



The City of Burbank

MITIGATION MONITORING AND REPORTING PROGRAM

The following project design features (PDF's) and environmental mitigation measures shall be incorporated into the project as conditions of approval. The Applicant shall secure a signed verification for each of the PDF's and mitigation measures which indicate that mitigation measures have been complied with and implemented, and fulfills the City environmental and other requirements (Public Resources Code Section 21081.6.). Final clearance shall require all applicable verification as included in the following table. The City of Burbank will have primary responsibility for monitoring and reporting the implementation of the PDF's and mitigation measures. The PDF's and mitigation measures have been identified by impact category and numbered for ease of reference.

MITIGATION MONITORING AND REPORTING PROGRAM				
Mitigation Measure	Implementing Action, Condition or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
<i>Project Design Features (PDF's)</i>				
NOISE				
<p>PDF-NOI-1: Outdoor Noise Impacts. All residential units with outdoor livable spaces (e.g., exterior patios or balconies fronting N. Hollywood Way will install a noise barrier with a minimum height of 4 feet.</p>	Condition of Approval	Plan Check Notes and Field Inspections	During plan check and prior to issuance of a certificate of occupancy for the subject building	Project Applicant, City of Burbank Community Development Department
<p>PDF-NOI-2: Indoor Noise Impacts. Indoor noise level exposure would be minimized by incorporating the following construction practices:</p> <ul style="list-style-type: none"> Mechanical ventilation, such as air conditioning, shall be required for all onsite residential units to ensure that windows can remain closed for prolonged periods of time. Building façade upgrades, such as windows upgrades with sound transmission class (STC) ratings higher than standard building would provide (STC-28) shall be implemented for all residential units facing the streets (N. Hollywood Way and Vanowen Street), railroad tracks, and airport approach/departure paths. Windows with STC-30 or higher shall be installed for bedrooms and living rooms associated with residential units on the eastern, northern and western sides of the Project Site. 	Condition of Approval	Plan Check Notes and Field Inspections	During plan check and prior to issuance of a certificate of occupancy for the subject building	Project Applicant, City of Burbank Community Development Department

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<ul style="list-style-type: none"> • Windows and sliding glass doors shall be mounted in low air infiltration rated frames. • Exterior doors shall be solid core with perimeter weather stripping and threshold seals. • Roof or attic vents facing the noise source of concern shall be boxed or provided with baffling. 				
<i>Mitigation Measures</i>				
<p><u>CULTURAL RESOURCES</u></p> <p>MM-CULT-1: Prior to start of ground-disturbing activities, a qualified archaeologist (who meets the Secretary of the Interior’s Professional Qualifications Standards) shall be retained by the Project Applicant to conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, and safety precautions to be taken when working with archaeological monitors. The Project applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. The Qualified Archaeologist will oversee an archaeological monitor who shall be present during construction excavations such as demolition, grading, trenching, or any other construction excavation activity associated with the project and outside of the remediation area. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist). Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist.</p> <p>In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations,</p>	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to start of ground-disturbing activities and on-going during project construction	Project Applicant, City of Burbank Community Development Department, Qualified Archaeologist

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<p>refuse dumps, Native American artifacts or features, etc.) are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. If it is determined that the discovered archaeological resource constitutes a historical resource or unique archaeological resource pursuant to CEQA, avoidance and preservation in place shall be the preferred manner of mitigation. Preservation in place maintains the important relationship between artifacts and their archaeological context and also serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is determined to be infeasible and data recovery through excavation is the only feasible mitigation available, an Archaeological Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The City shall consult with the Gabrieleno Band of Mission Indians-Kizh Nation and the Fernandefio Tataviam Band of Mission Indians in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond that which is scientifically important, are considered.</p> <p>The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. Prehistoric or Native American resources materials determined to be sacred will be reburied if determined feasible. Non-sacred items or if not feasible to be reburied, will be offered to the Gabrieleno Band of Mission Indians-Kizh Nation and the Fernandefio Tataviam Band of Mission Indians if they can provide suitable curation for such items. If no institution or the Tribes accept the resources, they may be donated to a local school or historical society in the area for educational purposes.</p>				

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<p>Prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.</p>				
<p>MM-CULT-2: If human remains are encountered, the Project applicant shall halt work in the vicinity (within 100 feet) of the discovery and contact the Los Angeles County Coroner in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate a Most Likely Descendent (MLD) for the remains per PRC Section 5097.98. Until the landowner has conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials.</p>	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	During project construction	Project Applicant, City of Burbank Community Development Department
<p><u>GEOLOGY AND SOILS</u></p> <p>MM-GEO-1: Prior to any project ground disturbance activities, a qualified paleontologist shall be retained by the Project Applicant to prepare a Worker's Environmental Awareness Program (WEAP) and train all construction personnel prior to the start of any construction activities. The WEAP training shall include, at a minimum, the following information:</p>	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	Prior to start of ground-disturbing activities and on-going during project construction	Project Applicant, City of Burbank Community Development Department, Qualified Paleontologist

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<ul style="list-style-type: none"> • Review of local and State laws and regulations pertaining to paleontological resources; • Types of fossils that could be encountered during ground disturbing activity; • Photos of example fossils that could occur on site for reference; and • Instructions on the procedures to be implemented should unanticipated fossils be encountered during construction, including stopping work in the vicinity of the find and contacting a qualified professional paleontologist. 				
<p>MM-GEO-2: In the event an unanticipated fossil discovery is made during ground disturbing activities, construction activities shall halt in the immediate vicinity of the fossil, and the qualified professional paleontologist retained by the Project Applicant shall be notified to evaluate the discovery, determine its significance, and evaluate whether additional mitigation or treatment is warranted. Work in the area of the discovery shall resume once the find is properly documented and authorization is given by the qualified paleontologist to resume construction work. Any significant paleontological resources found shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository.</p>	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	During project construction	Project Applicant, City of Burbank Community Development Department, Qualified Paleontologist
<u>HAZARDS AND HAZARDOUS MATERIALS</u>				
<p>MM-HAZ-1: Soil Management Plan. Prior to Project grading, a Soil Management Plan (SMP) shall be prepared and implemented to determine the appropriate soil handling and/or disposal requirements. The SMP shall require that, as grading, excavation, and trenching are performed, exposed soil would be monitored for stained or discolored soil, wet or saturated soils, or odors. If impacted soil is encountered, the soil would be analyzed to identify and characterize the impact and determine if soil remediation is required. Based on visual monitoring, “grab” soil samples would be collected at selected locations for headspace screening for volatile organic compounds using a calibrated Photoionization Detector (PID).</p>	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	Prior to start of ground-disturbing activities and on-going during project construction	Project Applicant, City of Burbank Community Development Department

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<p>Headspace screening PID readings that are elevated above those of nonimpacted grab soil samples would be considered potentially contaminated. Soil impacted by highly elevated concentrations of hexavalent chromium and/or total chromium may appear to be stained a yellow color, dissimilar to surrounding non-impacted soil. At a minimum, at least one soil sample would be collected for chemical analysis at or near the center of the suspected impact, ideally representative of the “worst case” condition. Soil samples would be analyzed by an appropriate State-certified laboratory using appropriate methods based on the parameters to be analyzed. When a new impact has been identified it would be characterized to assess its lateral and vertical extent. Likely excavation of impacted soil would be followed by segregated stockpiling or direct-loading, waste profiling, and off-site disposal or recycling which would be performed in accordance with applicable Federal, State, and local regulations.</p>				
<p>MM-HAZ-2: Vapor Barrier System. To protect human health, a vapor barrier shall be installed beneath Building 1 in the northeast portion of the Project Site. The Project Applicant shall incorporate at all requirements in the design of the Project as set forth by the applicable regulatory oversight agency for issuance of building permits, which include the following measures:</p> <ul style="list-style-type: none"> • The proposed design of the vapor barrier must be pre-approved by the applicable regulatory oversight agency (e.g., DTSC, the Regional Water Quality Control Board, or other appropriate local regulatory agency). The design of a physical vapor barrier (e.g., high-density polyethylene vapor barrier liner) beneath the structure foundation must prevent soil gas from seeping into breathing spaces inside the structure. • The boundary of the vapor barrier system shall extend beneath the entire footprint of Building 1. • The system must include a passive or powered vapor mitigation system layer that draws soil gas out of the under-foundation base rock and directs that soil gas to a 	Condition of Approval	Approval by applicable regulatory oversight agency, Report	Prior to issuance of building permit, on-going during project construction, and prior to issuance of a certificate of occupancy for the subject building	Project Applicant, City of Burbank Community Development Department, Applicable Regulatory Agency

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<p>treatment system to prevent people from being exposed outdoors.</p> <ul style="list-style-type: none"> Any contaminants found in shallow soil vapor shall be mitigated to levels that are protective of human health <u>below 1×10^{-4} or 1×10^{-6}</u> for the proposed residential and commercial uses. <u>If levels cannot be reduced to below this level, then active remediation would need to occur.</u> <p>Upon completion, the Project Applicant shall prepare a report documenting the testing results and installed vapor mitigation method and submit the report to the regulatory agency with jurisdiction.</p>				
<p>MM-HAZ-3: Operations, Maintenance, and Monitoring (OMM) Plan. An OMM Plan shall be prepared and implemented to maintain the vapor barrier system and confirm that the vapor barrier system continues to be protective of human health. The OMM Plan shall include details of methods for monitoring the vapor barrier system, provide monitoring frequencies and maintenance procedures for the system components and provide for post construction indoor air quality monitoring. The OMM Plan shall be approved by the regulatory agency with jurisdiction.</p>	Condition of Approval	Approval by applicable regulatory oversight agency, Report	Prior to start of ground-disturbing activities and on-going during project construction	Project Applicant, City of Burbank Community Development Department Applicable Regulatory Agency
<p><u>NOISE</u></p> <p>MM-NOI-1: The following noise reduction measures shall be implemented for the duration of construction activities:</p> <ul style="list-style-type: none"> Prior to commencement of demolition, the Project shall provide a 15-foot noise barrier along the southwestern corner of the Project Site, equipped with noise blankets rated to achieve sound level reductions of at least 15 dBA. The 15-foot noise barrier shall block all line of sight of construction equipment to receptors R1 and R3 and extend 100 feet north and 400 feet east along Valhalla Drive. Limit the number of heavy-duty equipment operating at the same time within 200 feet of the southwestern corner of the Project Site to a maximum of 5. 	Condition of Approval	Plan Check Notes and Field Inspections	Prior to the start of ground-disturbing activities and on-going during project construction	Project Applicant, City of Burbank Community Development Department

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<ul style="list-style-type: none"> Limit the number of heavy-duty equipment operating at the same time within 200 feet of the southeastern corner of the Project Site to a maximum of 5. For heavy-duty construction equipment operating within 200 feet of the southwestern corner of the Project Site, utilize portable noise blankets to be placed on equipment engines to dampen engine noise. 				
<p>MM-NOI-2: Prior to issuance of grading permits, the Project Applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities have been achieved.</p> <ul style="list-style-type: none"> Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards. Construction staging areas shall be located away from off-site sensitive uses during project construction The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site, whenever feasible. 	Condition of Approval	Plan Check Notes and Field Inspections	Prior to the issuance of grading permits and on-going during project construction	Project Applicant
<p><u>TRIBAL CULTURAL RESOURCES</u></p> <p>MM-TCR-1: Native American Monitoring. Prior to the commencement of any ground disturbing activity at the project site, the Project Applicant shall retain a Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activity outside of the remediation area. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing, or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the project site. The on-site Tribal monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal representatives and Tribal Monitor have indicated that the project site</p>	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of building permit and on-going during project construction	Project Applicant, City of Burbank Community Development Department, Native American Monitor

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<p>has little to no potential for impacting Tribal Cultural Resources.</p> <p>In the event that cultural resources of Native American origin are identified during construction, the Project Applicant shall consult with the City, qualified archaeologist (who meets the Secretary of the Interior's Professional Qualifications Standards) and both tribes that participated in consultation. If the City, in consultation with the Gabrieleno Band of Mission Indians-Kizh Nation and the Fernandefio Tataviam Band of Mission Indians, determines that the resource is a Tribal Cultural Resource and thus significant under CEQA, a treatment plan shall be prepared and implemented in accordance with state guidelines and in consultation with the two Native American tribes. The treatment plan may include, but would not be limited to avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, or other mutually agreed upon measure.</p>				
<p>MM-TCR-2: Any and all archaeological documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Fernandefio Tataviam Band of Mission Indians.</p>	Condition of Approval	Plan Check Notes and Field Inspections	During or after project construction	Project Applicant, City of Burbank Community Development Department