

CHAPTER 4 – MITIGATION MONITORING PROGRAM

1. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency: the frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within the specified time following notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer

needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. Mitigation Monitoring Program

a) Air Quality

(1) Project Design Features

Project Design Feature AQ-PDF-1: Fireplace Exclusion: The residential units within the Project will not include the installation of natural gas-fueled fireplaces.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Once at final inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Field inspection signoff

(2) Mitigation Measures

Mitigation Measure AQ-MM-1: Construction Equipment Features: The Applicant shall implement the following construction equipment features for equipment operating at the Project Site. These features shall be included in applicable bid documents, and successful contractor(s) must demonstrate the ability to supply such equipment. Construction features will include the following:

- The Project shall utilize off-road diesel-powered construction equipment that meets or exceeds the California Air Resources Board (CARB) and United States Environmental Protection Agency (USEPA) Tier 4 Final off-road emissions standards or equivalent for equipment rated at 50 horsepower (hp) or greater during Project construction. Such equipment shall be outfitted with Best Available Control Technology (BACT) which means a CARB certified Level 3 Diesel Particulate Filter or equivalent.
- During plan check, the Project's representative shall make available to the lead agency and South Coast Air Quality Management District (SCAQMD) a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used during any of the construction phases. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each such unit's certified tier

specification, best available control technology (BACT) documentation, and CARB or SCAQMD operating permit shall be maintained on-site at the time of mobilization of each applicable unit of equipment.

- Alternative-fueled generators shall be used when commercial models that have the power supply requirements to meet the construction needs of the Project are commercially available from local suppliers/vendors.
 - Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. All construction equipment must be properly tuned and maintained in accordance with the manufacturer's specifications. The contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications. Tampering with construction equipment to increase horsepower or to defeat emission control devices shall be prohibited.
 - Construction activities shall be discontinued during second-stage smog alerts. A record of any second-stage smog alerts and of discontinued construction activities as applicable shall be maintained by the Contractor on-site.
- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once at Project plan check prior to issuance of demolition or grading permit; Periodically during field inspection
 - **Action Indicating Compliance:** Plan check approval and issuance of applicable demolition or grading permit; Field inspection signoff

Mitigation Measure AQ-MM-2: Emergency Generator Maintenance & Testing: The Project shall utilize SCAQMD Certified Internal Combustion (ICE) engine emergency generators that meet or exceed the California Air Resources Board (CARB) and United States Environmental Protection Agency (USEPA) Tier 4 Final emissions standards. Each emergency generator will normally be limited to one hour in a day for routine maintenance and testing purposes.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Operation
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Periodically during operation and during routine maintenance and testing

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection signoff

Mitigation Measure AQ-MM-3: Emergency Generators: The Project representative shall schedule routine maintenance and testing of the emergency generators installed on the Project Site on different days. Prior to the installation of emergency generators, the Project representative shall supply documentation to the City that emergency generator testing by contractors, service providers, or maintenance crews will be conducted in accordance with the specified requirements. The Project representative shall maintain records of emergency generator testing, including testing dates, which shall be made available to the City upon request.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Operation
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Periodically during operation and during routine maintenance and testing
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection signoff

b) Cultural Resources

(1) Mitigation Measures

Mitigation Measure CUL-MM-1: Standards Conformance Plan Review for 7th Street Bridge. The Project proposes new vehicular/pedestrian ramps that would connect to the 7th Street Bridge and would result in removal of character-defining features and materials. To reduce potential impacts, the Applicant shall retain a qualified preservation consultant, meeting the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61 and who has at least 10 years of experience in design review and collaboration applying the Standards (Qualified Preservation Professional) to review the draft and final plans for the Project, to ensure conformance with the Secretary of the Interior's Standards for Rehabilitation (Standards).

- Where the Project could impact the physical materials of the 7th Street Bridge, the Qualified Preservation Professional shall provide recommendations for appropriate protective measures and preservation treatment (repair or in-kind replacement) of the affected historic bridge fabric to be retained, to ensure that historic features, materials and finishes are protected, and that the 7th Street Viaduct Plaque and the light post shall be protected during removal, storage, and relocation.
- The Qualified Preservation Professional shall prepare a Plan Review Report, documenting conformance with the Standards, which shall be submitted as a draft to the City's Department of City Planning Office of Historic Resources, within 30

days of completion of the final design plans, and shall make any recommendations necessary to bring the Project design for the alterations and additions to the 7th Street Bridge into conformance with the Standards.

- Once the Project plans have been revised and are ready to be finalized, the Qualified Preservation Professional shall review the 90 percent construction plans and prepare a final report documenting conformance with the Standards, which shall be submitted to the City's Department of City Planning Office of Historic Resources, for final approval.
- **Enforcement Agency:** City of Los Angeles Department of City Planning's Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning's Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of a building permit
- **Action Indicating Compliance:** Submittal of compliance documentation to the City of Los Angeles Department of City Planning's Office of Historic Resources

Mitigation Measure CUL-MM-2: Reproduction of the 7th Street Bridge Railings. The 7th Street Bridge's existing concrete railings are not original but are reproductions of the originals. Prior to their removal, the Applicant shall prepare molds for the 7th Street Bridge's concrete railings. The molds shall be securely stored on-site, ensuring that the railings could be reinstalled in the future if necessary and that the 7th Street Bridge can be returned to its current condition.

- **Enforcement Agency:** City of Los Angeles Department of City Planning's Office of Historic Resources; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning's Office of Historic Resources; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction; Operation
- **Monitoring Frequency:** Once at Project plan check prior to issuance of applicable building permit; Periodically during construction; Once at final inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Post-construction documentation to show the Project is safely storing the moldings

Mitigation Measure CUL-MM-3: Construction Monitoring for the 7th Street Bridge. Prior to any demolition or construction activities that would affect the historic fabric of the 7th Street Bridge, including removal of steps, fencing, or other existing materials attached to or part of the bridge, removal of the bridge's concrete railings or light post, or alteration of structural features such as bents, a Qualified Preservation Professional shall be retained to document existing conditions and provide preservation treatment recommendations including protective measures and treatment recommendations.

- Prior to commencement of construction activities, the Qualified Preservation Professional shall document existing conditions at Project locations where alterations are to be made and meet with and provide preservation guidelines and instructions to the construction manager and team.
 - During construction, the Qualified Preservation Professional shall monitor and document the Project, including demolition monitoring, preservation treatment oversight, and construction monitoring for Project components that would affect the character-defining features of the bridge such as any structural alterations of the 7th Street Bridge, removal/construction of pedestrian stairs, construction of vehicular ramps/intersections, removal of railings, relocation of the 7th Street Viaduct Plaque and light post and fixture, installation of new street signals, and if included, construction of the Deck. The Qualified Preservation Professional shall provide oversight and monitoring for the preparation of molds of the 7th Street Bridge's existing concrete railings (see CUL-MM-2) and shall also provide preservation oversight and monitoring for the removal and relocation of the 7th Street Viaduct Plaque and the historic light post on the bridge's railings that would be removed and relocated. The Qualified Preservation Professional shall document the existing conditions of the railing, 7th Street Viaduct Plaque and light post prior to their removal; monitor the railing mold-making process and appropriate storage of the molds for potential future use; monitor the process of removal of the 7th Street Viaduct Plaque and light post; review and document procedures for temporary storage of the 7th Street Viaduct Plaque and light post; monitor the 7th Street Viaduct Plaque and light post relocation and reinstallation process; and provide preservation treatment recommendations for repair of the 7th Street Viaduct Plaque and light post in conformance with the Standards. Monitoring intervals are to be determined based upon construction schedule and timing of Project activities that will affect the 7th Street Bridge. The monitoring visits shall be documented in a monitoring report for each visit. Once the majority of the construction activities affecting the 7th Street Bridge are completed, the Qualified Preservation Professional shall document the Project's conformance with the Standards in a Substantial Completion Report that shall be submitted to the City's Department of City Planning Office of Historic Resources for review and approval.
- **Enforcement Agency:** City of Los Angeles Department of City Planning's Office of Historic Resources, City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of City Planning's Office of Historic Resources, City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Prior to issuance of first demolition or building permit, periodically during construction, at completion of construction
 - **Action Indicating Compliance:** Submittal of Substantial Completion Report to the City of Los Angeles Department of City Planning's Office of Historic Resources and

the City of Los Angeles Department of Building and Safety, and issuance of first applicable demolition or building permit

Mitigation Measure CUL-MM-4: Historic Structure Report for the 7th Street Bridge.

The 7th Street Bridge was previously documented in a Historic American Engineering Record report that summarized the history of the bridge and included copies of the historic bridge plans. The existing bridge exhibits several alterations from its original design, and under the Project will undergo additional alterations. To provide a baseline for the current Project and protect the integrity of the bridge under the current and future projects, a Historic Structures Report (HSR) shall be prepared by a Qualified Preservation Professional in accordance with guidelines set forth by the National Park Service in Preservation Brief No. 43: “The Preparation and Use of Historic Structure Reports” by Deborah Slaton (Slaton, 2005: 1). The HSR shall provide a summary of the bridge’s history and existing condition through available historic plans, current plans, and physical information. The HSR shall act as a guidance document for the current project and any future projects on the 7th Street Bridge. The HSR shall include guidelines for the most appropriate approach to treatment for any currently proposed work, including, but not limited to, protective measures, rehabilitation, repair, in-kind replacement, preservation treatment of materials/features, and maintenance. The HSR shall follow the three-part format and organization as outlined in Preservation Brief No. 43, including the following: Part 1 – the bridge’s history, chronology, physical description, significance, and existing condition assessment; Part 2 – Treatment and Work Recommendations for the Project; and Part 3 – Supplemental Record of Work Performed including planning or technical studies or other investigations, records of physical work, construction documents, annotated drawings, construction monitoring logs, photographs, the Project plans showing the proposed alterations to the 7th Street Bridge, the Substantial Completion Report, and any other pertinent technical data or documentation. This report shall be reviewed by the City’s Office of Historic Resources and Bureau of Engineering, to ensure that that the HSR meets the City’s requirements. Once the Project is completed, the Applicant shall file the HSR with the City’s Department of City Planning Office of Historic Resources and Bureau of Engineering, and the South Central Coastal Information Center (SCCIC).

- **Enforcement Agency:** City of Los Angeles Department of City Planning’s Office of Historic Resources, City of Los Angeles Bureau of Engineering
- **Monitoring Agency:** City of Los Angeles Department of City Planning’s Office of Historic Resources, City of Los Angeles Bureau of Engineering
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Pre-construction and periodically during Construction, Post-construction
- **Action Indicating Compliance:** Submittal of compliance documentation to the City of Los Angeles Department of City Planning’s Office of Historic Resources and the City of Los Angeles Bureau of Engineering, and issuance of applicable building permit

Mitigation Measure CUL-MM-5: Prior to the issuance of a demolition permit, the Applicant shall retain a qualified Archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for professional archaeology (qualified Archaeologist) to carry out and ensure proper implementation of mitigation measures that address archaeological resources. The Applicant shall submit a letter of retention to the City of Los Angeles Department of City Planning (City) no fewer than 15 days before construction activities commence to demonstrate to the City that the Applicant has retained a qualified Archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards. The letter shall include a resume for the qualified Archaeologist. The letter shall also demonstrate that a Native American Monitor from the Gabrieleño Band of Mission Indians – Kizh Nation has been retained as required by Mitigation Measure TCR-MM-1.

The qualified Archaeologist shall oversee an archaeological monitor who has a bachelor’s degree in a relevant field of study and either two months of archaeological construction monitoring experience or two months of supervised training with prehistoric or historic archaeological materials in a field or laboratory setting. The archaeological monitor shall be present during construction activities on the Project Site deemed by the qualified Archeologist to have the potential for encountering archeological resources, such as demolition, pavement removal, clearing/grubbing, drilling/auguring, potholing, grading, trenching, excavation, tree removal, or other ground disturbing activity associated with the Project. The activities to be monitored may also include off-site improvements in the vicinity of the Project Site, such as utilities, sidewalks, or road improvements. The archeological monitor and Native American Monitor shall have the authority to direct the pace of construction equipment activity in areas of higher sensitivity and to temporarily divert, redirect or halt ground disturbance activities to allow identification, evaluation, and potential recovery of archaeological resources in coordination with the qualified Archaeologist. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined appropriate by the qualified Archaeologist after consulting with Native American Monitor.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Prior to issuance of a demolition permit; Ongoing during demolition, excavation and grading activities
- **Action Indicating Compliance:** Issuance of a demolition permit; Compliance report by Qualified Archaeologist

Mitigation Measure CUL-MM-6: Prior to commencement of construction activities, a Sensitivity Training shall be given by the qualified Archaeologist and Native American Monitor for construction personnel. The training shall focus on how to identify archaeological resources and tribal cultural resources that may be encountered during

construction activities, and the procedures to be followed in such an event. Within 5 days of completing the training, a list of those in attendance shall be provided by the qualified Archaeologist to the Applicant. Applicant shall maintain the documentation of this training, including the list of attendees, for inspection by the City upon its reasonable request.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit
- **Action Indicating Compliance:** Issuance of a demolition or grading permit; Compliance report by Qualified Archaeologist

Mitigation Measure CUL-MM-7: In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the archaeological monitor and the Native American Monitor (in the case of prehistoric resources) in accordance with industry standards, reasonable assumptions regarding the potential for additional discoveries in the vicinity, and safety considerations for those making an evaluation and potential recovery of the discovery. This buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area.

All resources unearthed by Project construction activities shall be evaluated by the qualified Archaeologist. If a resource is determined by the qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resource. The treatment plan established for the resource shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the qualified Archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, Tribe, or historical society in the area for educational purposes.

In the event encountered resources appear to qualify as tribal cultural resource, a meeting between the City, the qualified Archeologist, Native American Monitor, and the Applicant shall be held to discuss the significance of the find and whether it qualifies as a tribal cultural resource pursuant to Public Resources Code Section 21074(a). If the resource is determined to be a tribal cultural resource, appropriate treatment shall be determined per the procedures outlined in Mitigation Measure TCR-MM-2.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during Project demolition, grading and construction
- **Action Indicating Compliance:** Compliance report by Qualified Archaeologist

Mitigation Measure CUL-MM-8: Within 14 days of concluding the archaeological monitoring, the qualified Archaeologist shall prepare a memorandum stating that the archaeological monitoring requirement of the mitigation measure has been fulfilled and summarize the results of any archaeological finds. The memorandum shall be submitted to the Applicant and City. Following submittal of the memorandum, the qualified Archaeologist shall prepare a technical report that follows the format and content guidelines provided in California Office of Historic Preservation's Archaeological Resource Management Reports (ARMR). The technical 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. Appropriate California Department of Parks and Recreation Site Forms (Site Forms) shall also be prepared and provided in an appendix to the report. The technical report shall be prepared under the supervision of the qualified Archaeologist and submitted to the City within 150 days of completion of the monitoring. The final draft of the report shall be submitted to the South Central Coastal Information Center.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, completion of demolition/grading/excavation activity
- **Action Indicating Compliance:** Compliance report by Qualified Archaeologist

c) Geology and Soils

(1) Mitigation Measures

Mitigation Measure GEO-MM-1: A qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards¹ (Qualified Paleontologist) shall be retained prior to the approval of demolition or grading permits. The Qualified Paleontologist shall provide technical and compliance oversight of all ground-disturbing activities (e.g., clearing, grading and excavation) that relate to paleontological resources, shall attend the Project kick-off meeting and any construction progress meetings, and shall report to the Project Site in the event potential paleontological resources are encountered in order to assess the significance of the discovery and determine appropriate documentation and/or salvage.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Periodic during construction activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Compliance report by Qualified Paleontologist

Mitigation Measure GEO-MM-2: The Qualified Paleontologist shall conduct construction worker paleontological resources sensitivity training prior to the start of ground-disturbing activities (including vegetation removal, pavement removal, etc.), in accordance with SVP Standards. In the event construction crews are phased, additional trainings shall be conducted for new construction personnel. The training session shall focus on recognition of the types of paleontological resources that could be encountered within the Project Site and the procedures to be followed if they are found. Documentation shall be retained demonstrating that all construction personnel attended the training.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Compliance report by Qualified Paleontologist

¹ SVP, Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources.

Mitigation Measure GEO-MM-3: Full-time paleontological resources monitoring shall be conducted for all ground-disturbing activities in previously undisturbed sediments that exceed 10 feet in depth, and are, therefore, likely to impact high-sensitivity older Alluvial sediments. The surficial Alluvium has low paleontological sensitivity, and, therefore, work in the upper 10 feet of the Project Site does not need to be monitored. The Qualified Paleontologist shall spot-check the excavation on an intermittent basis and recommend revision of the depth of required monitoring based on his/her observations. The frequency of spot-checks shall be determined based on the pace of excavations, both vertically and laterally. Paleontological resources monitoring shall be performed by a qualified paleontological monitor (meeting the standards of the SVP) under the direction of the Qualified Paleontologist. Full-time monitoring can be reduced to part-time inspections or ceased entirely if determined adequate by the qualified paleontologist. Monitors shall have the authority to temporarily halt or divert work away from exposed fossils in order to recover the fossil specimens. Any significant fossils that could yield information important to prehistory, or that embody the distinctive characteristics of a type of organism, environment, period of time, or geographic region, collected during Project-related excavations shall be prepared to the point of identification and curated into an accredited repository with retrievable storage. Monitors shall prepare daily logs detailing the types of activities and soils observed, and any discoveries. The Qualified Paleontologist shall prepare a final monitoring and mitigation report to document the results of the monitoring effort and shall provide the final report to the Department of City Planning.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during demolition, excavation and grading activities
- **Action Indicating Compliance:** Compliance report by Qualified Paleontologist

GEO-MM-4: If construction or other Project personnel discover any potential fossils during construction, regardless of the depth of work or location, work at the discovery location shall cease within a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and made recommendations as to the appropriate treatment. If the find is deemed significant, it shall be salvaged following the standards of the SVP and curated with a certified repository. If there are significant discoveries, fossil locality information and final disposition will be included within the final report which will be submitted to the appropriate repository and the Department of City Planning.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during demolition, excavation and grading activities
- **Action Indicating Compliance:** Compliance report by Qualified Paleontologist

d) Greenhouse Gas Emissions

(1) Project Design Features

Project Design Feature GHG-PDF-1: Green Building Features. The Project will be designed to achieve the equivalent of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Silver Certification level for new buildings. The Project will demonstrate compliance with the LEED Silver Certification or equivalent green building standards by providing architectural and engineering documentation, building energy modeling simulations, and other supporting evidence consistent with USGBC accepted documentation standards. Pre-construction documentation that indicates the Project is designed to achieve the number of points required for LEED Silver Certification will be provided to the City prior to building permit issuance. Post-construction documentation that indicates the Project operates within the expected parameters to achieve the number of points required for LEED Silver Certification will be provided to the City after completion of the required LEED commissioning activities. As part of the Project's LEED Silver Certification or equivalent green building standards, the Project will optimize building energy performance and achieve a minimum of four points in the Energy and Atmosphere Credit 2 category (LEED version 4), which means a 12 percent reduction from the LEED baseline, which is based on the ASHRAE 90.1-2010 standard in LEED version 4. The Project will reduce water usage and achieve a minimum of one point in the Water Efficiency Credit 1 category (LEED version 4), which means a 50 percent reduction in outdoor water use for irrigation from the LEED baseline, and a minimum of five points in the Water Efficiency Credit 2 category (LEED version 4), which means a 45 percent reduction in indoor water use from the LEED baseline.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Once after completion of LEED Silver Certification or equivalent commissioning activities
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Post-construction documentation that indicates the Project operates within the expected parameters to achieve the number of points required for LEED Silver Certification or equivalent; Issuance of Certificate of Occupancy

e) Hazards and Hazardous Materials

(1) Mitigation Measures

Mitigation Measure HAZ-MM-1: Health and Safety Plan. The construction contractor(s) shall prepare and implement site-specific Health and Safety Plans (HASP) in accordance with 29 CFR 1910.120 to protect construction workers and the public during all excavation and grading activities, due to the potential to encounter TPH diesel, TPH oil, TPH gasoline, SVOCs, and total metals during construction. This HASP shall be submitted to the LADBS for review prior to commencement of demolition and construction activities and as a condition of the grading, construction, and/or demolition permit(s). The HASP shall include, but is not limited to, the following elements:

- Designation of a trained, experienced site safety and health supervisor who has the responsibility and authority to develop and implement the site HASP;
- A summary of all potential risks to demolition and construction workers and maximum exposure limits for all known and reasonably foreseeable site chemicals;
- Specified personal protective equipment and decontamination procedures, if needed;
- Emergency procedures, including route to the nearest hospital; and

Procedures to be followed in the event that evidence of potential soil contamination (such as soil staining, noxious odors, debris or buried storage containers) is encountered. These procedures shall be in accordance with hazardous waste operations regulations and specifically include, but are not limited to, the following: immediately stopping work in the vicinity of the unknown hazardous materials release, and retaining a qualified environmental firm to perform sampling and remediation, as needed.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Prior to issuance of a demolition or grading permit; Construction (during soil-disturbing activities)
- **Monitoring Frequency:** Once at Project plan check prior to issuance of demolition or grading permit; Ongoing with periodic field inspections during construction if impacted material is discovered
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection signoff

Mitigation Measure HAZ-MM-2: Soil and Groundwater Management Plan. In support of the HASP described above in Mitigation Measure HAZ-MM-1, the contractor(s) shall develop and implement a Soil and Groundwater Management Plan (SGMP) that includes a materials disposal plan specifying how the construction contractor(s) will remove, handle, transport, and dispose of all excavated materials and dewatering effluent in a

safe, appropriate, and lawful manner. The SGMP shall include the following, at a minimum:

- Site description, including the hazardous materials that may be encountered.
- Roles and responsibilities of onsite workers, supervisors, and the regulatory agency.
- Training for site workers focused on the recognition of and response to encountering hazardous materials.
- Protocols for the materials (soil and/or dewatering effluent) testing, handling, removing, transporting, and disposing of all excavated materials and dewatering effluent in a safe, appropriate, and lawful manner.
- Confirmation sampling to verify that the remaining soil and/or groundwater at the site does not have chemical concentrations above screening levels for the applicable planned land use.
- Identification of licensed disposal sites permitted to accept the waste materials.
- Reporting requirement to the overseeing regulatory agency, documenting that site activities were conducted in accordance with the SGMP.

The SGMP shall include a groundwater dewatering control and disposal plan specifying how groundwater (dewatering effluent), if encountered, will be handled and disposed of in a safe, appropriate, and lawful manner. The groundwater portion of the SGMP shall include the following, at a minimum:

- The locations at which groundwater dewatering is likely to be required.
- Test methods to analyze groundwater for hazardous materials.
- Appropriate treatment and/or disposal methods.

This SGMP shall be submitted to the LADBS for review prior to commencement of demolition and construction activities and as a condition of the grading, construction, and/or demolition permit(s). Contract specifications shall mandate full compliance with all applicable local, state, and federal regulations related to the identification, transportation, and disposal of hazardous materials, including those encountered in excavated soil and dewatering effluent.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Prior to issuance of a demolition or grading permit; Construction (during soil-disturbing activities)
- **Monitoring Frequency:** Once at Project plan check prior to issuance of demolition or grading permit; Ongoing with periodic field inspections during construction if impacted material is discovered

- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection signoff

Mitigation Measure HAZ-MM-3 (Project with the Deck Concept Only): Prior to construction of the Deck and any associated soil disturbing activities at the Railway Properties, the construction contractor shall retain and consult a qualified environmental professional to conduct a soil sampling assessment, in accordance with applicable regulations. It is anticipated that the soil samples would be analyzed for TPH gasoline, TPH diesel, TPH oil, SVOCs, and total metals. While the Railway Properties are not within a Methane Buffer Zone, methane/soil gas testing shall also be conducted as part of the soils sampling assessment. The soil analytical results shall be compared to applicable screening levels established by the appropriate regulating agencies. In the event that methane gas is detected above the laboratory RL, construction of the Project with the Deck would occur per the provisions of the LAMC, Division 71 Methane Mitigation Standards Ordinance.

In the event elevated contaminant levels or methane gas levels are reported that exceed applicable regulatory standards, Mitigation Measures HAZ-MM-1 and HAZ-MM-2 would be implemented for the Project Site, which would include the Railway Properties under the Project with the Deck Concept.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Prior to issuance of a demolition or grading permit; Construction (during soil-disturbing activities)
- **Monitoring Frequency:** Once at Project plan check prior to issuance of demolition or grading permit; Ongoing with periodic field inspections during construction if impacted material is discovered
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection signoff

f) Noise and Vibration

(1) Project Design Features

See Project Design Feature TRAF-PDF-2 (Construction Traffic Management Plan) below.

Project Design Feature NOISE-PDF-1: Impact Pile Driving and Blasting Prohibitions. The Project will not require or allow impact pile drivers and will not require or allow blasting during construction activities.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction

- **Monitoring Frequency:** Once during plan check; Periodic field inspections
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

Project Design Feature NOISE-PDF-2: Mechanical Equipment. All outdoor mounted mechanical equipment will be enclosed or screened from off-site noise sensitive receptors and be designed with standard noise control devices, such as sound attenuators or acoustics louvers.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Field inspection signoff

(2) Mitigation Measures

Mitigation Measure NOISE-MM-1: Noises Barriers. Prior to issuance of any demolition, grading or building permit, the Project shall provide temporary ground-level 20-foot-tall construction noise barriers equipped with noise blankets or equivalent noise reduction materials rated to achieve sound level reductions of at least 15 dBA between the Project Site and the ground-level and second-levels at sensitive receptor location R1 and between the Project Site and R4 (if R4, the future 6th Street PARC is constructed and operational at the time of Project construction). These temporary noise barriers shall be used to block the line-of-sight between the construction equipment and the noise-sensitive receptor(s) during the duration of construction activities. The Project applicant shall provide documentation prepared by a qualified noise consultant verifying compliance with this measure.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of any demolition, grading or building permit; Submittal of compliance report from qualified noise consultant

Mitigation Measure NOISE-MM-2: Construction Equipment Noise Shielding and Muffler Devices: Contractors shall ensure that all construction equipment, fixed or mobile, are equipped with properly operating and maintained noise shielding and muffling devices, consistent with manufacturers' standards. Prior to the issuance of demolition permits,

certification of muffler installation shall be submitted to the City for review. The construction contractor shall keep documentation onsite demonstrating that the equipment has been maintained in accordance with the manufacturers' specifications. Most of the noise from construction equipment originates from the intake and exhaust portions of the engine cycle. According to FHWA, use of adequate mufflers systems can achieve reductions in noise levels of up to 10 dBA.² The contractor shall use muffler systems that provide a minimum reduction of 8 dBA compared to the same equipment without an installed muffler system, reducing maximum construction noise levels. Contractors shall include the muffler requirements in contract specifications. The contractor shall also keep documentation on-site prepared by a noise consultant verifying compliance with this measure.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Periodic field inspections
- **Action Indicating Compliance:** Plan check approval and issuance of any demolition, grading or building permit; Field inspection sign-offs

Mitigation Measure NOISE-MM-3: Truck Deliveries. Contractors shall include in all vendor and concrete supplier contracts a requirement for truck deliveries to and from the Project Site to prohibit travel on Jesse Street between Mateo Street and Santa Fe Avenue or on Mateo Street between 4th Place and Willow Street when traveling to or from the Project Site during Project demolition, grading and construction. The construction contractor shall provide a flag person along Jessie Street near the segment between Mateo Street and Santa Fe Avenue and along Mateo Street between 4th Place and Willow Street to ensure that all concrete and vendor trucks do not travel along both of these identified segments.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; Periodic field inspections
- **Action Indicating Compliance:** Plan check approval and issuance of any demolition, grading or building permit; Field inspection sign-offs

NOISE-MM-4: Amplified Speakers – All Outdoor Spaces. Outdoor amplified sound systems, if any, will be limited to a sound level equivalent to 85 dBA (L_{eq-1hr}) measured at a distance of 25 feet from the amplified speaker sound system. A qualified noise consultant shall provide written documentation that the design of the system complies with the maximum noise level. Compliance will be ensured through pre-performance

² FHWA, *Special Report – Measurement, Prediction, and Mitigation*, Chapter 4 Mitigation, https://www.fhwa.dot.gov/Environment/noise/construction_noise/special_report/hcn04.cfm. Accessed July 16, 2021.

noise tests/measurements for performances or ambient music speakers with potential to exceed the sound level, along with any necessary adjustments to the location and nature of proposed performances or ambient music speakers. Speakers will be downward or inward facing and shielded from off-site sensitive uses. The Applicant or Operator shall prepare standard operating procedures for the use of amplified speakers at this location consistent with this requirement. The standard operating procedures shall be provided to the City and the Los Angeles Police Department (LAPD) prior to the issuance of a building permit for the Project and posted onsite in the event of LAPD response to noise complaints.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning; Los Angeles Police Department
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Post-Construction
- **Monitoring Frequency:** Once at Project plan check; Once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Submittal of compliance report from qualified noise consultant prior to Certificate of Occupancy

Mitigation Measure NOISE-MM-5: Amplified Speakers – River Balcony North.

Amplified speaker volumes within the River Balcony North area shall be limited to a level that would not exceed 75 dBA at a distance of 25 feet from the speaker. A qualified noise consultant shall provide written documentation that the design of the system complies with the maximum noise level. Compliance will be ensured through pre-performance noise tests/measurements for performances or ambient music speakers with potential to exceed the sound level, along with any necessary adjustments to the location and nature of proposed performances or ambient music speakers. Speakers will be downward or inward facing and shielded from off-site sensitive uses. The Applicant or Operator shall prepare standard operating procedures for the use of amplified speakers at this location consistent with this requirement. The standard operating procedures shall be provided to the City and Los Angeles Police Department (LAPD) prior to the issuance of a building permit for the Project and posted onsite in the event of LAPD response to noise complaints.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning; Los Angeles Police Department
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Post-Construction
- **Monitoring Frequency:** Once at Project plan check; Once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Submittal of compliance report from qualified noise consultant prior to Certificate of Occupancy

Mitigation Measure NOISE-MM-6: Construction Vibration (Except Shoring). The operation of construction equipment that generates high levels of vibration, such as large bulldozers, loaded trucks, jackhammers, and small bulldozers shall be prohibited within 21 feet, 19 feet, 12 feet, and 3 feet, respectively, of receptor V1 (multi-family residential uses located at 2101 E. 7th Street). The use of large bulldozers and loaded trucks shall be prohibited within 8 feet, the use of jackhammers shall be prohibited within 5 feet, and the use of small bulldozers shall be prohibited within 1 foot of receptor V6 (the 7th Street Bridge). The contractor(s) shall require and document compliance with the minimum allowable setbacks in a construction vibration management plan, which shall be provided to the City prior to issuance of a demolition permit. The construction vibration management plan shall detail the types of equipment to be used during demolition, grading, and building construction, estimated vibration velocities, and distance to vibration receptors V1 and V6. Equipment and or alternative construction techniques to be used within the required setbacks for large bulldozers, loaded trucks, jackhammers, and small bulldozers shall be identified to ensure that vibration velocities will not exceed thresholds for potential structural damage. This measure does not apply to temporary shoring activities and shoring infrastructure that must be installed to provide adequate physical support for subterranean excavation.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project Plan Check; Periodic field inspections
- **Action Indicating Compliance:** Plan check approval and issuance of any demolition, grading or building permit; Field inspection sign-offs

Mitigation Measure NOISE-MM-7: Construction Vibration (Shoring). The following procedures are required for shoring system design and monitoring of excavation, grading, and shoring activities:

- Prior to the issuance of a shoring or grading permit, excavation and shoring plans for temporary shoring walls shall be prepared by a California Registered Civil Engineer experienced in the design and construction of shoring systems. The shoring systems shall be selected and designed in accordance with all current code requirements, industry best practices, and the recommendations of the Project Geotechnical Engineer. Maximum allowable lateral deflections for the Project Site are to be developed by the Project Geotechnical Engineer in consideration of adjacent structures, property, and public rights-of-way. These deflection limits shall be prepared in consideration of protecting the adjacent older structure at receptor location V1 (multi-family residential uses located at 2101 E. 7th Street) and the historic bridge at receptor location V6 (the 7th Street Bridge). The shoring engineer shall produce a shoring design, incorporating tie-backs, soldier piles, walers, or other appropriate supports that is of sufficient capacity and stiffness to meet or exceed the Project strength and deflection requirements. Calculations shall be prepared by the shoring engineer showing the anticipated lateral deflection of the shoring system

and its components and demonstrating that these deflections are within the allowable limits. Where tie-back anchors shall extend across property lines or encroach into the public rights-of-way, appropriate notification and approval procedures shall be followed. The final excavation and shoring plans shall include all appropriate details, material specifications, testing and special inspection requirements and shall be reviewed by the Project Geotechnical Engineer for conformance with the design intent and submitted to LADBS for review and approval during the Grading Permit application submission. The Project Geotechnical Engineer shall provide on-site observation during the excavation and shoring work.

- Appropriate parties, including but not limited to the lead Contractor, City of Los Angeles Public Works, and Los Angeles Department of Building and Safety, shall be notified immediately and corrective steps shall be identified and implemented if maximum allowable lateral deflections for the Project Site that are developed by the Project Geotechnical Engineer are exceeded, or if new cracks, distress, or other damage are observed in adjacent structures, sidewalks, buildings, utilities, façades, etc.
 - Foundation systems shall be designed in accordance with all applicable loading requirements, including seismic, wind, settlement, and hydrostatic loads, as determined by the California Building Code and in accordance with the recommendations provided by the Project Geotechnical Engineer. Foundation systems are anticipated to consist of cast-in-place concrete mat foundations supported by cast-in-place concrete drilled shaft or auger cast piles. Driven (impact) piles shall not be used.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety, City of Los Angeles Bureau of Engineering
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety, City of Los Angeles Bureau of Engineering
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Prior to the issuance of a shoring or grading permit; Periodic field inspections
 - **Action Indicating Compliance:** Plan check approval and issuance of applicable shoring or grading permit; Field inspection sign-offs

Mitigation Measure NOISE-MM-8: Inspections. Prior to the issuance of a demolition or building permit, the Applicant shall retain the services of a third-party licensed building inspector or structural engineer to inspect and document (video and/or photographic) V1 (multi-family residential located at 2101 E. 7th Street) and V6 (7th Street Bridge) for the apparent physical condition of the building's readily visible features. Inspection and documentation shall also be carried out by and in coordination with a qualified preservation consultant for the historic bridge at receptor location V6 (7th Street Bridge). Daily inspections shall occur when construction activities involving vibration-generating equipment such as bulldozers, jackhammers, loaded trucks, and drill rigs are used within 21 feet of V1 and within 8 feet of V6. In the event that damage occurs due to construction

vibration the adjacent older structure at receptor location V1 (multi-family residential uses) or the historic bridge at receptor location V6 (the 7th Street Bridge) based on assessment by the third-party inspector or engineer, the Applicant/or the Applicants designated representative, shall arrange for repairs during the construction phase. Such repairs, if needed shall be undertaken by a qualified contractor. Repair of historic features on the historic bridge at receptor V6 (the 7th Street Bridge) shall be performed in consultation with a qualified preservation consultant, and, if warranted, in a manner that meets the Secretary of the interior's Standards.

Additional Requirements during Shoring. Prior to the issuance of a demolition or building permit, the general contractor shall hire a California Registered Professional Engineer or California Professional Land Surveyor to prepare an Adjacent Structures Construction Monitoring Plan, subject to review and approval by LADBS, prior to initiation of any excavation and shoring activities to ensure the protection of the adjacent older structure at receptor location V1 (multi-family residential uses) and the historic bridge at receptor location V6 (the 7th Street Bridge) from damage due to settlement during excavation and shoring. The Adjacent Structures Construction Monitoring Plan shall be carried out by a California Professional Land Surveyor and establish survey markers and document and record through any necessary means, including video, photography, survey, etc. the initial positions of and existing cracks on the adjacent structures and facades to form a baseline for determining settlement or deformation. Upon installation of soldier piles, survey monuments shall be affixed to the tops of representative piles so that deflection can be measured. The shored excavation and adjacent structures, sidewalks, buildings, utilities, facades, cracks, etc. shall be visually inspected each day. Survey monuments shall be measured at critical stages of dewatering, excavation, shoring, and construction but shall not occur less frequently than once every 30 days. Reports shall be prepared by the California Professional Land Surveyor documenting the movement monitoring results. In the event that vibration or settlement due to excavation or construction activity causes damage requiring repairs to the adjacent older structure at receptor location V1 (multi-family residential uses) or the historic bridge at receptor location V6 (the 7th Street Bridge) based on assessment by the third-party inspector or engineer, the Applicant/or the Applicants designated representative, shall arrange for repairs during the construction phase. The repair work shall be performed by a qualified contractor. Repair of historic features on the historic bridge at receptor V6 (the 7th Street Bridge) shall be performed in consultation with a qualified preservation consultant and in accordance with the California Historical Building Code and the Secretary of the Interior's Standards, as appropriate. A log of all complaints submitted and actions taken to address those complaints shall be kept on site and shall be provided to the City prior to full build permit issuance/at the conclusion of demolition and shoring, and review by Office of Historic Resources (OHR) shall be required if any damage occurs related to the bridge.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety, City of Los Angeles Department of City Planning's Office of Historic Resources, City of Los Angeles Bureau of Engineering

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety, City of Los Angeles Department of City Planning's Office of Historic Resources
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to the issuance of a demolition or building permit; Periodic field inspections
- **Action Indicating Compliance:** Plan check approval and issuance of applicable demolition or building permit; Field inspection sign-offs

Mitigation Measure NOISE-MM-9: Construction Vibration (Human Annoyance). Prior to the issuance of a demolition or building permit, to address potential vibration impacts regarding human annoyance, the Applicant shall designate a construction relations officer to serve as a liaison with the adjacent sensitive receptor location V1. The liaison shall be responsible for responding to concerns regarding vibration within 24 hours of receiving a complaint. The liaison shall respond to concerns by ensuring that steps are taken to reduce vibration levels at V1 (multi-family residential uses located at 2101 E. 7th Street) as deemed appropriate and safe by the on-site construction manager. Such steps could include substituting lower vibration generating equipment or activity, rescheduling of high vibration-generating construction activity, or other potential adjustments to the construction program to reduce vibration levels at the adjacent sensitive receptor location V1. A log of all complaints submitted and actions taken to address those complaints shall be kept on site and shall be provided to the City prior to full build permit issuance/at the conclusion of demolition and shoring.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to the issuance of a demolition or building permit; Periodic field inspections
- **Action Indicating Compliance:** Issuance of applicable demolition or building permit; Field inspection sign-offs

g) Police Protection

(1) Project Design Features

Project Design Feature POL-PDF-1: Security Features During Construction. Private security personnel will monitor vehicle and pedestrian access to the construction areas and patrol the Project Site, construction fencing with gated and locked entry will be installed around the perimeter of the construction site, and security lighting will be provided in and around the construction site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-offs

Project Design Feature POL-PDF-2: Security Features During Operation. The following security features will be implemented during Project operation:

- Controlled access of the multifamily residential uses, office uses, hotel units, and the residential and hotel common open space areas.
 - Access to commercial and restaurant uses and publicly accessible open space areas will be unrestricted during business hours, but public access will be discontinued after businesses have closed.
 - Facility operations will include staff training and building access/design to assist in crime prevention efforts and to reduce the demand for police protection services.
 - Project Site security will include provision of 24-hour video surveillance and full-time security personnel.
 - Duties of the security personnel will include, but would not be limited to, assisting residents and visitors with Project Site access; monitoring entrances and exits of buildings; managing and monitoring fire/life/safety systems; and patrolling the property.
 - Project design will include lighting of entryways, publicly accessible areas, and common building and open space residential areas for security purposes.
 - Public amenity areas, including the Mesquit Paseo, Elevated Pedestrian Walkway and River Balconies, Entry Plazas, Northern Landscaped Area, and the Deck (under the Project with the Deck Concept) will be generally open to the public from 6 A.M. to 11 P.M., and will otherwise have restricted access through fencing and gates designed in compliance with LAMC and RIO design standards. These areas will be well lit at night and regularly patrolled by security personnel
- **Enforcement Agency:** City of Los Angeles Police Department, City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; Post-construction
 - **Monitoring Frequency:** Once at Project plan check; Once during field inspection
 - **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

h) Transportation

(1) Project Design Features

Project Design Feature TRAF-PDF-1: Construction Traffic Management Plan. Prior to the issuance of a demolition permit or building permit for the Project, a detailed Construction Management Plan will be prepared and submitted to the City for review and approval. The Construction Management Plan will include, but not be limited to, the following elements as appropriate:

- As traffic lane, parking lane and/or sidewalk closures are anticipated, worksite traffic control plan(s), approved by the City of Los Angeles, will be developed and implemented to route vehicular traffic, bicyclists, and pedestrians around any such closures.
 - Ensure that access will be maintained for land uses in proximity to the Project Site during project construction.
 - Coordinate with the City and emergency service providers to ensure adequate access is maintained to the Project Site and neighboring businesses and residences.
 - Provide off-site truck staging in a legal area furnished by the construction truck contractor.
 - Schedule deliveries and pick-ups of construction materials during non-peak travel periods to the extent possible and coordinate to reduce the potential of trucks waiting to load or unload for protracted periods.
 - Describe the haul truck routes and avoid haul truck routes that travel past Los Angeles Unified School District facilities.
- **Enforcement Agency:** City of Los Angeles Department of Transportation, City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Transportation
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once at plan check prior to issuance of applicable demolition or building permit; Periodic field inspections
 - **Action Indicating Compliance:** Approval of Construction Traffic Management Plan from the Los Angeles Department of Transportation prior to issuance of applicable demolition or building permit; Field inspection sign-offs

Project Design Feature TRAF-PDF-2: Construction Worker Parking Plan. The Applicant will prepare a Construction Worker Parking Plan prior to commencement of construction to identify and enforce parking location requirements for construction

workers. The Construction Worker Parking Plan will include, but not be limited to, the following elements as appropriate:

- During construction activities when construction worker parking cannot be accommodated on the Project Site, the plan will identify alternate parking location(s) for construction workers and the method of transportation to and from the Project Site (if beyond walking distance) for approval by the City 30 days prior to commencement of construction.
 - Construction workers will not be permitted to park on street with the exception of Mesquit Street and Jesse Street east of Santa Fe Avenue.
 - Provide all construction contractors with written information on where their workers and their subcontractors are permitted to park and provide clear consequences to violators for failure to follow these regulations.
- **Enforcement Agency:** City of Los Angeles Department of Transportation, City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Transportation
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once prior to issuance of applicable demolition or building permit; Periodic field inspections
 - **Action Indicating Compliance:** Approval of Construction Worker Parking Plan from the Los Angeles Department of Transportation prior to issuance of applicable demolition or building permit; Field inspection signoffs

(2) Mitigation Measures

Mitigation Measure TRAF-MM-1: Transportation Demand Management (TDM) Program. The Applicant shall implement a TDM Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking. The TDM Program shall detail additional program elements beyond the site design features already incorporated into the Project. The TDM Program shall be subject to review and approval by LADOT. The exact measures to be implemented shall be determined when the Program is prepared. A preliminary TDM Program shall be submitted for LADOT review prior to issuance of the first building permit for the Project, with final TDM approval by LADOT required before issuance of the first certificate of occupancy for the Project. Required strategies in the TDM Program shall include, but are not necessarily limited to:

Parking

- Parking cost unbundled from leases for office and commercial tenants, coupled with employee parking cash-out and pricing workplace parking.
- Parking costs unbundled from rent for residential tenants.

Transit

- Tenants in the office and commercial uses and residents shall be provided with the opportunity to obtain subsidized/discounted daily or monthly public transit passes to use locally/regionally. These passes can be partially or wholly subsidized by the employer and residential management company, respectively.
- Public bus stop enhancements/amenities, such as curb cuts and continental crosswalks, at bus stops nearest to Project Site:
 - Decatur Street & 7th Street: Metro Rapid 720
 - Alameda Street & 7th Street: Metro Rapid 760
 - Imperial Street & 7th Street: Metro 18, 60, 62
 - Molino Street & Palmetto Street: LADOT DASH A
- Improved first-mile/last-mile connections to nearby bus stops

Commute Trip Reductions

- Commute trip reduction program for office and commercial workers and residents including established performance standards, required implementation, monitoring, and reporting.

Shared Mobility

- A ride-sharing program shall be provided by designating a certain percentage of parking spaces for ride sharing vehicles, designing adequate passenger loading/unloading and waiting areas for ride-sharing vehicles, and providing a website or message board for coordinating rides.

Education & Encouragement

- TDM marketing and promotion (website and possible mobile app for transportation information specific to the Project).
 - Mobility hub (car share, bike share, bike repair facilities, and real-time transit information).
- **Enforcement Agency:** City of Los Angeles Department of Transportation, City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Transportation, City of Los Angeles Department of City Planning
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Once prior to Certificate of Occupancy
 - **Action Indicating Compliance:** Submittal of Preliminary TDM Program for Los Angeles Department of Transportation review prior to issuance of the first building

permit for the Project; Approval of TDM Program from the Los Angeles Department of Transportation prior issuance of the first certificate of occupancy for the Project; Submittal of compliance documentation by Applicant.

Mitigation Measure TRAF-MM-2: US-101 Southbound Off-ramp/7th Street Intersection Signalization. The Applicant shall work with the City of Los Angeles and Caltrans to signalize the intersection of the US-101 Southbound Off-ramp and 7th Street. This would require complying with the Caltrans project development process as a local agency-sponsored project.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; Caltrans
- **Monitoring Agency:** City of Los Angeles Department of Transportation; Caltrans
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit; Once prior to prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Documentation demonstrating coordination with City of Los Angeles and Caltrans related to a signalization plan. Either, verification from Caltrans that the improvement is bonded and within their own permit review process, or correspondence from Caltrans formally declining to implement the mitigation measure, should Caltrans elect not to implement the mitigation measure.

i) Tribal Cultural Resources

(1) Mitigation Measures

Mitigation Measure TCR-MM-1: Prior to the issuance of a demolition permit, the Applicant shall retain a Native American Monitor from the Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation or Tribe) who shall be present during construction activities deemed by the Native American Monitor to have the potential for encountering tribal cultural resources, such as demolition, pavement removal, clearing/grubbing, drilling/augering, potholing, grading, trenching, excavation, tree removal or other ground disturbing activity associated with the Project. The activities to be monitored may also include off-site improvements in the vicinity of the Project Site, such as utilities, sidewalks, or road improvements. A monitoring agreement between the Applicant and Kizh Nation shall be prepared that outlines the roles and responsibilities of the Native American Monitor and shall be submitted to the City 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. The Native American Monitor shall also provide Sensitivity Training to construction personnel as required by Mitigation Measure CUL-MM-6.

The Native American Monitor, in coordination with the qualified Archaeologist and archaeological monitor as identified in Mitigation Measure CUL-MM-5, shall have the authority to direct the pace of construction equipment activity in areas of higher sensitivity and to temporarily divert, redirect or halt ground disturbance activities to allow identification, evaluation, and potential recovery of tribal cultural resources. Full-time

monitoring may be reduced to part-time inspections, or ceased entirely, if determined appropriate by the Native American Monitor in the event there appears to be little to no potential for impacting tribal cultural resources. Native American monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh Nation from a designated point of contact for the Applicant or 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 Nation 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 tribal cultural resources.

- **Enforcement Agency:** City of Los Angeles Department of Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; During construction
- **Monitoring Frequency:** Prior to issuance of demolition permit; Ongoing during demolition and excavation activities
- **Action Indicating Compliance:** Letter of Retention submitted to Los Angeles Department of City Planning (Pre-Construction) and issuance of demolition permit; Field inspection sign-off from Native American Monitor (Construction); Completed report by certified archaeologist and Native American Monitor

Mitigation Measure TCR-MM-2: The Native American Monitor shall complete daily monitoring logs that 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 shall identify and describe any discovered tribal cultural resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the Project Applicant/Lead Agency upon written request to the Tribe.

- **Enforcement Agency:** City of Los Angeles Department of Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Planning; Department of Building and Safety
- **Monitoring Phase:** Construction demolition and excavation activities
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Completed monitoring logs by Native American Monitor

Mitigation Measure TCR-MM-3: In the event that prehistoric/Native American (e.g., hearths, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the Native American Monitor and archaeological monitor in accordance with industry standards, reasonable assumptions regarding the potential for additional discoveries in the vicinity, and safety considerations for those making and evaluation and potential recovery of the discovery. This buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. A meeting shall take place between the Applicant, the qualified Archaeologist, the Gabrieleno Tribe, and the City to discuss the significance of the find and whether it qualifies as a tribal cultural resource pursuant to Public Resources Code Section 21074(a). If, as a result of the meeting and after consultation with the Gabrieleno Tribe and the qualified Archaeologist, a decision that the resource is in fact a tribal cultural resource, a treatment plan shall be developed by the Gabrieleno Tribe, with input from the qualified Archaeologist as necessary, and with the concurrence of the City's Planning Director. The treatment measures in the treatment plan shall be implemented prior to construction work continuing in the buffer around of the find. The preferred treatment is avoidance, but if not feasible may include, but would not be limited to, capping in place, excavation and removal of the resource and follow-up laboratory processing and analysis, interpretive displays, sensitive area signage, or other mutually agreed upon measures. The treatment plan shall also include measures regarding the curation of the recovered resources. The recovered prehistoric or Native American resources may be placed in the custody of the Gabrieleno Tribe who may choose to use them for their educational purposes or they may be curated at a public, non-profit institution with a research interest in the materials. If neither the Gabrieleno Tribe or institution accepts the resources, they may be donated to a local school or historical society in the area for educational purposes.

- **Enforcement Agency:** City of Los Angeles Department of Planning
- **Monitoring Agency:** City of Los Angeles Department of Planning; Department of Building and Safety
- **Monitoring Phase:** Construction demolition and excavation activities
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** If archaeological resources are unearthed, a completed treatment plan by the Gabrieleno Tribe, with input from the qualified Archaeologist as necessary, and with the concurrence of the City's Planning Director

j) Water Supply

(1) Project Design Features

Project Design Feature WS-PDF-1: Water Conservation Features. The Project will provide the following specific water efficiency features:

- High Efficiency Toilets with a flush volume of 1.06 gallons of water per flush, or less;
 - Domestic water heating system located in close proximity to point(s) of use, where feasible;
 - Leak detection system for swimming pools and Jacuzzis;
 - Drip/subsurface irrigation (Micro-Irrigation);
 - Proper hydro-zoning/zoned irrigation (group plants with similar water requirements together);
 - Drought-tolerant plants – 62 percent of total landscaping
 - Water conserving turf – 3 percent of total landscaping with a 0.6 Plant Factor being committed;
 - Automated pool chemical delivery system; and
 - Installation of thermal pool covers on all outdoor pools/spas.
- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; Construction; Operation
 - **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); Once prior to Certificate of Occupancy
 - **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy