



MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR THE ARKANSAS STREET SPECIFIC PROJECT AND 11700 ARKANSAS STREET PROJECT

1. **Project Case Number(s):** 2021-01
2. **Project Title:** Arkansas Street Specific Plan Project & 11700 Arkansas Street Project
3. **Lead Agency:**
- | City of Artesia | |
|---|--|
| Okina Dor,
Community Development Director
Community Development Department
18747 Clarksdale Avenue
Artesia, CA, 90701
(562) 865-6262
odor@cityofartesia.us | Art Bashmakian, Contract Planner
Project Manager
Community Development Department
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(562) 537-3333
abashmakian@sagecrestplanning.com |
4. **Project Applicant/Developer:**
- | Arkansas Street Specific Plan Project | |
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| Applicants | |
| City Ventures
Kim Prijatel
Senior Vice President of Development
3121 Michelson Drive, Suite 150
Irvine, CA 92612
(949) 258-7540
kPrijatel@cityventures.com | City of Artesia
Okina Dor,
Community Development Director
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262
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| 11700 Arkansas Street Project | |
| Applicant/Developer | Property Owner |
| Kim Prijatel
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3121 Michelson Drive, Suite 150
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(949) 258-7540
kPrijatel@cityventures.com | Pioneer Realty Development, LLC
c/o WKS Restaurant Group
5856 Corporate Ave, Suite 200
Cypress, CA 90630
Attn. Paul Tanner
(562) 354-4851
paul@wksusa.com |

5. **Project Location:** The Arkansas Street Specific Plan area is bounded to the north by Arkansas Street, to the east by Pioneer Boulevard, to the south by a single-family residential neighborhood, and the west by Alburdis Avenue within the City of Artesia, Los Angeles County, California, as shown in Figure 6 – Aerial Map. The project site is within Section 25, Township 3 South, Range 12 West, shown on the U.S. Geological Survey (USGS) Whittier, CA, 7.5-minute topographic quadrangle map. It comprises Tax Assessor Parcel Numbers 7014-003-015 through -028 and the portion of Alburdis Avenue to be vacated within the project area (Figure 1 – Project Area with APNs).



Figure 1 - Project Area with APNs

ARKANSAS STREET SPECIFIC PLAN PROJECT

Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
AESTHETICS					
MM AES-1: For future development located in or immediately adjacent to residentially zoned properties, the Permittee/Owner shall ensure that prior to grading permit issuance construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site. Staging areas shall be screened from view from residential properties. Construction worker parking may be located off-site with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the development site. Surrounding streets shall be swept daily and maintained free of dirt and debris.	Permittee/Owner	Prior to Grading Permit Issuance	City Engineer and Building Inspectors Shall Ensure Language on the Documents and Will Monitor During Inspections		
REMARKS:					
MM AES-2: Outdoor lighting shall maintain a minimum of 1 footcandle illumination for all parking and pedestrian areas and shall not exceed 0 footcandle at the property lines adjacent to single-family residential uses. The Permittee/Owner shall submit a photometric plan for Planning review and approval prior to building permit issuance. The plan must include beam spreads and/or photometric calculations, location and type of fixtures, and exterior lighting arrangement that does not create glare or hazardous interference to adjacent streets or properties.	Permittee/Owner	Prior to Building Permit Issuance	Planning Review and Approval		
REMARKS:					

ARKANSAS STREET SPECIFIC PLAN PROJECT

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CULTURAL RESOURCES					
<p>MM CUL-1: In the event that archaeological material is encountered that is determined not to be a Tribal Cultural Resource during the Native American monitoring required by mitigation measure MM TCR-1, the contractor and Native American Monitor shall have the authority to halt and redirect earthmoving activities within 50 feet of the find, and the project Permittee/Owner shall retain an archaeologist to test and evaluate the significance of the find in accordance with the California Register of Historical Resources (CRHR) significance criteria, the Cultural and Historic Resources Sub-Element of the City of Artesia Municipal Code (AMC). The qualified archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply:</p> <ul style="list-style-type: none"> • If the qualified archaeologist determines the find does not represent a cultural resource, work may resume, and no agency notifications are required. A record of the archaeologist's determination shall be made in writing to the City of Artesia Community Development Department. • If the qualified archaeologist determines that the find does represent a cultural resource and is considered potentially eligible for listing on the California Register of Historical Resources (CRHR), and avoidance is not feasible, then the City of Artesia Community Development Department shall be notified, and the qualified archaeologist shall prepare and implement appropriate treatment measures. The treatment measures may consist of data recovery excavation of a statistically significant part of 	Permittee/Owner	In The Event That Archaeological Material is Encountered	<p style="text-align: center;">Contractor and Native American Monitor Shall Have the Authority to Halt and Redirect Earthmoving Activities Within 50 Feet of the Find</p> <p style="text-align: center;">Archaeologist Will Evaluate the Significance of the Find</p>		

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	those portions of the site that will be damaged or destroyed by the project. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is not eligible for the CRHR or that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the appropriate Native American tribes (see also MM TCR-1).					

REMARKS:

MM CUL-2:	If human remains are encountered, all work within 200 feet of the remains must cease immediately until the Los Angeles County Coroner has made the necessary findings as to its origin. The project contractor will notify the Permittee/Owner and the Planning Department of the discovery. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision regarding the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. See also mitigation measures MM TCR-2 and MM TCR-3 .	People /Owner	If Human Remains Are Encountered,	Project Contractor Will Halt Work Within 200 Feet of Find and Contact County Coroner and City Planning Department		
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REMARKS:

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GEOLOGY AND SOILS						
MM GEO-1:	Prior to issuance of a Grading Permit for each future development project, the Permittee/Owner shall have a registered geologist or soils engineer prepare a site-specific Geologic Study, which shall be submitted to the City Building and Safety Division for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards if any. All recommendations in the Geologic Study shall be implemented during site preparation, grading, and construction.	Permittee/Owner	Prior to Issuance of Grading Permit	City Building and Safety Division for Approval		
REMARKS:						
MM GEO-2:	Prior to issuance of any Grading Permit, Permittee/Owners of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study and other such measures as the City deems necessary to mitigate potential seismic and geotechnical hazards adequately.	Permittee/Owner	Prior to Issuance of Grading Permit	City Building and Safety Division for Approval		
REMARKS:						
HAZARDS AND HAZARDOUS MATERIALS						
MM HAZ-1:	Prior to grading permit issuance, the Permittee/Owner shall have a Phase I Environmental Site Assessment prepared in accordance with ASTM Standards and Standards and Practices for AAI in order to investigate the potential existence of site contamination. Any site-specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e.,	Permittee/Owner	Prior to Issuance of Grading Permit	City Planning and Building receives a Copy of the Phase 1 Site Assessment		

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	asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.), which may require remedial activities prior to construction. Provide a copy of the Phase I Site Assessment to the City with the application for a grading permit.					
REMARKS:						
MM HAZ-2:	The Permittee/Owner prior to potential remedial excavation and grading activities, shall ensure any impacted areas noted in the Phase I Site Assessment are cleared of all maintenance equipment and materials (e.g., solvents, grease, waste oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above-ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. A Certified Environmental Professional shall inspect the site during remedial excavation activities. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Permittee/Owner shall comply with the following measures in accordance with Federal, State, and local requirements: <ul style="list-style-type: none"> • Excavation and disposal at a permitted, off-site facility; • On-site remediation, if necessary; or • Other measures as deemed appropriate by the County of Los Angeles Fire 	Permittee/Owner	Prior To Potential Remedial Excavation and Grading Activities,	Certified Environmental Professional Shall Inspect the Site During Remedial Excavation Activities		

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	Department Health Hazardous Materials Division.					
REMARKS:						
MM HAZ-3:	The Permittee/Owner shall have a Certified Environmental Professional confirm the presence or absence of ACMs and LBPs prior to structural demolition/renovation activities, should these activities occur. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriately permitted facility. The information shall be provided to the City as part of the demolition permit process.	Permittee/Owner	Prior To Structural Demolition/Renovation Activities, Should These Activities/Permit Occur.	Certified Environmental Professional Will Confirm the Presence or Absence of ACMs and LBPs The Information Shall be Provided to the City as Part of the Demolition Permit Process.		
REMARKS:						
MM HAZ-7:	<p>Prior to construction, the future Permittee/Owner shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan will be reviewed and approved by the City Traffic Engineer and the Planning Department. The Plan may include the following provisions, among others:</p> <ul style="list-style-type: none"> • At least one unobstructed lane shall be maintained in both directions on surrounding roadways. • At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers 	Permittee/Owner	Prior to Construction	City Traffic Engineer and Planning Department Approval		

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<ul style="list-style-type: none"> • (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. • If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes. 					

REMARKS:

MM HAZ-8

The City Traffic Engineer and the Planning Department shall consult with the City's Police Department to disclose temporary closures and alternative travel routes to ensure adequate access for emergency vehicles when construction of future projects would result in temporary land or roadway closures prior to approving a Traffic Control Plan.

City Traffic Engineer and the Planning Department

Prior to Traffic Control Plan Approval

City Police Department for approval

REMARKS:

HYDROLOGY AND WATER QUALITY

SEE MITIGATION MEASURES **MM HAZ-1** THROUGH **MM HAZ-3**, **MM HAZ-7**, AND **MM HAZ-8**

REMARKS:

NOISE

MM NOI-1:

As part of the application submittal process, the City shall require a noise study for all future residential projects to ensure that all outdoor recreational areas are 65 dBA CNEL or less for multi-family uses and 60 dBA CNEL or less for single-family uses. The Permittee/Owners shall design outdoor residential

City

Prior to Application Submittal

Planning Department

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	recreational areas to be set back from the centerline of Pioneer Boulevard or shielded by a noise barrier or building to achieve these levels. The Planning Department will ensure that all new designs incorporate these features.					
REMARKS:						
MM NOI-2:	All HVAC shall be shielded to reduce noise to 55 dBA day and 45 dBA nighttime at adjacent sensitive receptors.	City	Application Submittal	Planning Department		
REMARKS:						
MM NOI-3:	As part of the application submittal process, the City shall require a noise study to ensure that the residential interior levels do not exceed 45 dBA CNEL and the commercial interior levels do not exceed 50 dBA Leq(h). The Planning Department will ensure that all new project designs incorporate the recommendations of the noise study.	City	Application Submittal	Planning Department		
REMARKS:						
MM NOI-4:	Permittee/Owners shall ensure construction does not occur between the hours of 7:00 p.m. and 7:00 a.m. on weekdays or at any time on Sundays or Federal holidays. Prior to grading permit issuance this note shall be placed on all construction documents and will be enforced through inspections and complaints.	Permittee/Owner	Prior to Grading Permit Issuance	Through Inspections and By Complaint		
REMARKS:						

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MM NOI-5: Permittee/Owners shall ensure contractors place stationary construction noise sources such as generators or pumps as far as feasibly possible from any existing adjacent residential units. The locations of equipment placement shall be shown on the grading plans prior to grading permit issuance for Planning and Building Department approval.	Permittee/Owner	Prior to Grading Permit Issuance	Planning and Building Department Approval		
REMARKS:					
MM NOI-6: Permittee/Owners shall ensure contractors place construction staging areas as far as feasibly possible from any adjacent sensitive land uses. The locations of construction staging areas shall be shown on the grading plans prior to grading permit issuance for Planning and Building Department approval.	Permittee/Owner	Prior to Grading Permit Issuance	Planning and Building Department Approval		
REMARKS:					
MM NOI-7: Permittee/Owners shall ensure that their contractor's construction equipment is equipped with appropriate noise attenuating devices during construction. Prior to grading permit issuance this note shall be placed on all construction documents and will be enforced through inspections and complaints.	Permittee/Owner	Prior to Grading Permit Issuance	Through Inspections and By Complaint		
REMARKS:					

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MM NOI-8:	Permittee/Owners shall ensure equipment is maintained so that vehicles and their loads are secured from rattling and banging. Prior to grading permit issuance this note shall be placed on all construction documents and will be enforced through inspections and complaints.	Permittee/Owner	Prior to Grading Permit Issuance	Through Inspections and By Complaint		
REMARKS:						
TRIBAL CULTURAL RESOURCES						
MM TCR-1:	<p>Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities</p> <p>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.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency before the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity.</p>	Project Applicant/Lead Agency	Prior to Commencement of Ground-Disturbing Activities	Copy of the Executed Monitoring Agreement Shall be Submitted to the Lead Agency		

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<p>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.</p> <p>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.</p> <p>E. Upon discovery of any TCRs, all construction activities in the immediate</p>					

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	<p>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.</p>					
REMARKS:						
MM TCR-2:	<p>Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>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.</p> <p>B. If Native American human remains and/or grave goods 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</p>	<p>Project Applicant/Lead Agency</p>	<p>If Native American Human Remains and/or Grave Goods Discovered or Recognized on the Project Site</p>	<p>Report to County Coroner</p>		

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	<p>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.</p> <p>C. Human remains, and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>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).)</p> <p>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 Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If</p>					

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	<p>no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>					
REMARKS:						
MM TCR-3:	<p>Procedures for Burials and Funerary Remains:</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Gabrieleño Band of Mission Indians - Kizh Nation</p>	<p>If the Discovery of Human Remains</p>	<p>As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy Shall be Implemented</p>		

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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>					

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	<p>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.</p> <p>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.</p>					
REMARKS:						
WILDFIRE						
SEE MITIGATION MEASURES MM HAZ-1 THROUGH MM HAZ-3 , MM HAZ-7 , AND MM HAZ-8						
REMARKS:						

11700 ARKANSAS STREET PROJECT

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AESTHETICS					
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REMARKS:					

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	destroyed by the project. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is not eligible for the CRHR or that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the appropriate Native American tribes (see also MM TCR-1).					

REMARKS:

MM CUL-2:	If human remains are encountered, all work within 200 feet of the remains must cease immediately until the Los Angeles County Coroner has made the necessary findings as to its origin. The project contractor will notify the Permittee/Owner and the Planning Department of the discovery. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision regarding the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendants(s)” for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. See also mitigation measures MM TCR-2 and MM TCR-3 .	People /Owner	If Human Remains Are Encountered,	Project Contractor Will Halt Work Within 200 Feet of Find and Contact County Coroner and City Planning Department		
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REMARKS:

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance		
				Initials	Date	
GEOLOGY AND SOILS						
MM GEO-1:	Prior to issuance of a Grading Permit for each future development project, the Permittee/Owner shall have a registered geologist or soils engineer prepare a site-specific Geologic Study, which shall be submitted to the City Building and Safety Division for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards if any. All recommendations in the Geologic Study shall be implemented during site preparation, grading, and construction.	Permittee/Owner	Prior to Issuance of Grading Permit	City Building and Safety Division for Approval		
REMARKS:						
MM GEO-2:	Prior to issuance of any Grading Permit, Permittee/Owners of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study and other such measures as the City deems necessary to mitigate potential seismic and geotechnical hazards adequately.	Permittee/Owner	Prior to Issuance of Grading Permit	City Building and Safety Division for Approval		
REMARKS:						
HAZARDS AND HAZARDOUS MATERIALS						
MM HAZ-1:	Prior to grading permit issuance, the Permittee/Owner shall have a Phase I Environmental Site Assessment prepared in accordance with ASTM Standards and Standards and Practices for AAI in order to investigate the potential existence of site contamination. Any site-specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints,	Permittee/Owner	Prior to Issuance of Grading Permit	City Planning and Building receives a Copy of the Phase 1 Site Assessment		

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
					Initials	Date
	polychlorinated biphenyls, etc.), which may require remedial activities prior to construction. Provide a copy of the Phase I Site Assessment to the City with the application for a grading permit.					
REMARKS:						
MM HAZ-2:	<p>The Permittee/Owner prior to potential remedial excavation and grading activities, shall ensure any impacted areas noted in the Phase I Site Assessment are cleared of all maintenance equipment and materials (e.g., solvents, grease, waste oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above-ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. A Certified Environmental Professional shall inspect the site during remedial excavation activities. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Permittee/Owner shall comply with the following measures in accordance with Federal, State, and local requirements:</p> <ul style="list-style-type: none"> • Excavation and disposal at a permitted, off-site facility; • On-site remediation, if necessary; or • Other measures as deemed appropriate by the County of Los Angeles Fire 	Permittee/Owner	Prior To Potential Remedial Excavation and Grading Activities,	Certified Environmental Professional Shall Inspect the Site During Remedial Excavation Activities		

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
Department Health Hazardous Materials Division.					
REMARKS:					
MM HAZ-3:	The Permittee/Owner shall have a Certified Environmental Professional confirm the presence or absence of ACMs and LBPs prior to structural demolition/renovation activities, should these activities occur. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriately permitted facility. The information shall be provided to the City as part of the demolition permit process.	Permittee/Owner	Prior To Structural Demolition/Renovation Activities, Should These Activities/Permit Occur.	Certified Environmental Professional Will Confirm the Presence or Absence of ACMs and LBPs The Information Shall be Provided to the City as Part of the Demolition Permit Process.	
REMARKS:					
MM HAZ-4:	Prior to ground-disturbing activities, the Permittee Owner shall have the lead impacted soil in the area of borings SV4 and B4, located along the parcel boundary, as shown in Figure 3 of Phase I and II Environmental Site Assessment 11700 and 11708 Arkansas Avenue, Artesia, California 90701, prepared by Stantec Consulting Services, Inc., February 1, 2021, shall be removed from the property to levels below the current screening level of 80 mg/kg as per Stantec's recommendations and clearance (or equivalent). A Certified Environmental Professional shall inspect the site during removal process.	Permittee/Owner	Prior to Ground-Disturbing Activities	A Certified Environmental Professional Shall Inspect the Site During Removal Process	
REMARKS:					

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
MM HAZ-5: Prior to the issuance of any demolition permit, the Permittee/Owner shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACMs are present in the building or within the project site. Historically, certain concealed materials may be present within wall cavities (e.g., electrical wire wrapping, insulation materials, vapor barrier paper, gypsum board, joint compound, etc.) that contain asbestos, and some underground utility piping has been known to contain asbestos (e.g., Transite pipe). If demolition of the property includes removing on-site portions of underground utilities (storm drains, sewer, domestic water laterals, etc.), an evaluation of these components' asbestos content must be performed before the removal process. If, during the course of demolition, suspect ACMs are discovered that are not included within any Pre-Demolition Asbestos and Lead-Based Paint Survey. In that case, those materials are to be assumed positive for asbestos unless additional sampling, analysis, and/or assessment indicates otherwise. If ACMs are found to be present, they shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 and all other state and federal rules and regulations.	Permittee/Owner	Prior to Issuance of Demolition Permit	Provide Letter to Building and Safety		
REMARKS:					
MM HAZ-6: Prior to the issuance of any demolition permit, the Permittee/Owner shall have a lead-based paint survey performed to the Department of Building and Safety's written satisfaction. Should lead-based paint materials	Permittee/Owner	Prior to Issuance of Demolition Permit	Building and Safety – Provide Survey		

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
					Initials	Date
	be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.					
REMARKS:						
MM HAZ-7:	<p>Prior to construction, the future Permittee/Owner shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan will be reviewed and approved by the City Traffic Engineer and the Planning Department. The Plan may include the following provisions, among others:</p> <ul style="list-style-type: none"> • At least one unobstructed lane shall be maintained in both directions on surrounding roadways. • At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. • If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes. 	Permittee/Owner	Prior to Construction	City Traffic Engineer and Planning Department Approval		
REMARKS:						
MM HAZ-8	The City Traffic Engineer and the Planning Department shall consult with the City's Police Department to disclose temporary closures and alternative travel routes to ensure adequate access for emergency vehicles when construction of future projects would	City Traffic Engineer and the Planning Department	Prior to Traffic Control Plan Approval	City Police Department for approval		

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Mitigation Measures	Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
				Initials	Date
result in temporary land or roadway closures prior to approving a Traffic Control Plan.					

REMARKS:

HYDROLOGY AND WATER QUALITY

SEE MITIGATION MEASURES **MM HAZ-1** THROUGH **MM HAZ-8**

REMARKS:

NOISE

MM NOI-4:	Permittee/Owners shall ensure construction does not occur between the hours of 7:00 p.m. and 7:00 a.m. on weekdays or at any time on Sundays or Federal holidays. Prior to grading permit issuance this note shall be placed on all construction documents and will be enforced through inspections and complaints.	Permittee/Owner	Prior to Grading Permit Issuance	Through Inspections and By Complaint		
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REMARKS:

MM NOI-5:	Permittee/Owners shall ensure contractors place stationary construction noise sources such as generators or pumps as far as feasibly possible from any existing adjacent residential units. The locations of equipment placement shall be shown on the grading plans prior to grading permit issuance for Planning and Building Department approval.	Permittee/Owner	Prior to Grading Permit Issuance	Planning and Building Department Approval		
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REMARKS:

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
					Initials	Date
MM NOI-6:	Permittee/Owners shall ensure contractors place construction staging areas as far as feasibly possible from any adjacent sensitive land uses. The locations of construction staging areas shall be shown on the grading plans prior to grading permit issuance for Planning and Building Department approval.	Permittee/Owner	Prior to Grading Permit Issuance	Planning and Building Department Approval		
REMARKS:						
MM NOI-7:	Permittee/Owners shall ensure that their contractor's construction equipment is equipped with appropriate noise attenuating devices during construction. Prior to grading permit issuance this note shall be placed on all construction documents and will be enforced through inspections and complaints.	Permittee/Owner	Prior to Grading Permit Issuance	Through Inspections and By Complaint		
REMARKS:						
MM NOI-8:	Permittee/Owners shall ensure equipment is maintained so that vehicles and their loads are secured from rattling and banging. Prior to grading permit issuance this note shall be placed on all construction documents and will be enforced through inspections and complaints.	Permittee/Owner	Prior to Grading Permit Issuance	Through Inspections and By Complaint		
REMARKS:						

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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MM NOI-9:	The Permittee/Owner shall ensure that windows and sliding glass doors have a minimum STC rating of 23 for all residential units, ensuring that the interior noise levels are no louder than 45 CNEL. Prior to building permit issuance, the window and door design shall be shown on the building construction drawings for approval by the Building Department.	Permittee/Owner	Prior to Building Permit Issuance	Building Department Approval		
REMARKS:						
TRIBAL CULTURAL RESOURCES						
MM TCR-1:	<p>Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities</p> <p>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.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency before the commencement of any ground-disturbing activity or the issuance</p>	Project Applicant/Lead Agency	Prior to Commencement of Ground-Disturbing Activities	Copy of the Executed Monitoring Agreement Shall be Submitted to the Lead Agency		

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
					Initials	Date
	<p>of any permit necessary to commence a ground-disturbing activity.</p> <p>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.</p> <p>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.</p>					

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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	<p>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.</p>					
REMARKS:						
MM TCR-2:	<p>Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>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.</p> <p>B. If Native American human remains and/or grave goods 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-</p>	<p>Project Applicant/Lead Agency</p>	<p>If Native American Human Remains and/or Grave Goods Discovered or Recognized on the Project Site</p>	<p>Report to County Coroner</p>		

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
					Initials	Date
	<p>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.</p> <p>C. Human remains, and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>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).)</p> <p>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 Museum of Los Angeles</p>					

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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	<p>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.</p> <p>F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>					
REMARKS:						
MM TCR-3:	<p>Procedures for Burials and Funerary Remains:</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Gabrieleño Band of Mission Indians - Kizh Nation</p>	<p>If the Discovery of Human Remains</p>	<p>As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy Shall be Implemented</p>		

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>					

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Mitigation Measures		Responsible Party	Monitoring Timing or Frequency	Type of Verification	Verification of Compliance	
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	<p>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.</p> <p>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.</p>					

REMARKS:

WILDFIRE

SEE MITIGATION MEASURES **MM HAZ-1 THROUGH MM HAZ-3, MM HAZ-7, AND MM HAZ-8**

REMARKS: