MITIGATION MONITORING AND REPORTING PROGRAM

In compliance with the requirements of Public Resources Code (PRC) Section 21081.6 and California Environmental Quality Act (CEQA) Guidelines Section 15097, this Mitigation Monitoring and Reporting Program (MMRP) describes the procedures that will be followed to implement the mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Holy Innocents Parish Church and School project (proposed project) and adopted in connection with the approval of the proposed project. The intent of this MMRP is to establish the following:

- (1) Verify satisfaction of the required mitigation measures identified in the IS/MND;
- (2) Provide a methodology to document implementation of the required mitigation measures;
- (3) Provide a record of the monitoring program;
- (4) Identify monitoring responsibility;
- (5) Establish administrative procedures for the clearance of mitigation measures;
- (6) Establish the frequency and duration of monitoring; and
- (7) Utilize existing review processes wherever feasible.

The City of Long Beach, the Lead Agency, is responsible for overseeing and enforcing implementation of the MMRP which shall be carried out by the City of Long Beach Development Services Department, as shown in **Table 1**.

TABL	E 1: MITIGATION MONITORING AND REPORTING PROGRAM			Monitoring	Responsible		oliance ication
Mitiga	ation Measure	Action Required	Monitoring Timing	Frequency	Agency	Initial	Date
BIOL	DGICAL RESOURCES						
BR-1	All on-site tree removal and tree trimming activities shall be performed prior to or after the bird-breeding season of February 1st through August 15th (i.e., only between August 16 and January 31). If clearing/vegetation removal or tree trimming is planned to occur during the breeding season, a nest survey shall be conducted by a qualified biologist no more than one week prior to any clearing or tree trimming activities. Work may proceed only if no active bird nests are detected.	Verify completion of pre- construction nesting bird survey (if construction begins during the breeding season) prior to initiation of construction activities	Survey verification prior to issuance of grading permits; field verification as needed during construction activities	Once for bird survey; field verification periodically throughout construction	City of Long Beach Development Services Department		
CULT	URAL RESOURCES						
CR-1	Prior to demolition or renovation activities, a historic preservation professional qualified in accordance with the Secretary of the Interior's Standards, shall complete a documentation report on the existing horizontal metal louvers over the windows of the existing school building facing 25th Street. The louvers over the windows shall be documented with archival quality photographs of a type and format approved by the City of Long Beach. This documentation, along with historical background of the property, shall be submitted to an appropriate repository approved by the City.	Completion of a historic documentation report	Once prior to demolition or renovation activities	Once	City of Long Beach Development Services Department		
CR-2	If archaeological resources are encountered during ground-disturbing activities, all work shall cease in the area of the find or diverted away from the discovery to a distance of 50 feet. The City shall be immediately informed of the discovery and a qualified archaeologist shall be retained by the applicant to determine if the find is classified as a significant historical resource pursuant to CEQA Guidelines Section 15064.5(a) and/or unique archaeological resources (Public Resources Code Section 21083.2[g]). A qualified archaeologist is an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Personnel of the proposed project shall not collect or move any archaeological materials or associated materials. The qualified archaeologist shall be empowered to halt or divert ground disturbing activities.	Verify that appropriate procedures are followed if cultural resources are identified during demolition, grading, and/or construction; verify that monitoring and reporting occurs for tribal cultural resources	During grading and ground disturbing activities for tribal cultural monitoring, and on an asneeded bases if archaeological resources are found	Continuous throughout grading and ground disturbing activities	City of Long Beach Development Services Department		

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	If the resource is classified as a significant cultural resource, the qualified archaeologist shall make recommendations on the treatment and disposition of the find. The final recommendations on the treatment and disposition of the find shall be developed in accordance with all applicable provisions of Public Resources Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and 15126.4. The City shall review and approve the recommendations prior to implementation. The City shall be provided with a final report on the treatment and disposition of the finding prior to issuance of a Certificate of Occupancy.						
GEOL	OGY AND SOILS			<u>'</u>			
GS-1	In the event paleontological resources are encountered during construction, the City shall be immediately informed of the discovery. All work shall cease in the area of the find and a qualified paleontologist shall be retained by the applicant to evaluate the find before restarting work in the area. The City shall require that all paleontological resources identified on the project site be assessed and treated in a manner determined by the qualified paleontologist. The paleontologist shall be empowered to halt or divert ground disturbing activities. A qualified paleontologist is a paleontologist who meets the Society of Vertebrate Paleontology (SVP) standards for Qualified Professional Paleontologist, which is defined as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California (preferably southern California), and who has worked as a paleontological mitigation project supervisor for a least one year. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any significant	Verification that appropriate procedures are followed if paleontological resources are identified during demolition, grading, and/or construction	As needed during grading and ground disturbing activities	As needed during grading and ground disturbing activities	City of Long Beach Development Services Department		

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paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified paleontologist. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the project paleontologist. Work in the area of the discovery shall resume once the find is properly documented with a written report and the qualified paleontologist authorizes resumption of construction work.						
HAZARDS AND HAZARDOUS MATERIALS						
HAZ -1 Monitoring Well MW12 located in the in the northwest parking lot shall be abandoned prior to demolition or renovation activities assuming that the well is no longer needed for monitoring at ARCO.	Verify documentation from a qualified consultant that the Monitoring Well MW12 has been removed if no longer required	Prior to issuance of demolition permits	Once prior to issuance of demolition permits	City of Long Beach Development Services Department		
HAZ-2 Prior to and demolition or renovation activities, the applicant shall provide a letter from a qualified asbestos abatement consultant that no asbestos-containing materials are present in the buildings. If asbestos-containing materials are found to be present, all asbestos removal operations shall be performed by a California Occupational Safety and Health Administration registered and California-licensed asbestos contractor. All disturbances of asbestos-containing materials, and/or abatement operations, shall be performed under the surveillance of a third-party California Occupational Safety and Health Administration Certified Asbestos Consultant. All disturbances of asbestos-containing materials, and/or abatement operations, shall be performed in accordance with all state and local regulations.	Verify documentation from a qualified consultant that no ACMs are present in any onsite structures. If toxic hazardous materials are present, review and approval of abatement plan, and closure report	Prior to issuance of demolition permits	Once prior to issuance of demolition permits	City of Long Beach Development Services Department		

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HAZ-3 Any suspect lead-based paint shall be sampled prior to any demolition or renovation activities. Any identified lead-based paint located within buildings scheduled for renovation or demolition shall be abated by a licensed lead-based paint abatement contractor and disposed of accordance with all state and local regulations.	Verify documentation from a qualified consultant that no lead based paint is present in any onsite structures. If toxic hazardous materials are present, review and approval of abatement plan, and closure report	Prior to issuance of demolition permits	Once prior to issuance of demolition permits	City of Long Beach Development Services Department		
HYDROLGY AND WATER QUALITY						
 HYD-1 Prior to the issuance of grading or building permits for any development or redevelopment projects pursuant to the Midtown Specific Plan, the City of Long Beach shall ensure that the following drainage improvements are fully funded for and implemented: Any development or redevelopment project that would impact existing storm drain facilities within the Midtown Specific Plan area (public and private) that is less than 24-inches in size shall fully fund upsizing of such facilities to a minimum 24-inch pipe size or greater dependent upon the location and size of the development or redevelopment project. The increase in pipe size will serve to reduce localized flooding. Any development or redevelopment project that would impact the two segments of City of Long Beach's storm drains in Willow Street for which improvements were recommended by the 2005 Master Plan of Drainage Update shall fully fund upsizing of those storm drain segments to 36 inches or other final size as prescribed by City of Long Beach Public Works Department. 	Verification that appropriate procedures are followed	Prior to issuance of demolition/grading permits	Once prior to construction activities	City of Long Beach Development Services Department		

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HYD-2	Prior to the issuance of grading or building permits for any development or redevelopment projects pursuant to the Midtown Specific Plan, project applicants/developers of such projects shall prepare a site-specific hydrology and hydraulic study of the onsite and immediate offsite storm drain systems to determine capacity and integrity of the existing systems. The hydrology and hydraulic study shall be submitted to City of Long Beach Public Works Department for review and approval.	Verification that appropriate procedures are followed	Prior to issuance of demolition/grading permits	Once prior to construction activities	City of Long Beach Development Services Department		
HYD-3	The project applicant/developer of each development or redevelopment project that would be accommodated by the Midtown Specific Plan shall request the "allowable discharge rate" – which limits peak flow discharges as compared to existing conditions based on regional flood control constraints – from the Los Angeles County Department of Public Works and shall comply with such discharge rate. Compliance with the "allowable discharge rate" shall be demonstrated in the hydrology and hydraulic study to be completed pursuant to Mitigation Measure HYD-2.	Verification that appropriate procedures are followed	Prior to issuance of demolition/grading permits	Once prior to construction activities	City of Long Beach Development Services Department		
HYD-4	The project applicant/developer, architect, and construction contractor for each development or redevelopment project that would be accommodated by the Midtown Specific Plan shall incorporate low-impact development (LID) best management practices (BMPs) within the respective project, providing for water quality treatment and runoff reduction and/or detention in accordance with local stormwater permit requirements.	Verification that appropriate procedures are followed	Prior to issuance of demolition/grading permits	Once prior to construction activities	City of Long Beach Development Services Department		
NOISE							
N-1	The construction contractor shall ensure that barriers, such as, but not limited to, plywood structures or flexible sound control curtains extending a minimum of eight feet in height shall be erected along boundary of the Project site adjacent to residences along Pine Avenue to minimize the amount of noise during construction on the nearby noise-sensitive uses located offsite. Noise barriers shall be capable of reducing construction noise levels by 10 dB.	Verification that appropriate procedures are followed prior and during construction activities	Prior to issuance of demolition/grading permits	As needed during construction activities	City of Long Beach Development Services Department		

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N-2	The construction contractor shall ensure that power construction equipment (including combustion or electric engines), fixed or mobile, shall be equipped with noise shielding and muffling devices (consistent with manufacturers' standards) during the entirety of construction of the proposed project. The combination of muffling devices and noise shielding shall be capable of reducing noise by at least 5 dBA from non-muffled and shielded noise levels. Prior to initiation of construction the contractor shall demonstrate to the city that equipment is properly muffled, shielded and maintained. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.	Verification that appropriate procedures are followed prior and during construction activities	Prior to issuance of demolition/grading permits	As needed during construction activities	City of Long Beach Development Services Department		
N-3	Rubber-tired equipment shall be used rather than tracked equipment when feasible.	Verification that appropriate procedures are followed prior and during construction activities	Prior to issuance of demolition/grading permits	As needed during construction activities	City of Long Beach Development Services Department		
N-4	Equipment shall be turned off when not in use for an excess of five minutes, except for equipment that requires idling to maintain performance.	Verification that appropriate procedures are followed prior and during construction activities	During construction activities	As needed during construction activities	City of Long Beach Development Services Department		
N-5	A public liaison shall be appointed for project construction and be responsible for addressing public concerns about construction activities, including excessive noise. As needed, the liaison shall determine the cause of the concern (e.g., starting too early, bad muffler) and implement measures to address the concern.	Verification that appropriate procedures are followed prior and during construction activities	Prior to issuance of demolition/grading permits	Once prior to construction activities	City of Long Beach Development Services Department		
N-6	The public shall be notified in advance of the location and dates of construction hours and activities.	Verification that noticing has been conducted	Prior to issuance of demolition/grading permits	Once prior to construction activities	City of Long Beach Development Services Department		

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TRANSPORTATION AND TRAFFIC						
TRAF-1 As part of the subsequent environmental review for development projects that would be accommodated by the Midtown Specific Plan, a site-specific traffic study shall be prepared by the project applicant/developer to evaluate the project's potential traffic and transportation impacts and to identify specific improvements, as deemed necessary, to provide safe and efficient onsite circulation and access to the Midtown Specific Plan area.	Verification that appropriate procedures are followed	Prior to issuance of demolition/grading permits	Once prior to construction activities	City of Long Beach Development Services Department		
TRAF-2 Prior to issuance of occupancy permits for development projects that would be accommodated by the Midtown Specific Plan, project applicants/developers shall make fair-share payments to the City of Long Beach toward construction of the traffic improvements listed below. The following traffic improvements and facilities are necessary to mitigate impacts of the Midtown Specific Plan and shall be included in the fee mechanism(s) to be determined by the City of Long Beach:	Verification that appropriate procedures are followed	Prior to issuance of occupancy permits	Once prior to issuance of occupancy permits	City of Long Beach Development Services Department		
Existing (2014) With Project Improvements						
Atlantic Avenue and Spring Street: Improve the northbound approach by modifying the shared through-right lane to an exclusive through lane and an addition of an exclusive right-turn lane. The intersection is currently built out to capacity and would require right-of-way acquisition by the City of Long Beach.						
Cumulative Year (2035) With Project Improvements						
 Long Beach Boulevard and Spring Street: Improve the northbound approach by modifying the shared throughright lane to an exclusive through lane and an addition of an exclusive right-turn lane. Given the 74- foot cross section of Long Beach Boulevard, this improvement could be completed with restriping of the approach. Pacific Avenue and Willow Street: Improve the northbound approach by modifying the shared throughright lane to an exclusive through lane and an addition of an exclusive right-turn lane. Given the 74-foot cross section of Long Beach Boulevard, this improvement could be completed with restriping of the approach. 						

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 Atlantic Avenue and Willow Street: Improve the northbound approach by modifying the shared throughright lane to an exclusive through lane and an addition of an exclusive right-turn lane. Given the 50-foot cross section of Atlantic Avenue, this improvement could be completed with restriping of the approach. Atlantic Avenue and Spring Street: Improve the southbound approach by modifying the shared throughright lane to an exclusive through lane and an addition of an exclusive right-turn lane. Implementation of this improvement also requires improving the southbound approach by modifying the shared through-right lane to an exclusive through lane and an addition of an exclusive right-turn lane. The intersection is currently built out to capacity and would require right-of-way acquisition by the City of Long Beach. Atlantic Avenue and 27th Street: Construct a traffic signal at the intersection. 						
TRIBAL CULTURAL RESOURCES						
 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B, A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. 	Verification that appropriate procedures are followed if Tribal Cultural Resources are identified during demolition, grading, and/or construction	Prior to issuance of demolition/grading permits	Once prior to grading and ground disturbing activities	City of Long Beach Development Services Department		

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C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.						
D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.						
E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.						

			Monitoring	Responsible		oliance ication
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FCR-2 Unanticipated Discovery of Human Remains and Associated Funerary Objects A. 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 Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods	Verification that appropriate procedures are followed if human remains and/or grave goods are identified during demolition, grading, and/or construction	As needed during grading/ground disturbing and construction activities	As needed during grading/ ground disturbing and construction activities	City of Long Beach Development Services Department		
discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain 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 they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.						
C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).						
D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)						
E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History						

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Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.						
FCR-3 Procedures for Burials and Funerary Remains:	Verification that	As needed during	As needed	City of Long		
A. As the Most Likely Descendant ("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.	appropriate procedures are followed if human remains and associated funerary objects are identified during demolition, grading, and/or construction	grading/ground disturbing and construction activities	during grading/gro und disturbing and construction activities	Beach Development Services Department		
B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.						
C. 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. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.						
D. 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.						

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E In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, 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.						
F. 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.						
G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed,						
once complete, a final report shall 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.						