

**MITIGATION MONITORING AND REPORTING PROGRAM:
CULVER BOULEVARD REALIGNMENT AND STORMWATER TREATMENT PROJECT
CULVER CITY, CA**

Mitigation Measure	Requirements of Measure	Time Frame	Responsible Party	Completed	Initials and Date	Notes/Comments
Air Quality						
AES-2	Implementing agencies shall develop BMP maintenance plans that are approved concurrently with each structural BMP approval. The maintenance plans must include measures to ensure functionality of the structural BMPs for the life of the BMP. These plans may include general maintenance guidelines that apply to a number of smaller distributed BMPs.”	Prior to Construction	City of Culver City			
AIR-4	During planning of structural BMPs, implementing agencies shall assess the potential for nuisance odors to affect a substantial number of people. BMPs that minimize odors shall be considered the priority when in close proximity to sensitive receptors.”	Prior to Construction	City of Culver City			
Biological Resources						
BIO-1	A preconstruction nesting bird survey shall be conducted by a qualified biologist prior to tree removal, the use of heavy machinery, or significant ground disturbance if activities are to be conducted within the bird nesting season (February 15 – September	Prior to Construction/ During Construction	City of Culver City			

	<p>15). The survey shall be required within 72 hours prior to the commencement of construction activities if they occur in the bird nesting season. If construction activity as defined above halts for a period of 7 days or more, the survey will be considered invalid and need to be conducted again prior to the continuation of construction activities. If birds are found to be actively nesting within the project site or within 250 feet of the work area, an appropriate exclusionary buffer around the active nest shall be established by the qualified biologist. The buffer distance will be determined based on the nesting species. No construction activities would be allowed within the buffer until the birds have fledged from the nest. Active nests and buffers would be monitored by a qualified biologist to determine if active nests are being adversely affected by project activities.</p>					
Cultural Resources						
CR-1	<p>Corbel/Architectural Relics Removal and Relocation — A qualified architectural historian (retained by the City) or qualified Project archaeologist (see CR-2) will be present during the removal</p>	Prior to Construction	City of Culver City			

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	<p>and final relocation/placement of the corbel and architectural relics to ensure all information related to this activity will be documented for historic recordation (e.g. document, photograph, and map each corbel/architectural relics prior to removal, during removal, and after final relocation). The qualified architectural historian/Project archaeologist will coordinate with the City to develop a plan to ensure the corbels/architectural relics are properly documented, removed, stored, and relocated. This coordination will occur prior to the beginning of construction and removal of the corbels.</p>					
CR-2	<p>Archaeological Monitoring Plan and Monitoring— A qualified archaeological monitor will be present on-site during ground disturbing activities that occur within native soils. An archaeological monitoring and inadvertent discovery plan that outlines protocols and procedures for monitoring and the discovery of cultural resources will be developed by the qualified Project Archaeologist (retained by the City). The plan will include monitoring procedures and</p>	<p>Prior to Construction, During Construction</p>	<p>City of Culver City</p>			

<p>inadvertent discovery procedures (e.g. halt work within a 100 radius of find, delineate and protect resource, notification protocols and contact information, assessment of such finds, reporting, etc.). The plan will be developed in coordination and consultation with interested tribes (see Tribal Resources). As part of this mitigation measure, prior to any ground disturbing activities within the Project site, all Project personnel will be briefed by the qualified archaeologist (about the duties of the archaeological monitor and the potential and procedures for the inadvertent discovery of prehistoric and historic archaeological resources). The training will include procedures for temporarily halting or redirecting work in the event of a discovery, identification and evaluation procedures, and a discussion on the importance of, and the legal basis for, the protection of archaeological resources. Personnel will also be provided with a handout regarding identification of cultural resources, protocols for reporting finds, and contacts.</p> <p>The qualified archaeologist will be retrained, and the archaeological</p>					
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	<p>monitoring and inadvertent discovery plan will be completed prior to any ground disturbing construction (including grading) of the Project site. As requested by interested Tribes, a Native American Monitor will also be present during construction ground disturbing activities (see Tribal Resources – TR-1).</p>					
CR-3	<p>Paleontological Monitoring Plan and Monitoring — A qualified paleontological monitor will be present on-site during ground disturbing activities below the initial grade for potential fossil remains. Full time monitoring of the storm water infiltration and retention system excavation is required. A paleontological monitoring and inadvertent discovery plan that outlines paleontological protocols and procedures will be developed by the qualified Project Paleontologist (retained by the City). The monitoring plan will meet the standards of Society for Vertebrate Paleontology and will outline procedures for paleontological monitoring and inadvertent discovery of paleontological remains (e.g. halt work procedures,</p>	<p>Prior to Construction, During Construction</p>	<p>City of Culver City</p>			

	sampling, recordation, reporting, etc.). The qualified paleontologist will be retained, and the paleontological monitoring plan will be completed prior to any ground disturbing construction (including grading) of the Project site.					
Geology and Soils						
GEO-1	Mitigation measures for the expansive soils identified at the project site in the 2015 GI report shall be developed in accordance with the 2016 California Building Code and the City of Culver City Municipal Code.	Prior to Construction	City of Culver City			
Noise						
N-1	The project applicant shall require construction contractors to limit standard construction activities as follows: <ul style="list-style-type: none"> Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible). 	During Construction	City of Culver City			

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	<ul style="list-style-type: none"> • Stationary noise sources shall be located as far from adjacent receptors as possible and shall be muffled and enclosed within temporary sheds, incorporate insulation barriers or other measures to the extent feasible. • If needed impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could 					
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	<p>achieve a reduction of 5 dBA. Quieter procedures shall be used such as drilling rather than impact equipment whenever feasible.</p> <ul style="list-style-type: none"> • Electrically-powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible. • Material stockpiles and mobile equipment staging, parking, and maintenance areas will be located as far as practicable from noise-sensitive receptors. <p>The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.</p>					
Transportation/Traffic						
TRAF-1	A traffic control plan shall be prepared that includes traffic control measures, haul routes, protocols for notifying emergency providers of temporary lane closures, and coordination with the Transportation Department for any temporary relocation of bus stops.	Prior to Construction	City of Culver City			
Tribal and Cultural Resources						

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TR-1	<p>Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities that have the potential to impact tribal cultural resources within the project area. The locations and types of ground disturbing activities to be monitored will be discussed and defined prior to the start of construction activities by mutual agreement with the Project Applicant and the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government. 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</p>	During Construction	City of Culver City			
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	on-site 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.					
TR-2	Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. 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 reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA	During Construction	City of Culver City			

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	<p>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>					
TR-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. 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, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution</p>	During Construction	City of Culver City			

	agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.					
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