall implement the following measures, as described below:

- The Applicant shall obtain Oversight Agency approval of additional soil investigation consisting of the collection of soil samples within the footprints of the buildings at 4112, 4132, and 4136 Del Rey. The soil samples from these locations shall be analyzed for metals, and samples collected near the historical clarifier at 4136 Del Rey shall include analysis of VOCs.
 - The Applicant shall obtain Oversight Agency approval of a Soils and Materials Management Plan (SMMP) to be implemented during all ground-disturbing activities. The SMMP shall include information related to the Project Site history, previous investigation results (including the additional soil investigations at 4112, 4132, and 4136 Del Rey Avenue), and impacts to soil, and outline protocols for identifying, handling, and disposing of impacted soil in conformance with all applicable regulatory requirements.
 - Any additional groundwater investigations, if required, shall be developed in coordination with the Oversight Agency and completed in general accordance with State of California environmental regulations.
 - The Applicant shall obtain Oversight Agency approval of and install a vapor barrier beneath the new proposed construction.
 - Any additional evaluations of indoor air, if required, shall be developed in coordination with the Oversight Agency and completed in general accordance with State of California environmental regulations.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles County Fire Department
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety. As needed, Los Angeles County Fire Department
 - **Monitoring Phase:** Prior to issuance of a grading permit; Construction (during soil-disturbing activities)
 - **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; Ongoing with periodic field inspections during construction if impacted material is discovered
 - **Action Indicating Compliance:** Issuance of grading permit; Field inspection signoff; No Further Action letter(s), as needed, from Oversight Agency(s)

f) Noise

(1) Mitigation Measures

MM NOISE-1: The Project Applicant shall ensure that noise levels are reduced by 25.5 dBA Leq at the noise-sensitive receptors located directly to the north of the Project Site (e.g., Tribeca Urban Apartments). Noise reduction measures shall consist of one or more of the following measures or other similar measure or measures of equivalent noise reduction effectiveness:

- Temporary abatement techniques shall include the use of temporary and/or movable shielding for both specific and nonspecific operations. Temporary noise barriers shall be installed along the north side of the Project boundary to shield the nearest residences from construction noise, with a minimum height of 16 feet and a maximum height of 20 feet (above finished grade). Temporary noise barriers shall be made of plywood or other similar solid material. Temporary noise barriers will be equipped with sound blankets or sound curtains rated at a sound transmission class (STC) capable of absorbing or attenuating noise attributable to construction equipment by 25.5 dBA. Optionally, a reduction of less than 25.5 dBA from the temporary noise barriers shall be allowed and sound blankets or sound curtains not required, as long as the barrier achieves a minimum reduction of 20 dBA and additional noise reduction measures are implemented (such as those below or other similar measure of equivalent noise reduction effectiveness) such that the total noise reduction at the noise-sensitive receptors located directly to the north of the Project Site (e.g., Tribeca Urban Apartments) sums to 25.5 dBA.
- Use construction equipment, fixed or mobile, that individually generates less noise than presumed in the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM). Examples of such equipment are medium, compact, small, or mini model versions of backhoes, cranes, excavators, loaders, or tractors; or newer model equipment; or other applicable equipment that are equipped with reduced noise-generating engines. Construction equipment noise levels shall be documented based on manufacturer's specifications. The construction contractor shall keep construction equipment noise level documentation on-site for the duration of Project construction.
- Noise-generating equipment operated at the Project Site shall be equipped with California industry standard noise control devices to effectively reduce noise levels, i.e., mufflers, lagging, and/or motor enclosures. All noise-generating equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. The reduction in noise level from noise shielding and muffling devices shall be documented based on manufacturer's specifications. The construction contractor shall keep noise shielding and muffling device documentation on-site and documentation demonstrating that the equipment has been maintained in accordance with the manufacturers' specifications on-site for the duration of Project construction.

- Impact tools used for Project construction shall be hydraulically or electrically powered wherever practicable to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where pneumatic tools are employed, quieter procedures shall be used such as an exhaust muffler on the compressed air exhaust and external jackets to minimize noise impacts.
 - Buffer distances of noise and ground-borne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be implemented to minimize noise impacts.
 - Construction and demolition activities shall be scheduled to avoid operating more than one piece of motorized equipment simultaneously within 15 feet of the adjacent sensitive receptor's property line.
 - The effectiveness of the above strategies to achieve the required noise reduction levels shall be documented by on-site noise monitoring conducted by a qualified acoustical analyst using a Type 1 instrument in accordance with the American National Standards Institute (ANSI) S1.4. Noise monitoring shall be conducted during early Project construction activities when the use of heavy equipment is prevalent so long as it can be demonstrated to the City's satisfaction that later construction activities would achieve the requisite noise reductions.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once at Project plan check; Periodic field inspections
 - **Action Indicating Compliance:** Plan check approval; Field inspection sign-offs; Submittal of compliance report from qualified acoustical consultant

g) Transportation

(1) Project Design Features

PDF TRANS-1: Prior to the start of construction, the Project Applicant shall prepare a detailed Construction Traffic Management Plan (CTMP), including street closure information, detour plans, haul routes, and staging plans, and submit it to the Department of Transportation for review and approval. The CTMP shall include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. The CTMP, including the Worksite Traffic Control Plan, shall be based on the nature and timing of specific construction activities and other projects in the vicinity, and shall include, but not be limited to, the following measures:

- Maintain access for land uses in the vicinity of the Project Site during construction;
- Minimize obstruction of traffic lanes adjacent to the Project Site to the extent feasible;
- Organize Project Site deliveries and the staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to the surrounding roadways;
- Coordinate truck activity and deliveries to ensure trucks do not wait to unload or load at the Project Site and impact roadway traffic, and if needed, utilize an organized offsite staging area;
- Provide advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation;
- Prohibit construction worker or equipment parking on adjacent streets;
- Provide temporary pedestrian, bicycle, and vehicular traffic controls to ensure traffic safety on public rights-of-way. These controls shall include, but not be limited to, flag people trained in pedestrian and bicycle safety at the Project Site's driveways;
- Schedule construction activities to reduce the effect on traffic flow on surrounding arterial streets to the extent feasible;
- Contain construction activity within the Project Site boundaries;
- Implement safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate;
- Limit sidewalk and lane closures to the maximum extent possible, and avoid peak hours to the extent possible. Where such closures are necessary, the Project's Worksite Traffic Control Plan will identify the location of any sidewalk or lane closures and identify all traffic detours and control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity;
- Schedule construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible; and/or
- Prepare a haul truck route program that specifies the construction truck routes to and from the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Transportation, City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at plan check prior to issuance of applicable demolition or building permit; Periodic field inspections
- **Action Indicating Compliance:** Approval of Construction Traffic Management Plan from the Los Angeles Department of Transportation prior to issuance of applicable demolition or building permit; Field inspection sign-offs

h) Tribal Cultural Resources

(1) Mitigation Measures

MM TCR-1: Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain qualified tribal monitors/consultants from the Gabrielino Tongva Indians of California Tribal Council. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil, pavement removal, grubbing, tree removals, boring or a similar activity at the project site.

The tribal monitors/consultants shall observe all ground disturbance activities on the project site at all times any ground disturbance activities are taking place that could have an impact on tribal cultural resources. The on-site monitoring shall end when the ground disturbing activities are completed, or the frequency of monitoring can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist in consultation with the Tribe and the City.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the archaeologist, in consultation with the tribal monitor/consultant approved by the Gabrielino Tongva Indians of California Tribal Council, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities in the immediate vicinity of the find until the find can be assessed by the archaeologist and tribal monitor/consultant.
2. If the archaeologist and tribal monitor/consultant determine the resources are Native American in origin, the Tribe shall coordinate with the City regarding

treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes.

3. The Applicant, or its successor, shall implement the tribe's recommendations if the archaeologist, in consultation with the tribal monitor/consultant, reasonably conclude that the tribe's recommendations are reasonable and feasible.
 4. In addition to any recommendations from the Tribe, the archaeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation. Any discrepancies between the implementation of the recommendations shall be resolved through the City as the Lead Agency, in consultation with the archaeologist and tribal monitor/consultant.
 5. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the archaeologist and tribal monitor/consultant and determined to be reasonable and appropriate.
 6. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 4 above.
 7. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
 8. Notwithstanding paragraph 7 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, Section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.
 9. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.
- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
 - **Monitoring Agency:** Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-Construction; Construction

- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; ongoing throughout the construction phase; during field inspection
- **Action Indicating Compliance:** Inclusion in demolition and grading permit specifications; inspection of exposed cultural materials by a qualified archaeologist/tribal monitor and stop of work during inspection; a copy of the archaeological report and/or tribal cultural resources report is submitted to the City, South Central Coastal Information Center (SCCIC) and Native American Heritage Commission (NAHC).