

IV . MITIGATION AND MONITORING PROGRAM

1.1 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.

1.2 PURPOSE

It is the intent of this MMP to:

1. Verify compliance with the project design features and mitigation measures identified in the EIR;
2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

1.3 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(s) Indicating Compliance: the action(s) by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

1.4 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 building 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 of any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of 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.

1.5 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.

1.6 MITIGATION MONITORING PROGRAM

A. Air Quality

Project Design Features

PDF-AQ-1: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators will be used during construction.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measures

No mitigation measures are required for the Proposed Project.

B. Cultural Resources*Project Design Features*

No Project Design Features were identified for the Proposed Project.

Mitigation Measures

MM Arch-1: Retain a Qualified Archaeologist. Prior to the issuance of a demolition permit, the project proponent shall retain a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's (SOI) Standards for professional archaeology, during the excavation phase to carry out and ensure proper implementation of the mitigation measures related to archaeological resources. The qualified archaeologist shall submit a letter of retention to the project proponent and City of Los Angeles Department of City Planning (DCP) no fewer than 15 days before demolition or excavation activities commence. The letter shall include a resume for the qualified archaeologist that demonstrates fulfillment of the SOI standards.

- **Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off

MM Arch-2: Prepare an Archaeological Resources Monitoring and Mitigation Program (ARMMP). Prior to the commencement of demolition and excavation, an ARMMP shall be prepared. The components and performance standards for the ARMMP shall include, but not be limited to, a construction worker training program (described in MM Arch-3), monitoring protocol for demolition and excavation activities, discovery and processing protocol for inadvertent discoveries of archaeological resources, and identification of a curation facility should artifacts be collected. The ARMMP shall identify areas that require monitoring, provide a framework for assessing the geoarchaeological setting to determine whether sediments capable of preserving archaeological remains are present, and include a protocol for

identifying the conditions under which additional or reduced levels of monitoring (e.g., spotchecking) may be appropriate. The duration and timing of the monitoring shall be determined based on the rate of excavation, geoarchaeological assessment, and, if present, the quantity, type, and spatial distribution of archaeological resources identified. The ARMMP shall also summarize the requirements for tribal coordination in the event of an inadvertent discovery of Native American archaeological resources, including the applicable regulatory compliance measures or conditions of approval for the inadvertent discovery of tribal cultural resources to be carried out in concert. The ARMMP shall be prepared in compliance with Public Resources Code Section 5024.1, Title 14 California Code of Regulations, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off

MM Arch-3: Worker Environmental Awareness Program (WEAP) Training. Before the commencement of initial demolition or excavation at the project site, the retained qualified archaeologist or their designee shall provide a WEAP training to on-site project personnel responsible for supervising demolition and excavation (i.e., foreman or supervisor) and machine operators. The WEAP training shall brief construction crews regarding the regulatory compliance requirements and applicable mitigation measures that must be adhered to during demolition and excavation activities for the protection of archaeological resources. As an element of the WEAP training, the qualified archaeologist or their designee shall advise the construction crews on proper procedures to follow if an unanticipated archaeological resource is discovered during construction. The qualified archaeologist or their designee shall also provide the construction workers with contact information for the qualified archaeologist and their designee(s) and protocols to follow if inadvertent discoveries are made. In addition, workers shall be shown examples of the types of archaeological resources that would require notification of the archaeologist, if encountered. Once the ground disturbances have commenced, the need for additional or supplemental WEAP training shall be determined through consultation with the qualified archaeologist, project proponent or their designated project supervisor. Within 5 days of completing

a WEAP training, a list of those in attendance shall be provided by the qualified archaeologist to the project proponent.

- **Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off

MM Arch-4: Monitor for Archaeological Resources. Before the commencement of demolition or excavation activities, an archaeological monitor shall be present during ground disturbing activities as stipulated in the ARMMP. The qualified archaeologist may designate an archaeologist to conduct the monitoring under their direction. The monitor shall have the authority to temporarily halt or redirect construction activities in soils that are likely to contain potentially significant archaeological resources, as determined by the qualified archaeologist. The monitor shall complete a daily log documenting construction activities and observations. The field observations shall include assessment of the geoarchaeological setting and whether sediments are identified that are no longer capable or unlikely to contain archaeological material (i.e., sterile), which may be encountered prior to reaching the total depth of excavation expected for the project. If initial archaeological monitoring identifies low archaeological sensitivity (i.e., sterile soil strata) below a certain depth or within a certain portion of the project site, a corresponding reduction of monitoring coverage would be appropriate. In the event that potentially significant archaeological resources are exposed during construction, work in the immediate vicinity of the find (within 8 meters [25 feet]) shall stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas in coordination with the qualified archaeologist. If the discovery 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 PRC 21083.2(g), the qualified archaeologist shall coordinate with the project proponent and DCP to develop a formal treatment plan that would reduce impacts to the resource(s). The treatment plan established for the resource(s) 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 and if it is determined avoidance is not

feasible, treatment may include archaeological data recovery (i.e., excavation, laboratory processing and analysis) to remove the resource(s) and reduce potential impacts to less than significant.

Within 14 days of concluding the archaeological monitoring, the qualified archaeologist shall prepare a memo stating that the archaeological monitoring requirement of the mitigation measure have been fulfilled and summarize the results of any archaeological finds. The memo shall be submitted to the project proponent and DCP. Following submittal of the memo, the qualified archaeologist shall prepare a technical report documenting the methods and results of all work completed under the ARMMP, including, if any, treatment of archaeological materials, results of artifact processing, analysis, and research, and evaluation of the resource(s) for the California Register of Historical Resources. Once laboratory analysis is complete, any recovered archaeological materials shall be curated at a public, non-profit research institution that will ensure their long-term preservation and allow access to interested scholars. Should no such institutions accept the materials, they shall be donated to an educational institution or historical society. The format and content of the report shall follow the California Office of Historic Preservation's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format. Any archaeological resources identified shall be documented on appropriate California Department of Parks and Recreation 523-Series Forms. The report shall be prepared under the supervision of a qualified archaeologist and submitted to DCP within 120 days of completion of the monitoring. The final draft of the report shall be submitted to the South Central Coastal Information Center.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off; Compliance report by qualified archaeologist

C. Geology/Soils

Project Design Features

No Project Design Features were identified for the Proposed Project.

Mitigation Measures

MM Paleo-1: Retain a Qualified Paleontologist. Prior to the issuance of a grading permit, the project proponent shall retain a qualified paleontologist, defined as a paleontologist who meets the Society of Society of Vertebrate Paleontology (SVP) standards for a Principal Investigator or Project Paleontologist, to carry out all mitigation measures related to paleontological resources. The qualified paleontologist shall submit a letter of retention to the project proponent no fewer than 15 days before any grading or excavation activities commence. The letter shall include a resume for the qualified paleontologist that demonstrates fulfillment of the SVP standards.

- **Enforcement Agency:** Los Angeles Department of City Planning or Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning or Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to issuance of grading permit.
- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off

MM Paleo-2: Prepare Paleontological Resources Monitoring and Mitigation Program (PRMMP). Before any grading activities start, the qualified paleontologist shall prepare a PRMMP. This program shall contain specific monitoring and mitigation requirements including construction worker training, monitoring protocols, protocol for identifying the conditions under which additional or reduced levels of monitoring (e.g., spot-checking) may be appropriate, fossil salvage and data collection protocols in the event of an unanticipated discovery, curation facilities for any significant fossils that may be salvaged, and a final report summarizing the results of the program. The PRMMP shall adhere to and incorporate the performance standards and practices from the 2010 SVP Standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. The qualified paleontologist shall submit the final PRMMP to the project proponent and the Department of City Planning (DCP) for their records before project excavation activities start.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to issuance of grading permit

- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off

MM Paleo-3: Worker’s Environmental Awareness Program (WEAP). The qualified paleontologist shall develop and oversee implementation of a WEAP to train the construction crew on the requirements for preserving fossil resources, as well as procedures and standards to follow, in the event of a fossil discovery. This training program shall be given to the crew before excavation work commences and shall include documentation for the workers that includes that memorializes the standards and protocols of the WEAP training.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** 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 grading permit.
- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off

MM Paleo-4: Monitor for Fossil Resources. All ground disturbances in the project site that occur in undisturbed sediments mapped as older alluvium (Qao) shall be monitored. Excavation or any other ground disturbances occurring in the southeast corner of the project site within younger alluvial sediments shall be monitored when the ground disturbances exceed one meter (three feet) in depth. Monitoring shall be conducted by a qualified paleontologist or under the supervision of qualified paleontologist, as stipulated in the PRMMP. The qualified paleontologist may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. Full-time monitoring can be reduced to part-time inspections or stopped entirely if determined adequate by the qualified paleontologist. Paleontological monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments.

In the event of a fossil discovery, whether by the paleontological monitor or a member of the construction crew, all work shall cease in a 15-meter (50-foot) radius of the find while the qualified paleontologist assesses the fossil and documents its discovery. Paleontological monitors shall record pertinent geologic data and collect sediment samples from the fossil localities. The qualified paleontological monitor shall follow the SVP’s 2010 Standard procedures for the assessment and mitigation of adverse impacts to paleontological resources if the resource requires salvage. A repository, e.g., LACM, shall be identified and a curatorial arrangement shall be signed prior to collection of fossils. Recovered fossils shall be prepared to the point of

curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility.

Within 14 days of concluding the paleontological monitoring, the qualified paleontologist shall prepare a memorandum stating that the paleontological monitoring requirement has been fulfilled and summarize the results of any paleontological finds. The memo shall be submitted to the project proponent and DCP. Following submittal of the memo, the qualified paleontologist shall prepare a technical report documenting the methods and results of all work completed under the PRMMP, including, if any, treatment of paleontological materials, results of specimen processing, analysis, and research, and final curation arrangements.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during earthwork and grading activities
- **Action Indicating Compliance:** Field inspection sign-off; Memorandum by qualified paleontologist

D. Greenhouse Gas Emissions

Project Design Features

PDF-GHG-1: The Proposed Project will not include any hearths and/or fireplaces within any of the residential units.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

PDF-GHG-2: The Proposed Project will provide a pedestrian portal through the parking level on the ground floor to facilitate a safe pedestrian access from S. Ogden Drive to the Center parking lot.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection

- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

Mitigation Measures

No mitigation measures were required for the Proposed Project.

E. Hazardous Materials/Risk of Upset

Project Design Features

PDF-HAZ-1 (Methane): The Proposed Project will be designed and constructed in accordance with the recommendations in the Methane Report, and to the satisfaction of LADBS. The foundation for the structures on the Development Site will include a V-Bottom that satisfies Level V requirements, including the following elements:

- Areas with a Mat Foundation will be fitted with an impermeable methane barrier membrane.
- The bottom side of the foundation slab will have a one percent “V” Bottom slope to serve as the pressure relief venting system.
- A minimum four-inch thick aggregate layer will be placed beneath the slab to assist in conveying methane gas from beneath the structure.
- An impermeable methane gas/waterproofing/tar barrier will be installed at all below grade walls.
- If an Oil Well is located on the property beneath a new building, it will be fitted with a Vent Cone and Venting System as required by the State of California Division of Oil and Gas.
- Electrical & communications conduit seals that prevent methane gas intrusion will be installed at all dry utility conduits.
- Utility trench dams that prevent methane gas intrusion will be installed at the exterior sides of the building.
- Gas Detection Systems will be installed throughout the lowest level parking garage in the buildings which will continuously monitor the interior space for methane gas and will be capable of activating the building’s ventilation system and contacting a central alarm service if methane is detected.
- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

Mitigation Measures

MM-HAZ-1: A Soil Management Plan (SMP) shall be prepared that shall provide guidance to contractors for appropriate handling, screening, and management of potentially impacted or impacted soils from historical operations that may be encountered at the Project Site during grading and excavation activities. These procedures shall include training for construction personnel on the appropriate procedures for identification of suspected impacted soils with TPH concentrations that exceed the RWQCB soil screening level for protection of groundwater of 100 mg/kg and the U.S. EPA residential screening level of 110 mg/kg for residential development; requirements for testing and collection of potentially contaminated soils; segregation of potentially impacted soils; and applicable soil handling and disposal procedures. The SMP shall also contain procedures to be followed in the event that any undocumented subsurface features of potential environmental concern (e.g., USTs, abandoned oil wells, sumps, hydraulic lifts, clarifiers, buried drums) are encountered during the excavation grading, and/or other earthmoving activities. These procedures shall include safety training, testing protocols, decontamination and decommission.

The SMP shall also include procedures for handling and transportation of soils with respect to nearby sensitive receptors, such as nearby residential uses, religious uses, and schools. In accordance with SCAQMD Rule 1166 requirements, impacted soil removed from the Project Site shall comply with the following:

- Be transported to an approved treatment/disposal facility.
 - When loading into trucks is completed, and during transportation, no excavated material shall extend above the sides or rear of the truck or trailer.
 - Prior to covering/tarping, loaded impacted soil shall be wetted by spraying with dust inhibitors.
 - The trucks or trailers shall be completely covered/tarped prior to leaving the Project Site to prevent particulate emissions to the atmosphere.
 - The exterior of the trucks (including the tires) shall be cleaned off prior to the trucks leaving the excavation location.
- **Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Fire Department; South Coast Air Quality Management District; Department of Toxic Substances Control; or Los Angeles Regional Water Quality Control Board

- **Monitoring Agency:** Los Angeles Department of Building and Safety; or Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once prior to issuance of grading permit; Ongoing with periodic field inspections during construction for Soil Management Plan implementation
- **Action Indicating Compliance:** Approval of Soil Management Plan by regulatory agency (Pre-Construction); issuance of grading permit; written compliance report by a qualified environmental consultant (Construction)

F. Noise

Project Design Features

PDF-NOI-1: Project construction will not include the use of impact driven pile systems (i.e., pile drivers).

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once during plan check; ongoing with periodic field inspection during construction
- **Action Indicating Compliance:** Issuance of building permit; field inspection sign-off

PDF-NOI-2: All construction equipment will utilize mufflers and other devices to minimize noise levels.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measures

MM-NOI-1: School Property Noise Barrier. A temporary 10-foot high sound blanket shall be installed on top of the existing concrete wall located along the southern property line adjacent to the Development Site prior to commencement of construction activities, as shown in Figure IV.F-4, Proposed Construction Noise Barrier Diagram. The sound blanket can be any solid material with a density no less than 2 lb. per square foot. Materials meeting this requirement include 3/4-inch thick wood, 3/4-inch outdoor plywood, and 16-gauge steel sheet. Support frames shall be constructed in

sections which allow overlapping between barrier panels when multiples are attached. Gaps between barrier units and between the bottom edge of barrier panels where they meet the top of the existing concrete wall shall be covered or sealed with material of no less 2 pounds per cubic foot (pcf) density. These barriers shall be capable of achieving a minimal Sound Transmission Class (STC) rating of 32. Use of equivalent noise barrier systems shall be reviewed and approved by the acoustical engineer verifying the required level of noise attenuation. Barrier design and construction shall be approved by a structural engineer. The design details and materials for the movable noise barriers and supports shall be prepared for approval and stamped by a Professional Engineer licensed in the state of California and submitted to the Department of City Planning prior to issuance of the first demolition or building permit.

- **Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Plan check; Field inspection
- **Action Indicating Compliance:** Issuance of demolition or building permit (Pre-Construction); Field inspection sign-off (Construction)

MM-NOI-2: Ogden Drive Noise Barrier. A temporary 10-foot high noise barrier shall be erected along Ogden Drive, as shown in Figure IV.F-4, Proposed Construction Noise Barrier Diagram. The sound blanket can be any solid material with a density no less than 2 lb. per square foot. Materials meeting this requirement include 3/4-inch thick wood, 3/4-inch outdoor plywood, and 16-gauge steel sheet. Support frames should be constructed in sections which allow overlapping between barrier panels when multiples are attached. These barriers shall be capable of achieving a minimal Sound Transmission Class (STC) rating of 32. Use of equivalent noise barrier systems shall be reviewed and approved by the acoustical engineer verifying the required level of noise attenuation. Barrier design and construction shall be approved by a structural engineer. The design details and materials for the movable noise barriers and supports shall be prepared for approval and stamped by a Professional Engineer licensed in the state of California and submitted to the Department of City Planning prior to issuance of the first demolition or building permit.

- **Enforcement Agency:** Los Angeles Department of City Planning; or Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning; or Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Plan check; Field inspection

- **Action Indicating Compliance:** Issuance of demolition or building permit (Pre-Construction); Field inspection sign-off (Construction)

MM-NOI-3: Setback Distance. Heavy machinery (excavators, dozers, cranes and drill rig) must work at least 70 feet from the exterior wall of the nearest occupied School Bungalow Buildings (Classrooms 21 and 28) while school is in session. Compliance with this measure shall be enforced through a written Construction Management Plan and shall be verified through written field notes documenting the location and date/time of heavy machinery relative to the Hancock Park Elementary School classroom schedule.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department Transportation, Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off of field notes included in compliance report

G. Public Services

Project Design Features

PDF-POL-1: During construction, the Project applicant will implement temporary security measures, including security fencing (e.g., chain-link fencing), low-level security lighting, and locked entry (e.g., padlocked gates or guard-restricted access) to limit access by the general public. Regular security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

PDF-POL-2: Prior to the issuance of a building permit, the Project Applicant will submit a diagram of the Project Site to the LAPD Wilshire Area Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department
- **Monitoring Phase:** Pre-Construction

- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action Indicating Compliance:** Sign-off on LAPD reviewed diagrams; issuance of building permit

PDF-POL-3: The Project will include nighttime security lighting of building entries and walkways, a closed circuit security camera system monitored by on-site professional security, and secure parking facilities with sufficient lighting to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; or Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Final Certificate of Occupancy

Mitigation Measures

No mitigation measures are required.

H. Transportation

Project Design Features

PDF-TRAFFIC-1: The Applicant will, prior to construction, develop a Construction Traffic Control/Management Plan (the “Plan”) to be approved by LADOT to minimize the effects of construction on vehicular and pedestrian circulation and assist in the orderly flow of vehicular and pedestrian circulation in the area of the Proposed Project. The Plan will identify the location of any roadway closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. The Plan will also address the potential conflicts associated with concurrent construction activities of related projects, if applicable.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition, grading or building permit; Periodic field inspections during construction
- **Action Indicating Compliance:** Approval of Construction Traffic Control/Management Plan by Los Angeles Department of Transportation prior to issuance of demolition, grading or building permit (Pre-Construction); compliance certification report submitted by Project contractor (Construction)

PDF-TRAFFIC-2: No less than two weeks prior to the initiation of construction activities, the Project Manager for the Proposed Project or their designee, will notify the LAUSD Transportation Branch of the expected start and ending dates for Project construction activities that may affect traffic, and school bus routes in effect at that time, near the Hancock Park Elementary School campus. The following language will be incorporated into the contractor specifications and work program:

- Site access and exit will prohibit construction vehicles and haul trucks from utilizing Colgate Avenue.
 - Construction activities will not preclude school buses from having unrestricted access to the campus.
 - Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
 - Contractors will install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
 - Contractors will maintain ongoing communication with LAUSD school administrators, providing notice at least two weeks in advance of construction activities to forewarn children and parents when existing vehicle or pedestrian routes to school may be constrained.
 - Parents dropping off children will have access to the passenger loading areas on Colgate Avenue fronting Hancock Park Elementary School.
- **Enforcement Agency:** Los Angeles Department of Building and Safety
 - **Monitoring Agency:** Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-Construction; Construction
 - **Monitoring Frequency:** Once, prior to initiation of construction; Ongoing as needed to notify LAUSD school administrators of construction activities
 - **Action Indicating Compliance:** Correspondence with LAUSD Transportation Branch (Pre-Construction); Ongoing correspondence with LAUSD Transportation Branch (Construction)

PDF-TRAFFIC-3: The following language will be incorporated into the contractor specifications and work program:

- No staging or parking of construction-related vehicles, including worker-transport vehicles, shall occur on or immediately adjacent to the Hancock Park Elementary School campus.
- Funding for crossing guards at the contractor's expense is required when construction-related activities may affect school crossings.

- Barriers and/or fencing will be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- Contractors will be required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.
- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once prior to issuance of demolition, grading or building permit; Ongoing field inspections
- **Action Indicating Compliance:** Issuance of demolition, grading or building permit; Field inspection sign-off

Mitigation Measures

MM-TRAFFIC-1: The Proposed Project shall incorporate the following Transportation Demand Management (TDM) Strategies as part of the ongoing Project operations:

- **Unbundle Parking.** The Proposed Project shall unbundle the parking costs from the property costs, requiring those who wish to purchase parking spaces to do so at an additional cost from the property cost. This strategy is applicable for residential components of development projects
- **Promotions and Marketing.** The Proposed Project shall utilize marketing and promotional tools to educate and inform residents and employees about alternative transportation options and the effects of their travel choices. This strategy includes providing passive educational and promotional materials, such as posters, information boards, or a website with information that residents and employees can choose to read at their own leisure.
- **Bike Parking.** The Proposed Project shall provide the required number of short-term and long-term bicycle parking spaces for the residential and commercial components pursuant to LAMC. The Project should provide a maximum commitment to implementing/improving on-street bicycle facilities, providing bicycle parking per the LAMC, and providing secure ancillary bike facilities such as indoor bicycle parking/lockers, showers and repair stations.
- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once during plan check; once during construction
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Final Certificate of Occupancy

I. Tribal Cultural Resources

Project Design Features

No Project Design Features were identified for the Proposed Project.

Mitigation Measures

MM-TCR-1: Retain a Tribal Consultant and Qualified Archaeologist. Prior to any ground-disturbing activities on the project site associated with the Proposed Project, the project proponent shall retain a tribal consultant and qualified archaeologist to monitor ground-disturbing activities to ensure proper implementation of the final measures related to tribal cultural resources. For the purposes of these mitigation measures, ground disturbing activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. A tribal consultant is defined as one who is on the NAHC's Tribal Contact list (contained in Appendix I in this Draft EIR). The tribal consultant will provide the services of a representative, known as a tribal monitor. The tribal monitor shall be present on-site and carry out actions described in the Tribal Cultural Resources Monitoring and Mitigation Program and any actions required to comply with mitigation measures for tribal cultural resources. The Gabrieleño Band of Mission Indians-Kizh Nation, as a consulting party for the project, shall be contacted first and given 10 days to respond with a complete scope of work for tribal monitoring. If the terms of service (consistent with industry standard terms) cannot be agreed upon, or if no response is received within 10 days of soliciting a request, the project proponent may contact another California Native American tribe included on the NAHC Tribal Contact List and request the services of a tribal consultant. The project proponent or their designee will submit to the City of Los Angeles Department of City Planning (DCP) a letter of retention from the Tribal Consultant prior to the start of demolition. Should the Gabrieleño Band of Mission Indians-Kizh not be retained, the project proponent or their designee shall also submit a letter to DCP documenting that a reasonable and good faith effort was made to retain a tribal consultant from the Gabrieleño Band of Mission Indians-Kizh Nation.

A qualified archaeologist is defined as one who meets the Secretary of the Interior's (SOI) Professional Qualifications Standards (PQS) for archaeology. The qualified archaeologist shall submit a letter of retention to the project proponent and DCP no fewer than 15 days before demolition or excavation activities commence. The letter shall include a resume for the qualified archaeologist that demonstrates fulfillment of the SOI PQS.

- **Enforcement Agency:** Los Angeles Department of Building and Safety; or Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of Building and Safety; or Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to demolition; Ongoing during construction 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 qualified archaeologist (Construction)

MM-TCR-2: Prepare a Tribal Cultural Resources Monitoring and Mitigation Program (TCRMMP). Prior to any ground-disturbing activities on the project site associated with the Proposed Project, a TCRMMP shall be prepared in substantial conformance with TCRMMP in Appendix E or the Tribal Cultural Resources Assessment contained in this Draft EIR. The TCRMMP shall include, but not be limited to, a construction worker training program (described in TCR-3), monitoring protocols for ground-disturbing activities, discovery and processing protocol for inadvertent discoveries of tribal cultural resources. The TCRMMP shall identify areas that require monitoring, provide a framework for assessing the geoarchaeological setting to determine whether sediments capable of preserving tribal cultural resources are present, and include a protocol for identifying the conditions under which additional or reduced levels of monitoring (e.g., spot-checking) may be appropriate. The duration and timing of the monitoring shall be determined by the qualified archaeologist in consultation with the tribal consultant based on the rate of excavation, geoarchaeological assessment, and, if present, the quantity, type, and spatial distribution of the materials identified. The TCRMMP shall also summarize the requirements for tribal coordination during monitoring and in the event of an inadvertent discovery of a tribal cultural resource or potential tribal cultural resource including the applicable regulatory compliance measures for the inadvertent discovery of tribal cultural resources to be carried out in concert. The TCRMMP shall be prepared in compliance with Public Resources Code (PRC) Section 5024.1 Title 14 California Code of Regulations, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1. The TCRMMP shall be submitted to the DCP at least 15 days prior to initiating ground-disturbing activities.

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

- **Monitoring Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, before issuance of grading permit (approval); Ongoing during construction (implementation)
- **Action Indicating Compliance:** Approval of TCRMMP (Pre-Construction) and issuance of grading permit; Field inspection sign-off from qualified archaeologist (Construction)

MM-TCR-3: Worker Environmental Awareness Program (WEAP) Training. Prior to any ground-disturbing activities on the project site associated with the Proposed Project, the retained qualified archaeologist and tribal consultant or their designees shall provide a WEAP training to on-site project personnel responsible for supervising ground-disturbing activities (i.e., foreman or supervisor) and machine operators. The WEAP training will be in accordance with the WEAP provided in Appendix E or the Tribal Cultural Resources Assessment contained in this Draft EIR. The WEAP training shall brief construction crews regarding the regulatory compliance requirements and applicable mitigation measures that must be adhered to during ground-disturbing activities for the protection of tribal cultural resources. As an element of the WEAP training, the qualified archaeologist and tribal consultant or their designees shall advise the construction crews on proper procedures to follow if an unanticipated tribal cultural resource is discovered during construction. The qualified archaeologist and tribal consultant or their designees shall also provide the construction workers with contact information for the qualified archaeologist and tribal consultant and their designee(s) and protocols to follow if inadvertent discoveries are made. In addition, workers shall be shown examples of the types of tribal cultural resources that would require notification of the archaeologist and tribal consultant, if encountered. Once the ground disturbances have commenced, the need for additional or supplemental WEAP training shall be determined through consultation with the qualified archaeologist, tribal consultant and project proponent or their designated project supervisor. Within 5 days of completing a WEAP training, a list of those in attendance shall be provided by the qualified archaeologist to the project proponent and DCP.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of grading permit; Ongoing, as determined through consultation with qualified archaeologist and tribal consultant

- **Action Indicating Compliance:** WEAP training sign-off of participants (Pre-Construction; Construction, as needed)

MM-TCR-4: Monitoring for Tribal Cultural Resources. Prior to any ground disturbing activities on the project site associated with the Proposed Project, an archaeological and tribal monitor shall be present during ground-disturbing activities as stipulated in the TCRMMP. The tribal monitor shall be designated by the tribal consultant. The qualified archaeologist may designate an archaeologist to conduct the monitoring under their direction. The monitors shall have the authority to temporarily halt or redirect construction activities in soils that are likely to contain potential tribal cultural resources, as determined by the qualified archaeologist in consultation with the tribal monitor. The monitors shall each complete a daily log documenting construction activities and observations. The field observations shall include assessment of the geoarchaeological setting and whether sediments are identified that are no longer capable or unlikely to contain tribal cultural resources (i.e., sterile), which may be encountered prior to reaching the total depth of excavation expected for the project. If initial monitoring identifies low sensitivity (i.e., sterile soil strata) below a certain depth or within a certain portion of the project site, a corresponding reduction of monitoring coverage would be appropriate. The reasoning for and scale of the recommended reduction shall be communicated to the DCP in writing prior to reduction.

In the event that tribal cultural resources or potential tribal cultural resources are exposed during construction, work in the immediate vicinity of the find shall stop within a minimum of 8 meters [25 feet] or as determined by the qualified archaeologist in consultation with the tribal consultant based on the nature of the find and the potential for additional portions of the resource to remain buried in the unexcavated areas of the project site. The qualified archaeologist in consultation with the tribal consultant will evaluate the significance of the find and implement the protocol described in the TCRMMP before work can resume in the area surrounding the find that is determined to have sensitivity. Construction activities may continue in other areas of the project site in coordination with the qualified archaeologist and tribal consultant.

If human remains are encountered during construction all ground-disturbing work will be immediately diverted from the discovery as determined by the tribal consultant and qualified archaeologist based on consideration of the possibility that additional or multiple Native American human remains are may be located in the project site. Upon discovery of human remains, whether or not the archaeological or Tribal monitor is present, the Los Angeles County Coroner's Office shall be notified, as prescribed in PRC Section 5097.98 and

Health and Safety Code Section 7050.5. If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the State CEQA Guidelines, and as specified in the TCRMMP, which require the coroner to notify the NAHC who will appoint a Most Likely Descendent (MLD). Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated accordingly. While the coroner determines whether the remains are Native American and the MLD is designated and notified, the discovery is to remain confidential and secure to prevent any further disturbance.

Within one month of concluding the tribal cultural resources monitoring, the qualified archaeologist shall prepare a memo stating that the monitoring requirements have been fulfilled and summarize the results of any finds and any actions taken by the tribal monitor to implement the final measures related to tribal cultural resources. The memo shall be submitted to the project proponent and DCP and attached to a final monitoring report prepared by the qualified archaeologist. Following submittal of the memo, the qualified archaeologist shall prepare a technical report documenting the methods and results of all work completed by the tribal and archaeological monitor under the TCRMMP and incorporating input received during construction from the tribal consultant, including, if any, treatment of any collected materials, results of artifact processing, analysis, and research, and evaluation of the resource(s) for the California Register of Historical Resources. The format and content of the report shall follow the California Office of Historic Preservation's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format. Any tribal cultural resources identified shall be documented on appropriate California Department of Parks and Recreation 523-Series Forms. The report shall be prepared under the supervision of a qualified archaeologist and submitted to DCP within one year of completing the monitoring. The final draft of the report shall be submitted to the South Central Coastal Information Center.

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once prior to issuance of grading permit; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off included in daily log and compliance memo to be completed by the qualified archaeologist