

Mitigation Monitoring and Reporting Program

Pacific Place Project

SCH No. 2023060250

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SECTION 1.0 MITIGATION MONITORING AND REPORTING PLAN

1.1 INTRODUCTION

In accordance with the requirements of Section 21081.6 of the *California Public Resources Code*, and as part of its adoption of the Final Environmental Impact Report (EIR) for the Project, the City adopts this Mitigation Monitoring and Reporting Program (MMRP). The City adopts this MMRP in its capacity as the lead agency for the EIR in accordance with the provisions of the California Environmental Quality Act (CEQA) (*California Public Resources Code* Section 21000 et seq.) and the State CEQA Guidelines (*California Code of Regulations*, Title 14, Section 15000 et seq.).

The principal purpose of this MMRP is to ensure that the mitigation measures and regulatory requirements for the approved Project are reported and monitored to ensure compliance with their requirements. In general, the City of Long Beach Community Development Department is responsible for overseeing implementation and completion of the adopted measures. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the attached MMRP table.

1.2 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is provided in tabular format to facilitate effective tracking and documentation of the status of mitigation measures. The attached MMRP table provides the following monitoring information:

- **Mitigation Measures.** The text of all adopted mitigation measures (MMs) from the Draft EIR has been provided in this MMRP. Regulatory requirements (RRs) that are applicable to the Project are also included in the MMRP, which include laws, rules, regulations, and ordinances that would avoid and/or minimize environmental impacts of the Project.
- **Responsible for Implementation.** This MMRP identifies the party that is responsible for implementing each of the MMs that are specified in the EIR.
- **Timing.** This MMRP includes information related to when each MM in the EIR will be implemented.
- **Responsibility for Monitoring.** This MMRP identifies the City Department(s) or other public agency(ies) that are responsible for overseeing the implementation and completion of each mitigation measure.
- **Completion Date.** The completion date column of this MMRP is used to record the date that each mitigation measure is completed. This column of the MMRP table will be filled in by the City in the future as the Project is implemented and the MMs are completed. Upon completion, the MMRP and associated documentation will be kept on file at the City of Long Beach Community Development Department

TABLE 1-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Responsible for Implementation	Timing	Responsibility for Monitoring	Completion Date (Signature Required)
<i>Air Quality</i>				
MM AIR-1 For construction activities that have already occurred (Surcharge Activities) onsite equipment shall be required to meet a minimum of Tier 3 or equivalent off-road engine emissions standards. For all future construction activities, the Applicant shall provide construction plans and specifications demonstrating that onsite equipment used for construction of the Project shall be required to meet a minimum of Tier 4 off-road engine emissions standards.	Applicant Construction Contractor	Prior to the issuance of each grading permit	City of Long Beach Community Development Department	
<i>Biological Resources</i>				
MM BIO-1a Rare Plant Surveys. Prior to the initiation of construction on the Project Site, the Project Applicant shall retain a CDFW-approved Botanist to conduct focused rare plant surveys in accordance with the California Department of Fish and Wildlife (CDFW) (2018) protocols. The rare plant surveys shall be conducted at the proper time of year when the target rare species (southern tarplant, decumbent goldenbush) are “evident” and identifiable, i.e., during bloom periods. The Project Applicant shall submit a survey report, including negative findings, to the City of Long Beach and CDFW within 30 days of completion of the survey(s). At a minimum, the survey report shall include: a description and map of the survey area; field survey conditions; a complete list of plant species present; a map of the location of any rare plants; a description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions of where each rare plant was found; and species-specific measures to mitigate impacts to rare plants.	Applicant Qualified Botanist	Prior to construction; during plant bloom periods	City of Long Beach Community Development Department	
MM BIO-1b On-site Restoration of Southern Tarplant. The Project Applicant shall implement an on-site restoration of southern tarplant using southern tarplant seeds obtained from a seed distributor or collected from a nearby population. The restoration program shall be implemented within an approximately 0.5-acre area located in the northern and western portions of the Project Site that shall remain undeveloped. To the extent possible, the restoration program shall be implemented along the western boundary of the Project Site to provide a connection to the existing southern tarplant population located on the County property west of the Project Site. The goal of the restoration program shall be replacement of 1,287 tarplants, including 1,275 previously removed southern tarplants that shall be mitigated at a 1:1 ratio of replaced to lost plants and six southern tarplants discovered in 2024 that would be mitigated at a 2:1 ratio of replaced to lost plants. Prior to implementing the restoration effort, the Project applicant shall submit a Southern Tarplant Mitigation and Monitoring Plan to the California Department of Fish and Wildlife (CDFW) for review and approval that is prepared by a qualified Botanist or Restoration Ecologist. The final plan shall be submitted to CDFW and the City of Long Beach prior to any Project ground-disturbing activities. The plan shall detail the identification of on-site areas for receiving southern tarplant propagules, methods for implementing site preparation and, habitat restoration techniques, recommendations for timing of the restoration effort, clearly defined success criteria, a monitoring plan for assessing and reporting the success of the southern tarplant restoration program over a five 5-year period following implementation, and an adaptive management structure that allows for implementing measures such as collection of additional propagules from off-site locations, weed control, erosion control, or other appropriate actions if success criteria are not met. The Project Applicant shall protect the restoration site in perpetuity under a protection mechanism (i.e., conservation easement, deed restriction, or restrictive covenant). Recordation of the protection mechanism shall occur prior to issuance of certificate of occupancy. To prevent trampling/crushing of southern tarplants on the County property west of the Project Site, the Project Site boundary shall be delineated and orange construction fencing shall be installed along the western boundary of the Project Site. The fencing shall be installed prior to the initiation of ground-disturbing or vegetation-removing activities and shall be maintained throughout the duration of Project construction.	Applicant Qualified Botanist or Restoration Ecologist	Prior to any ground-disturbing activities Over a 5-year period following implementation of the restoration plan Prior to initiation of ground-disturbing or vegetation removal activities and maintained throughout Project construction	City of Long Beach Community Development Department	
MM BIO-1c Additional Southern Tarplant Mitigation. If additional southern tarplant are detected during the rare plant surveys and will be impacted by Project activities, the Project proponent shall mitigate the loss of individual southern tarplant at a minimum of 2:1. The mitigation shall be included in the on-site restoration of southern tarplant program.	Applicant	During rare plant surveys; prior to Project construction	City of Long Beach Community Development Department	

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Mitigation Measures	Responsible for Implementation	Timing	Responsibility for Monitoring	Completion Date (Signature Required)
MM BIO-1d Rare Plant Compensatory Mitigation. If additional rare plants are detected during the rare plant surveys or during construction of the proposed Project and those plants would be impacted by Project activities, the Project Applicant shall mitigate the loss of individual rare plants at a minimum of a 2:1 ratio of replaced to lost plants. The mitigation area shall be approved by the California Department of Fish and Wildlife (CDFW) and shall provide equivalent or greater habitat value than that of the Project Site. The Project proponent shall protect replacement habitat in perpetuity under a conservation easement dedicated to a local land conservancy or other appropriate entity that has been approved to hold and manage mitigation lands pursuant to Assembly Bill (AB) 1094. Recordation of the conservation easement shall occur prior to commencement of ground-disturbing or vegetation-removing Project activities. An appropriate endowment shall also be provided for the long-term monitoring and management of mitigation lands in perpetuity. The endowment shall be provided to a CDFW-approved entity authorized to hold such funds.	Applicant	During rare plant surveys and/or during Project construction Prior to commencement of ground-disturbing or vegetation-removal activities	City of Long Beach Community Development Department	
MM BIO-1e Habitat Management and Monitoring Plan. If additional rare plants are detected during the rare plant surveys or during construction of the proposed Project and those plants would be impacted by Project activities, the project Applicant shall retain a qualified Botanist to draft a Habitat Management and Monitoring Plan (HMMP) and submit it to the City of Long Beach and the California Department of Fish and Wildlife (CDFW) for review and approval prior to issuance of the Project grading permit. The HMMP shall outline initial and long-term management and maintenance activities that would occur on mitigation lands. The HMMP shall provide measurable goals and success criteria for establishing self-sustaining populations (e.g., percent survival rate, absolute cover). Maintenance activities outlined in the HMMP shall include measures pertaining to control of exotic vegetation, irrigation schedule, and protection from future maintenance activities.	Applicant Qualified Botanist	During rare plant surveys and/or during Project construction Prior to issuance of a grading permit	City of Long Beach Community Development Department	
MM BIO-2a Monarch Butterfly Focused Surveys and Monitoring. A qualified Biologist shall conduct pre-construction a minimum of three focused surveys for roosting monarch butterflies within and adjacent to the Project Site during the migration season (typically October 1 through March 1) prior to the start of ground-disturbing activities. The surveys shall be conducted on and adjacent to the Project Site, including a 500-foot survey buffer (as access allows). The Project Applicant shall submit a survey report, including negative findings, to the City of Long Beach and the California Department of Fish and Wildlife (CDFW) within 30 days of completion of the surveys. During the construction phase of the proposed Project, a qualified Biologist shall monitor the Project Site for the presence of migrating and overwintering monarchs during the migration season (typically October 1 through March 1). Monitoring should be conducted biweekly during the overwintering season as well as immediately following storm events to capture changing distributions throughout the season.	Applicant Qualified Biologist	Prior to initiation of ground-disturbing activities Within 30 days of completion of surveys During Project construction	City of Long Beach Community Development Department	
MM BIO-2b Avoidance of Monarch Butterfly Roosts. If a monarch butterfly roost is detected during focused surveys or during monitoring or at any point during the construction phase of the proposed Project, the qualified Biologist shall notify the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the City of Long Beach regarding the status of the roost. The Project Applicant and qualified Biologist shall consult with USFWS to prepare a long-term Monarch Butterfly Overwintering Habitat Management Plan (HMP). The HMP shall include a process for delineating and observing a no-disturbance buffer; a plan for protecting, managing, enhancing, and restoring monarch butterfly overwintering site(s) and surrounding habitat; a plan to protect monarchs and their habitats from pesticides, insecticides, fungicides, and herbicides; and a plan to prevent planting of milkweed at overwintering sites to facilitate maintenance of normal migration behaviors. The HMP shall be adaptive, with specific goals and objectives, continued monitoring, and refinement over time. The HMP shall include as an objective that the baseline population/individual occurrence numbers shall not decrease over 3 years due to project activities and shall include adaptive and contingent measures to ensure this objective is met.	Applicant Qualified Biologist	During focused surveys or monitoring, or at any point during Project construction	City of Long Beach Community Development Department	

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MM BIO-3 Crotch's Bumble Bee Surveys. Surveys for Crotch's bumble bee shall be implemented by a qualified Biologist. The surveys shall be conducted according to California Department of Fish and Wildlife (CDFW) protocol as described in the 2023 Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species. These protocols include reviewing database records for the species in the Project vicinity, conducting a habitat assessment on the Project Site, conducting a minimum of three site visits during the peak flight season for the species (March through September), photo documenting any observed Crotch's bumble bees, and documenting species of flowers visited by bumble bees. The results of the survey shall be reported to the CDFW with a copy to the City's Community Development Department. If Crotch's bumble bee is documented during the surveys, the Project applicant shall consult with the CDFW to determine the need for obtaining an Incidental Take Permit (ITP).	Applicant Qualified Biologist	Prior to Project construction	City of Long Beach Community Development Department	
MM BIO-4a Burrowing Owl Breeding Season Surveys. Breeding season surveys shall be implemented by a qualified Biologist. Four breeding season survey visits shall be conducted: (1) at least one site visit between February 15 and April 15, and (2) a minimum of three survey visits, at least 3 weeks apart, between April 15 and July 15, with at least one visit after June 15. Each of the survey efforts will be conducted according to protocol defined by the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation. The results of the breeding season surveys shall be reported to the CDFW with a copy to the City's Community Development Department. If the breeding season surveys are positive for burrowing owl occurrence, the Project Applicant shall implement MM BIO-4b. If the breeding season surveys are negative for burrowing owls, the Project Applicant shall implement MM BIO-1c.	Qualified Biologist Applicant	Prior to construction; during breeding season	City of Long Beach Community Development Department	
MM BIO-4b Agency Consultation. If the breeding season surveys determine that burrowing owl occupies the Project Site, the Project applicant shall consult with the California Department of Fish and Wildlife (CDFW) to determine appropriate mitigation for the loss of burrowing owl habitat due to Project implementation. The outcome of the consultation shall determine the need for implementing a burrowing owl management and monitoring program, including the need for closing burrows, passively relocating owls, and/or constructing artificial burrows. The outcome of the consultation shall be included in a Burrowing Owl Mitigation Plan that shall be prepared by a qualified Biologist retained by the Project Applicant (see MM BIO 4d).	Applicant Qualified Biologist	Prior to construction; during breeding season	City of Long Beach Community Development Department	
MM BIO-4c Burrowing Owl Pre-construction Survey. The Project Applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owl are present on-site within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. The pre-construction survey shall be completed on the Project Site and areas within 500 feet from the Project boundary (where possible and appropriate based on habitat). All occupied burrows shall be mapped on an aerial photo. The Applicant shall provide a burrowing owl survey report and mapping to the City at least 15 days prior to the expected start of any Project -related ground disturbance activities or restart of activities. If the survey is positive for burrowing owls, the Project applicant shall implement MM BIO-4b and MM BIO-4d. If no burrowing owls are detected during the pre-construction survey, no further action is necessary.	Qualified Biologist Applicant	Within 30 days prior to construction At least 15 days prior to the start of ground disturbance activities or restart of activities	City of Long Beach Community Development Department	

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Mitigation Measures	Responsible for Implementation	Timing	Responsibility for Monitoring	Completion Date (Signature Required)
MM BIO-4d Burrowing Owl Mitigation Plan. If the breeding season surveys or the pre-construction survey is positive for burrowing owl, the Project proponent shall retain a qualified Biologist to develop and implement a Burrowing Owl Mitigation Plan. The Burrowing Owl Mitigation Plan shall contain the following elements (as outlined in the California Department of Fish and Wildlife [CDFW] 2012 guidelines) at a minimum: <ul style="list-style-type: none">Avoidance of burrowing owl during construction, including establishment of a 160-foot radius around occupied burrows during the non-breeding season (September 1 through February 14) or a 200 to 500-meter radius around occupied burrows during the breeding season (February 15 through August 31), within which construction activities may not occur until a qualified Biologist has determined that (1) non-breeding season owls have dispersed from the area; or (2) breeding season owls have fledged their juveniles from the occupied burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area.A plan for implementing a passive relocation program for nonbreeding owls, should it be needed. The passive relocation techniques should be consistent with CDFW guidelines, including installation of artificial burrows at an off-site location and use of one-way exclusion doors to ensure owls have left the burrow(s).	Applicant/Developer Qualified Biologist	Prior to construction	City of Long Beach Community Development Department	
MM BIO-5a Nesting Bird Pre-construction Surveys. Project activities shall occur outside the nesting season for migratory birds and raptors (February 1 through September 15 and as early as January 1 for some raptors). If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds, a qualified Biologist shall conduct pre-construction surveys for migratory birds and raptors on the Project Site and a 300-foot buffer around the Project Site (as access allows) no more than 3 days prior to the start of ground-disturbing activities. If Project activities are delayed or suspended for more than 7 days during the nesting season, the nesting bird and raptor survey shall be repeated. The Project Applicant shall submit a survey report, including negative findings, to the City of Long Beach and the California Department of Fish and Wildlife (CDFW) within 30 days of completion of the survey(s).	Qualified Biologist	No more than 3 days prior to the start of ground disturbance activities Within 20 days of completion of surveys	City of Long Beach Community Development Department	
MM BIO-5b Avoidance of Active Avian Nests. If an active nest is located during pre-construction surveys or at any point during the construction phase of the Project, the species shall be identified, and a no-disturbance buffer shall be established around the active nest. If a nest of a special-status bird or raptor is detected, the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) (as appropriate) shall be notified regarding the status of the nest. At a minimum, a no-disturbance buffer of 500 feet around an active raptor nest and a no-disturbance buffer of 100 feet shall be placed around an active migratory bird nest. Personnel working on the Project, including all contractors working onsite, shall be instructed on the presence of nesting birds, restricted areas, and adherence to no-disturbance buffers. A qualified biologist shall periodically monitor any active bird nests on at least a weekly basis to determine if Project-related activities occurring outside the “no-disturbance” buffer disturbs the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, Project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.	Qualified Biologist	Prior to and during construction	City of Long Beach Community Development Department	

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Mitigation Measures	Responsible for Implementation	Timing	Responsibility for Monitoring	Completion Date (Signature Required)
MM BIO-6a Bat Focused Surveys. The Project Applicant shall retain a qualified Bat Specialist to conduct daytime and nighttime bat surveys throughout the Project Site plus a 100-foot buffer (as access allows). These surveys shall be conducted during the maternity roosting season (March 1 through September 30) prior to the start of construction activities and shall identify potential habitat that could provide daytime and/or nighttime roost sites and any maternity roosts. Acoustic recognition technology shall be utilized during day and night surveys to maximize detection of bats. Acoustic monitoring stations shall be deployed for a minimum of 3 days and 3 nights. The Project Applicant shall submit a survey report, including negative findings, to the City of Long Beach and the California Department of Fish and Wildlife (CDFW) within 30 days of completion of the survey(s). If no bat species are detected, the proposed Project may proceed. If bat species are detected, no Project activities shall commence, and the Project proponent shall contact CDFW to coordinate on appropriate actions and compensatory mitigation. Actions may include but not be limited to avoidance of roost site(s), installing bat boxes on-site to offset the loss of roosts, and/or off-site mitigation, subject to CDFW oversight.	Applicant Qualified Bat Specialist	During maternity roosting season; prior to the start of Project construction activities Within 30 days of completion of surveys	City of Long Beach Community Development Department	
MM BIO-6b Tree Removal. If bats are not detected on the Project Site or in the 100-foot survey buffer area, but the qualified Bat Specialist determines that roosting bats may be present in trees on the Project Site or in the off-site improvements area, the trees shall be pushed down using heavy machinery rather than felling with a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees shall be pushed lightly two or three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and remain in place until it is inspected by a qualified Bat Specialist. Trees that are known to be bat roosts shall not be bucked or mulched immediately. A period of at least 24–48 hours, as determined by the qualified Bat Specialist, shall elapse prior to such operations to allow bats to escape.	Qualified Bat Specialist	After completion of bat focused surveys; prior to Project construction	City of Long Beach Community Development Department	
MM BIO-6c Bat Maternity Roosts. If the Project Site supports an active bat maternity roost, work within 100 feet of the roost shall be scheduled to occur between October 1 and February 28, outside of the maternity roosting season, when young bats are present. If Project work cannot be implemented outside of the bat maternity roosting period, work shall not occur within 100 feet of, or directly under or adjacent to, an active roost. If the Project Site supports an active bat maternity roost, work over the entire Project Site shall not occur between 30 minutes before sunset and 30 minutes after sunrise. If tree removal activities occurs during maternity season, trees identified as potentially supporting an active maternity roost shall be closely inspected by a qualified Bat Specialist. Inspections of each tree shall be implemented no more than 7 days prior to tree disturbance to determine the presence or absence of roosting bats more precisely. Trees determined to support maternity roosts shall be left in place during the maternity season (March 1 to September 30) and removed outside of the maternity season (October 1 to February 28).	Construction Contractor Qualified Bat Specialist	Prior to Project construction No more than 7 days prior to tree disturbance	City of Long Beach Community Development Department	
<i>Cultural Resources</i>				
MM CUL-1 In the event that cultural (archaeological) resources are inadvertently unearthed during excavation activities, the contractor shall immediately cease all earth disturbing activities within a 100-foot radius of the area of discovery. The Project Applicant/Developer shall retain a qualified professional archaeologist, subject to approval by the lead agency, to evaluate the significance of the find and determine an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume. Upon completion of ground disturbance activities and evaluation, the archaeologist will prepare post-construction findings for the City.	Construction Contractor Applicant Qualified Archaeologist	During excavation activities Upon completion of ground disturbance activities and evaluation	City of Long Beach Community Development Department	

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Mitigation Measures	Responsible for Implementation	Timing	Responsibility for Monitoring	Completion Date (Signature Required)
<i>Geology and Soils</i>				
MM GEO-1 Prior to the issuance of any grading permit, the Project Applicant/Developer shall provide written evidence to the City of Long Beach that a qualified Paleontologist has been retained to observe grading activities and to salvage and catalog fossils as necessary. The Paleontologist shall be present at the pre-grade conference; shall establish procedures for paleontological resource surveillance; and shall establish, in cooperation with the Project Applicant/Developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the Paleontologist shall determine appropriate actions to ensure proper exploration and/or salvage. Upon completion of grading and excavation activities, the paleontologist shall submit a monitoring report to the City. The report shall include the period of inspection; a catalog and analysis of the fossils found; and the present repository of the fossils. The Project Applicant/Developer shall be responsible for making arrangements for the preparation of excavated material to the point of identification. In addition, the Project Applicant/Developer shall offer excavated finds for curatorial purposes to the City of Long Beach on a first refusal basis. The Project Applicant/Developer shall also be responsible for paying curatorial fees. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City.	Applicant Qualified Paleontologist	Prior to issuance of any grading permit Upon completion of grading and excavation activities	City of Long Beach Community Development Department	
<i>Hazards and Hazardous Materials</i>				
MM HAZ-1 Prior to issuance of a building permit by the City of Long Beach, the applicant shall receive approval from DTSC of, and implement, a Response Plan (RP) prepared for the Project in accordance with CLRRRA, which outlines site remediation, engineering controls, future operation and monitoring (O&M) activities, and administrative controls to allow for commercial/industrial development of the site.	Applicant	Prior to issuance of a building permit	City of Long Beach Community Development Department	
<i>Noise</i>				
MM NOI-1 Prior to issuance of grading permits, the Project Applicant shall demonstrate that the contracts for the General Contractor and subcontractors, as appropriate, contain the following provisions: 1. Noise-generating construction activities shall be limited to the hours specified in the Long Beach Municipal Code, Section 8.80.202. 2. Equipment and material staging areas and vehicle maintenance areas shall be located on the western portion of the site as far as practicable from sensitive receptors. 3. All construction equipment shall be equipped with manufacturer's specified or better mufflers. 4. Stationary construction equipment, such as generators, welders, and compressors, shall be oriented so that the loudest noise is directed away from sensitive receptors. 5. Residents within 300 feet of the Project site and the Los Cerritos School shall be notified of the planned construction and construction schedule at least two weeks prior to the start of construction. The notice shall provide a contact for submitting complaints about any excessive construction noise	Applicant Construction Contractor	Prior to issuance of grading permits	City of Long Beach Community Development Department	
MM NOI-2 Prior to approval of plans through plan check for the self-storage building, the Applicant shall provide evidence that the HVAC units noise levels comply with the requirements of Section 8.80.200 of the Long Beach Municipal Code.	Applicant	Prior to plan approvals for the self-storage building	City of Long Beach Community Development Department	

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<i>Tribal Cultural Resources</i>				
TRIB CUL-1 <p>The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both ancestrally affiliated with the Project Site and approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC.</p> <p>A Native American monitor shall be retained by the Lead Agency or owner of the Project to be on site to monitor all project-related, ground-disturbing construction activities (i.e., boring, grading, excavation, potholing, trenching, etc.). A monitor associated with one of the NAHC recognized Tribal governments which have commented on the Project shall provide the Native American monitor. The monitor/consultant will only be present onsite during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project Site. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The onsite monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p>	Applicant Construction Contractor Tribal Monitor/Consultant – Kizh Nation	Prior to and during construction	City of Long Beach Community Development Department	
TRIB CUL-2 <p>Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians—Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.</p>	Applicant Construction Contractor Qualified Archaeologist Tribal Monitor/Consultant – Kizh Nation	During construction upon discovery of any tribal or cultural resources	City of Long Beach Community Development Department	
TRIB CUL-3 <p>Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.</p>	Applicant Construction Contractor Qualified Archaeologist	Prior to issuance of a building permit	City of Long Beach Community Development Department	
TRIB CUL-4 <p>Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.</p>	Applicant Construction Contractor	Prior to issuance of a building permit	City of Long Beach Community Development Department	

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MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Responsible for Implementation	Timing	Responsibility for Monitoring	Completion Date (Signature Required)
<p>TRIB CUL-5 Upon discovery of human remains, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</p> <ul style="list-style-type: none">• If the Gabrieleno Band of Mission Indians—Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. 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.• Prior to the continuation of ground disturbing activities, 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. In the case where discovered human remains cannot be fully documented and recovered 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 recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will 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. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to 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.• Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.• 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. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.	<p>Applicant/Property Owner</p> <p>Construction Contractor</p> <p>Qualified Archaeologist</p> <p>Tribal Monitor/Consultant – Kizh Nation</p>	<p>During construction upon discovery of human remains</p>	<p>City of Long Beach Community Development Department</p>	

**TABLE 1-1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Responsible for Implementation	Timing	Responsibility for Monitoring	Completion Date (Signature Required)
TRIB CUL-6 The Project shall engage a qualified and certified indigenous tribal member of the Gabrielino Tongva Indians of California Tribal Council and a direct lineal descendant of the Project Site (Native American Graves Protection and Repatriation Act (NAGPRA) section 10.14) to provide professional Native American Monitoring for all ground disturbing activity that is part of the Project. Ground disturbing activity includes of asphalt/cement/slurry, trenching, boring, excavation, auguring, grubbing, tree removal, grading, and drilling. The tribal monitor will only be required on-site when these ground disturbing activities occur.	Applicant Construction Contractor Tribal Monitor – Gabrielino Tongva	During ground disturbing activities	City of Long Beach Community Development Department	
TRIB CUL-7 The Gabrielino Tongva Indians of California Tribal Council tribal monitor will observe all mechanical and hand labor excavation, including paddle scrapers, blade machines, front-end loaders, backhoes, boring and drill operations, and hydraulic and electric chisels. Monitoring also includes associated work using tools such as picks and other non-electric or gasoline tools not considered mechanical.	Applicant/Property Owner Construction Contractor Tribal Monitor – Gabrielino Tongva	During all mechanical and hand labor excavation	City of Long Beach Community Development Department	
TRIB CUL-8 Soils removed from the Project Site are considered culturally sensitive and are subject to inspection. Whether placed in a dump truck or spoil piles, these soils will be inspected. The tribal monitor will temporarily hold excavation until a determination is made on the soil's sensitivity. If the soils are sensitive, an archaeological monitor will verify the find and notify the site supervisor.	Applicant Construction Contractor Tribal Monitor – Gabrielino Tongva	After soil removal, prior to excavation	City of Long Beach Community Development Department	
TRIB CUL-9 The tribal monitor and archaeologist shall redirect construction activities 50 feet from any archaeological, paleontological, or cultural deposits discovered (including but not limited to artifacts of traditional cultural, religious, spiritual, or any other artifacts relating to the use of habitation sites). However, if grave-related artifacts are discovered, the site is treated as a cemetery, and the California State University (CSU) or University of California (UC) institution, which has repositories related to the findings, will be contacted.	Applicant Construction Contractor Qualified Archaeologist Tribal Monitor – Gabrielino Tongva	During construction	City of Long Beach Community Development Department	
TRIB CUL-10 Archaeological and Gabrielino Tongva Indians of California Tribal Council monitors will collaborate to determine the significance of the culturally sensitive find, guide ground disturbances to avoid, and direct an alternative route from this area.	Applicant Construction Contractor Qualified Archaeologist Tribal Monitor – Gabrielino Tongva	During construction	City of Long Beach Community Development Department	
TRIB CUL-11 Cultural resources within the Project Site that are not associated with burials are subject to data collection by the designated archaeologist for provenance and the creation of the NAHC site record. Data Collection will include GPS mapping and photography	Applicant Construction Contractor Qualified Archaeologist Tribal Monitor – Gabrielino Tongva	During construction	City of Long Beach Community Development Department	