

IV. Mitigation Monitoring Program

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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 the changes made 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 PDF and MM 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 immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two business 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.

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

Project Design Feature AQ-PDF-1: Prior to demolition, a Project representative shall make available to the City of Los Angeles Department of Building and Safety and the South Coast Air Quality Management District (SCAQMD) a comprehensive inventory of all off-road construction equipment, equal to or greater than 25 horsepower. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification, Best Available Control Technology documentation, and California Air Resources Board (CARB) or SCAQMD operating permit shall be available on-site at the time of mobilization of each applicable unit of equipment to allow a Construction Monitor to compare the on-site equipment with the inventory and certified Tier specification and operating permit.

Off-road diesel-powered equipment within the construction inventory list described above shall meet the United States Environmental Protection Agency (USEPA) Tier 4 Final standards.

- **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 Building and Safety, South Coast Air Quality Management District
- **Monitoring Phase:** Pre-demolition
- **Monitoring Frequency:** Once prior to demolition (provide proof of compliance)
- **Action Indicating Compliance:** Approval and issuance of demolition permit

B. Geology and Soils

Mitigation Measure GEO-MM-1: The Project Applicant shall retain a Qualified Professional Paleontologist (Qualified Paleontologist/Project Paleontologist/Principal Paleontologist), who meets or exceeds the SVP definition, to carry out all regulatory compliance measures and protocols related to paleontological resources. The Qualified Paleontologist shall obtain a curatorial arrangement with a qualified repository (e.g., LACM) prior to construction in the event of significant paleontological resource discoveries during construction.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Issuance of grading or building permit, whichever occurs first

Mitigation Measure GEO-MM-2: The Qualified Paleontologist shall develop Worker Environmental Awareness Program training to educate the construction crew on the legal requirements for preserving fossil resources, as well as the procedures to follow in the event of a fossil discovery. This training program shall be given to the construction/grading crew before ground-disturbing work commences and shall include handouts to be given to new workers as needed.

- **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 (during grading and excavation)
- **Monitoring Frequency:** Once at Project plan check (submittal of Worker's Environmental Awareness Program) (Pre-construction); Monitoring to be determined by Qualified Paleontologist (Construction)
- **Action Indicating Compliance:** Issuance of demolition or grading permit, whichever occurs first (Pre-construction); Monitoring shall occur during grading and excavation activities as determined by Qualified Paleontologist

Mitigation Measure GEO-MM-3: Full-time paleontological monitoring shall occur during ground-disturbing activities that impact previously undisturbed sediments at depths of 5 feet bgs or greater that have relatively higher paleontological sensitivity, including late to middle Pleistocene older alluvial fan deposits, early Pleistocene to Pliocene Fernando Formation, and/or early Pliocene to late Miocene Puente Formation. Monitoring shall not be required when ground-disturbing activities are less than 5 feet bgs or when impacting only previously disturbed sediments and/or Recent artificial fill regardless of depth. Monitoring shall be conducted by a qualified paleontological monitor who meets the standards of the SVP (2010) and who shall be supervised by the Qualified Paleontologist. The Qualified Paleontologist may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. Monitoring efforts can be increased, reduced, or ceased entirely if determined adequate by the Qualified Paleontologist. Paleontological monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined significant, professionally and efficiently recover the fossil specimens and collect associated data. The monitor shall record pertinent geologic data and collect appropriate sediment samples from any fossil localities. 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 repository (e.g., NHMLA).

- **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 (during grading and excavation)
- **Monitoring Frequency:** Periodically during grading and excavation activities as determined by Monitoring Agencies' consultation with the Qualified Paleontologist

- **Action Indicating Compliance:** Submittal of compliance report by Qualified Paleontologist

Mitigation Measure GEO-MM-4: Upon conclusion of ground-disturbing activities, the Qualified Paleontologist overseeing paleontological monitoring shall prepare a final monitoring report that documents the paleontological monitoring efforts for the Project and describes any paleontological resources discoveries observed and/or recorded during the life of the Project. If paleontological resources are curated, the final monitoring report and any associated data pertinent to the curated specimen(s) shall be submitted to the designated repository. A copy of the final monitoring report shall be filed with the Department of City Planning.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Construction (upon conclusion of ground-disturbing activities)
- **Monitoring Frequency:** Once upon conclusion of ground-disturbing activities
- **Action Indicating Compliance:** Submittal of final monitoring report by Qualified Paleontologist

C. Greenhouse Gas Emissions

Project Design Feature GHG-PDF-1: The Project will prohibit the use of natural gas during Project operations and will include all-electric uses, with exceptions for: (1) water heaters; (2) food operations (e.g., restaurant/commissary uses); and (3) building heating for studio uses. The proposed office buildings will use electricity for building heating.

- **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; Post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance of building permits (Pre-construction); Once during field inspection prior to issuance of a Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of building permits (Pre-construction); Issuance of a Certificate of Occupancy (Post-construction)

D. Noise

(1) Project Design Features

Project Design Feature NOI-PDF-1: Outdoor mounted mechanical equipment will be enclosed or screened by the building design (e.g., a roof parapet) from view of off-site noise-sensitive receptors at the street level.

- **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; Post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance of building permit (Pre-construction); Once at field inspection prior to issuance of a Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of building permit (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)

Project Design Feature NOI-PDF-2: Outdoor amplified sound systems, if any, will be designed so as not to exceed the maximum noise level of 75 dBA (L_{eq-1hr}) at a distance of 15 feet from the amplified speaker sound systems at the East and West Buildings Level 2 (Amenity level), and 80 dBA (L_{eq-1hr}) at a distance of 20 feet from the amplified speaker sound systems at the East and West Buildings' roof level. A qualified noise consultant will provide written documentation that the design of the system complies with this maximum noise level.

- **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; Post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance of building permit (Pre-construction); Once at field inspection prior to issuance of a Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of building permit (Pre-construction); Submittal of compliance report from noise consultant and issuance of Certificate of Occupancy (Post-construction)

(2) Mitigation Measures

Mitigation Measure NOI-MM-1: Temporary and impermeable sound barriers shall be erected at the locations listed below. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- Along the north property line of the Project Site between the construction areas and the residential uses along the north side of 6th Street (receptor locations R1 and R2). The temporary sound barrier shall be designed to provide a minimum 11-dBA noise reduction at the ground level of receptors R1 and R2.
- Along the eastern property line of the Project Site between the construction areas and the potential future residential uses along the east side of Mill Street (receptor location R3), the temporary sound barrier shall be designed to provide a minimum 14-dBA noise reduction at the ground level of receptor location R3. In the event the proposed mixed-use conversion at receptor location R3 is not completed and occupied prior to or during Project construction, this mitigation measure shall not be required because impacts on the existing (i.e., non-residential non-sensitive use) would be less than significant without mitigation.
- In the event the proposed mixed-use development at receptor location R6 is completed and occupied prior to or during the course of Project construction - Along the southern property line of the Project Site between the construction areas and the potential future residential uses adjacent to the Project Site to the south, the temporary sound barrier shall be designed to provide a minimum 20-dBA noise reduction at the ground level of receptor location R6.
- In the event the proposed mixed-use development at receptor location R6 is not constructed, a temporary sound barrier shall be provided along the southern property line between the Project Site and the recently completed apartments building (AVA Arts District) (receptor location R6A). The temporary sound barrier at this location shall be designed to provide a minimum 11-dBA noise reduction at the ground level of receptor location R6A.
- Along the western property lines of the Project Site between the construction areas and the Produce Hotel Apartments located at the northeast corner of Central Avenue and 7th Avenue (receptor location R7), the temporary sound barrier shall be designed to provide a minimum 5-dBA noise reduction at the ground level of receptor location R7.
- **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:** Once at plan check and prior to issuance of grading or building permit, whichever occurs first (Pre-construction); Once during field inspection (Construction)
- **Action Indicating Compliance:** Plan check approval and issuance of grading or building permit, whichever occurs first (Pre-construction); Field inspection sign-off by City Building Inspector and submittal of compliance report from noise consultant (Construction)

Mitigation Measure NOI-MM-2: A temporary and impermeable moveable sound barrier shall be provided at the locations listed below. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- During construction of the off-site utility connections along Alameda Street, 6th Street, and Mill Street, the Project shall provide a temporary moveable noise barrier between the construction equipment and receptor locations R1, R2, R3, and R6, where feasible. The temporary noise barrier shall be designed to provide a minimum 5-dBA noise reduction at the ground levels of receptor locations R1 and R6, and a 10-dBA noise reduction at the ground level of receptor locations R2 and R3.
- **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:** Once at plan check and prior to issuance of necessary permits (Pre-construction); Once during field inspection (Construction)
- **Action Indicating Compliance:** Plan check approval and issuance of required permits (Pre-construction); Field inspection sign-off by City Inspector and submittal of compliance report from noise consultant (Construction)

E. Public Services—Police Protection

Project Design Feature POL-PDF-1: During construction, the Applicant will implement temporary security measures, including security fencing, lighting, and locked entry.

- **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:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off (Construction)

Project Design Feature POL-PDF-2: During operation, the Project will incorporate a 24/7 security plan to ensure the safety of its employees and visitors. The Project’s security plan will include, but will not be limited to, the following design features:

- Secured points of entry, involving the use of key card passes and other pedestrian and vehicular access controls, where not manned;
- A 24-hour security camera network to provide visual surveillance of outdoor areas, parking facilities, and other activity areas, such as the lounges and auditorium;
- Private on-site security staff and regular security patrols of the Project Site; and
- Appropriate staff training on security protocols, including site and building access control and managing and monitoring fire/life/safety systems.
- **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:** Post-construction
- **Monitoring Frequency:** Once during field inspection prior to issuance of a Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy (Post-construction)

Project Design Feature POL-PDF-3: The Project will provide proper lighting of the building and walkways to provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into the building.

- **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; Post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance of permits (Pre-construction); Once during field inspection prior to issuance of a Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of permits (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)

Project Design Feature POL-PDF-4: The Project will provide sufficient lighting of parking areas to maximize visibility and reduce areas of concealment.

- **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; Post-construction
- **Monitoring Frequency:** Once at plan check and issuance of permits (Pre-construction); Once during field inspection prior to issuance of a Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of permits (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)

Project Design Feature POL-PDF-5: The Project will design entrances to and exits from the building, open spaces around the building, and pedestrian walkways to be open and in view of surrounding sites.

- **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; Post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance of permits (Pre-construction); Once during field inspection prior to issuance of a Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of permits (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)

Project Design Feature POL-PDF-6: The Applicant will consult with LAPD regarding the incorporation of additional feasible crime prevention features into the building design and operation. Upon completion of

construction of the Project and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to the LAPD's Pacific Area Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** City of Los Angeles Police Department; 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; Post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance permits (Pre-construction); Once prior to the issuance of a Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of permits (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)

F. Transportation

Project Design Feature TR-PDF-1: A detailed Construction Traffic Management Plan (CTMP), including haul routes and a staging plan, will be prepared and submitted to the City for review and approval, prior to commencing construction. The Construction Management Plan will formalize how construction will be carried out and identify specific actions that will be required to reduce effects on the surrounding community. The Construction Management Plan will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and will include, but not be limited to, the following elements, as appropriate:

- Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Prohibition of construction worker or equipment parking on adjacent streets.
- Prohibition of haul staging on any streets adjacent to the Project, unless specifically approved as a condition of an approved haul route.
- Containment of construction activity within the Project Site boundaries, as feasible.

- Implementation of safety precautions for pedestrian and bicyclists through such measures as alternate routing and protection barriers.
- Scheduling of construction-related deliveries, haul trips, etc., to occur outside the commuter peak hours.
- Spacing of trucks so as to discourage a convoy effect.
- Identification of a construction manager and provision of a telephone number for any inquiries or complaints from residents regarding construction activities posted at the site readily visible to any interested party during site preparation, grading, and construction.
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **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 plan check prior to issuance of grading or building permit (provide proof of compliance) (Pre-construction); Periodic field inspections (Construction)
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit or building (Pre-construction); Field inspection sign-off (Construction)

G. Utilities and Service Systems—Water Supply and Infrastructure

Project Design Feature WAT-PDF-1: The Project design shall incorporate the following water conservation features to support water conservation in addition to those measures required by the City’s current codes and ordinances:

- ENERGY STAR Certified Residential Dishwashers – standard with 3.0 gallons/cycle or less.
- High Efficiency Toilets with a flush volume of 1.1 gallons per flush, or less.
- California Friendly® plants or native plants.
- Drip/Subsurface Irrigation (Micro-Irrigation).
- Proper Hydro-Zoning/Zoned Irrigation (groups plants with similar water requirements together).
- **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 City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance of building permit (Pre-construction); Once during field inspection prior to issuance of Certificate of Occupancy (Post-construction)
- **Action Indicating Compliance:** Plan check approval and issuance of required permits (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)