

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PROJECT NO. R2014-03527-(2) / TR 073203 / ZC NO. 201400013 / ENV NO. 201400280**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
AQ-1	Air Quality	<b>Architectural Coatings.</b> The permittee shall use only paints and architectural coatings where the content of volatile organic compounds (VOC) does not exceed zero grams per liter (g/l) for interior and 50 g/l for exterior residential and non-residential applications.	Use of low-VOC or no-VOC paints. Paints used shall be indicated on the project's Master Plot Plan.	Upon approval of Master Plot Plan	Permittee	DRP, DPH
AQ-2	Air Quality	<b>Construction Equipment Exhaust.</b> The permittee shall use construction equipment that utilizes a Tier IV engine emissions output equivalent for all construction activities	Use of Tier IV engine emissions output equivalent on all construction equipment	During construction	Permittee	DRP
CR-1	Cultural Resources	<b>Cultural Remains.</b> Should cultural resource remains be encountered during land modification activities, work shall cease, and the Los Angeles County Director of Regional Planning contacted immediately to determine appropriate measures to mitigate adverse impact to the discovered resources. If human remains are discovered within the boundaries of the project area, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) must be notified by telephone within 24 hours; Sections 5097.94 and 5097.98 of the Public Resources Code describes the procedures to be followed after the notification of the NAHC	Contact County Coroner, NAHC, follow relevant sections of Public Resources Code	Upon discovery of human or cultural remains	Permittee	DRP, Coroner, NAHC
HAZ-1	Hazards/Hazardous Materials	<b>Petroleum in Soil.</b> In the event that ground-disturbing activities expose abandoned piping, petroleum in soil, an abandoned waste disposal system, debris not encountered during the Phase II site reconnaissance, or any other suspect materials, encountered materials shall be segregated for proper characterization and disposal or recycle. Proper disposal or recycle of suspect materials shall be performed in accordance with County regulations and subject to monitor and review by the Hazardous Materials Division of the Los Angeles County Fire Department ("Hazmat").	Segregation and disposal of petroleum or chemical waste materials	Upon discovery of abandoned piping, petroleum in soil, waste disposal system, or any other suspect debris or materials	Permittee	DRP, Fire

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HAZ-2	Hazards/Hazardous Materials	<p><b>Re-abandonment of Oil Wells.</b> Prior to issuance of grading permits, inactive oil wells "Faith" 64 and "Ring-Hawkins" 4 shall be re-abandoned in accordance with current California Code of Regulations Title 14 Section 1981 abandonment standards. All required documentation shall be submitted to the Division of Oil, Gas &amp; Geothermal Resources (DOGGR) and the site inspected by DOGGR engineer. Prior to inspection by DOGGR, the DOGGR Report of Well Plugging and Abandonment shall be submitted to the Los Angeles County Fire Department and the Department of Regional Planning for review and approval</p>	Obtain Reports of Well Plugging and Abandonment for three identified oil wells	Prior to grading permit approval	Permittee	DRP, Fire, DOGGR
N-1	Noise	<p><b>Construction Equipment Noise.</b> If electrical service is available within 150 feet, electrical power shall be used to run air compressors and similar power tools. Internal combustion engines shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project site without the manufacturer-recommended muffler. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.</p>	Use of electrical power for tools, mufflers for internal combustion engines	During construction	Permittee	DRP, DPH
N-2	Noise	<p><b>Additional Construction Noise Controls.</b> For all mobile construction equipment operating within 250 feet of adjacent residential receptors, and for all stationary construction equipment operating on the project site, additional noise attenuation techniques shall be employed to ensure that noise remains within levels allowed by the County of Los Angeles noise restrictions. Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the departments of Regional Planning and Public Health that identifies noise control measures that achieve a minimum 20 dBA reduction in construction-related noise levels. The mitigation plan may include use of vibratory pile drivers or other pile driving noise controls, sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building and Safety Division during standard inspection procedures</p>	Use of noise barriers for construction equipment within 250 feet of residences	During construction	Permittee	DRP, DPH

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N-3	Noise	<p><b>Neighbor Notification.</b> Provide notification to commercial and residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas. This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a telephone number for local residents to call to submit complaints associated with construction noise. The notification shall be posted on Normandie Avenue and Lomita Boulevard adjacent to the project site, and shall be easily viewed from adjacent public areas.</p>	Notification of adjacent neighbors 24 hours prior to significant noise generating activities	24 hours prior to occurrence, During construction	Permittee	DRP, DPH
T-1	Transportation/Traffic	<p><b>Right Turn Lanes.</b> Prior to issuance of Final Map, the permittee shall contribute fair share funds for the construction of a southbound right turn overlap lane and an eastbound right turn lane at the intersection of Normandie Avenue and Lomita Boulevard, to the satisfaction of the Department of Public Works.</p>	Payment of fair share funds for construction of right turn lanes at Normandie/Lomita intersection	Prior to Final Map approval	Permittee	DRP, DPW
MC-1	Mitigation Compliance	<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Permittee	DRP