

CHAPTER 4

Mitigation Monitoring Program

4.1 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 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 EIR has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts takes into consideration project design features and identifies mitigation measures to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the project design features and mitigation measures identified for the Project.

4.2 Organization

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

- **Enforcement Agency:** The agency with the power to enforce the project design feature or mitigation measure;
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation and development are made;
- **Monitoring Phase:** The phase of the Proposed Project during which the project design feature or mitigation measure shall be monitored;

- **Monitoring Frequency:** The frequency at which the project design feature or mitigation measure shall be monitored; and
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required project design feature or mitigation measure has been implemented.

4.3 Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide verification, as identified below, to the appropriate monitoring and enforcement agencies that each project design feature and mitigation measure has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure listed below. 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 City of Los Angeles Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures 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 project design features and mitigation measures 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 mitigation measures and project design features 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.

4.4 Program Modification

The Project shall be in substantial conformance with the project design features and mitigation measures contained in this Mitigation Monitoring Program. The enforcing departments or agencies may determine substantial conformance with project design features and mitigation measures in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a project design feature or mitigation measure may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, complies with CEQA guidelines, Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modification to or deletion of the project design features or mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the project design feature or mitigation measure is no longer needed, not feasible, or the other basis for modifying or deleting the project design feature or mitigation measure. Under this process, the modification or deletion of a project design

feature or mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the project design features or mitigation measures results in a substantial change to the Project or the non-environmental conditions of approval.

4.5 Project Design Features, Mitigation Measures, and Implementation

Aesthetics

Project Design Features

PDF AES-1: Construction Fencing: The Applicant shall provide and maintain a construction fence for safety and to screen views to the Project Site during construction to the extent feasible. The fence shall be located along the north, south, east and west perimeters of the Project Site with a minimum height of 8 feet. The Applicant shall ensure through appropriate postings and regular visual inspections that no unauthorized materials are posted on temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a reasonable manner throughout the construction period.

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 during construction
Action Indicating Compliance:	Field inspection sign-off; Compliance certification report by Project contractor

PDF AES-2: Screening of Utilities and Loading Areas: The Project would visually screen utilities, such as rooftop and ground-level mechanical equipment and utilities (HVAC systems, antennas, satellite dishes, etc.) from public view. All loading areas will be conducted interior to the buildings or screened from public view.

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 inspection(s) following construction
Action Indicating Compliance:	Field inspection sign-off; Compliance certification report by Project contractor

PDF AES-3: Glare: Glass and other building materials used in exterior façades shall be low reflective and/or treated with a non-reflective coating in order to minimize glare. Prior to issuance of a building permit, the Department of Building and Safety shall review the exterior building

materials to confirm that they do not exceed the reflectivity of standard building materials, and would not cause significant glare impacts on motorists or nearby residential uses.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once at Project plan check; Once during field inspection
Action Indicating Compliance: Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

PDF AES-4: Lighting: Construction and operational lighting will be shielded and directed downward (or on the specific on-site feature to be lit) in such a manner as to preclude light pollution or light trespass onto adjacent use that would cause more than two foot-candles of lighting intensity or generate direct glare onto exterior glazed windows or glass doors, elevated habitable porches, decks, or balconies of adjacent residential units.

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 during construction; Once at Project plan check; once during field inspection
Action Indicating Compliance: Field inspection sign-off; Compliance certification report by Project contractor; Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

PDF AES-5: Façade and Signage Materials: Prior to the issuance of building permits, the proposed types of Project façade and signage materials (e.g., glass, metal panels, etc.) will be submitted to the Department of Building and Safety for review and approval to ensure that highly reflective materials are not utilized.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Prior to issuance of building permits
Action Indicating Compliance: Plan approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Air Quality

Project Design Features

PDF AQ-1: Off-Road Construction Features: In order to reduce diesel particulate matter and NO_x emissions during construction activities all off-road diesel equipment greater than 50 horsepower (hp) used for the Project shall meet USEPA Tier 4 off-road emission standards. If Tier 4 equipment is not available, off-road diesel-powered equipment greater than 50 hp shall meet USEPA Tier 3 emissions standards, where available. All equipment shall be outfitted with BACT devices including a CARB-certified Level 3 Diesel Particulate Filter or equivalent.

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 during construction
Action Indicating Compliance:	Field inspection sign-off; Compliance report by Project contractor

PDF AQ-2: On-Road Construction Features: All on-road excavation haul trucks exporting soil to the appropriate receiver facility shall be model year 2010 or newer or retrofitted to comply with USEPA Year 2010 on-road emissions standards. Documentation of all on-road trucks exporting soil shall be maintained and made available to SCAQMD for inspection upon request.

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 during construction
Action Indicating Compliance:	Field inspection sign-off; Compliance report by Project contractor

Cultural Resources

Mitigation Measures

MM ARCH-1: 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 (qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction activities on the Project Site such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The activities to be monitored shall also include off-site improvements in the vicinity of the Project site, such as utility, sidewalk, or road improvements. The monitor shall have the authority to direct the pace of construction equipment in areas of higher sensitivity. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), and the depth of excavation, and if found, the abundance and type of

archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological Sensitivity Training shall be given for construction personnel. The training session, shall be carried out by the qualified Archaeologist, will focus on how to identify archaeological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event.

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:	Construction
Monitoring Frequency:	Periodic per recommendations of archeologist
Action Indicating Compliance:	Compliance report by qualified archaeologist

MM ARCH-2: In the event that historic (e.g., including, but not limited to, bottles, foundations, Zanja water system-related infrastructure, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, 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 qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological 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 Department of City Planning to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources 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 and subject to final approval by the Department of City Planning. Treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected may be curated at a public, non-profit institution with a research interest in the materials, such as the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

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:	Construction

Monitoring Frequency:	At time of resource discovery, should it occur
Action Indicating Compliance:	If archaeological resources are unearthed, submittal of compliance certification report and treatment plan by a qualified archaeologist

MM ARCH-3: Prior to the release of the grading bond, the qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Project applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the development and required mitigation measures.

Enforcement Agency:	Los Angeles Department of City Planning
Monitoring Agency:	Los Angeles Department of City Planning
Monitoring Phase:	Post-construction
Monitoring Frequency:	Once upon completion of excavation
Action Indicating Compliance:	Compliance report by qualified archaeologist

MM ARCH-4: If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the

recommendation of the descendants and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Enforcement Agency:	Los Angeles Department of Building and Safety
Monitoring Agency:	Los Angeles Department of Building and Safety
Monitoring Phase:	Construction
Monitoring Frequency:	To be determined by consultation with archaeologist in consultation with the Native American monitor upon discovery of resource(s)
Action Indicating Compliance:	If unanticipated discovered are found, submittal of written evidence of Compliance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5

MM PALEO-1: Prior to the issuance of a demolition permit, the Applicant shall retain a qualified Paleontologist to develop and implement a paleontological monitoring program for construction excavations that would encounter older Quaternary alluvial sediments (associated with sediments below 20 feet deep across the Project Site). The qualified Paleontologist shall carry out a pre-grading/excavation meeting to discuss the paleontological monitoring program. A qualified Paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the Paleontologist during construction excavations into older alluvial sediments. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the qualified Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. Full-time monitoring can be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified Paleontologist.

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:	Once prior to issuance of building permits for program approval; Periodic during excavation
Action Indicating Compliance:	Issuance of grading permit and development of paleontological resources monitoring program; Compliance report by qualified paleontologist

MM PALEO-2: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area shall be established by the qualified Paleontologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the qualified Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If preservation in place is not feasible, the qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.

Enforcement Agency:	Los Angeles Department of Building and Safety
Monitoring Agency:	Los Angeles Department of Building and Safety
Monitoring Phase:	Construction
Monitoring Frequency:	At time of resource discovery, should it occur
Action Indicating Compliance:	If no unanticipated discovered are found and grading occurs within the older Quaternary Alluvium, compliance certification report by qualified paleontologist; if unanticipated discovers are found, submittal of a report and mitigation plan(s) by a qualified paleontologist

MM PALEO-3: Prior to the release of the grading bond, the qualified Paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

Enforcement Agency:	Los Angeles Department of Building and Safety
Monitoring Agency:	Los Angeles Department of Building and Safety
Monitoring Phase:	Construction
Monitoring Frequency:	Once upon the completion of excavation
Action Indicating Compliance:	If no unanticipated discovered are found and grading occurs within the older Quaternary Alluvium, compliance certification report by qualified paleontologist; if unanticipated discoveries are found, submittal of a report by a qualified paleontologist

Greenhouse Gas Emissions

Project Design Features

PDF GHG-1: Green Building Features: The Project would be designed and operated to meet or exceed the applicable requirements of the California Green Building Standards Code and the City's Green Building Code. Green building measures would include, but are not limited to the following:

- The Project would implement a construction waste management plan to divert all mixed construction and demolition debris to City certified construction and demolition waste processors, consistent with the Los Angeles City Council approved Council File 09-3029.
- The Project would be designed to optimize energy performance and reduce building energy cost by installing energy efficient appliances that meet the USEPA ENERGY STAR rating standards or equivalent.
- The Project would include double-paned windows to keep heat out during summer months and keep heat inside during winter months.
- The Project would include lighting controls with occupancy sensors in indoor common areas to conserve energy and to take advantage of available natural light.
- The Project would not include built-in fireplaces in residential units.
- The Project would minimize outdoor potable water use through drought-tolerant/California native plant species selection, artificial turf, irrigation system efficiency, alternative water supplies (e.g., rainwater harvesting for use in landscaping), and/or smart irrigation systems (e.g., weather-based controls).
- The Project would reduce indoor potable water use by installing low-flow water fixtures that meet the USEPA WaterSense standards or equivalent.
- The Project would provide on-site recycling areas, consistent with City of Los Angeles strategies and ordinances, with the goal of achieving 70 percent waste diversion by 2020, and 90 percent by 2025.
- The Project would provide alternative transportation features, which would include bicycle storage, a changing room, and preferred parking for low-emitting and fuel efficient vehicles.
- The Project would include at least 20% of the total code required parking spaces provided for all types of parking facilities, shall be capable of supporting future electric vehicle supply equipment (EVSE). Of the 20% EV Ready spaces, 5% of the total code required parking spaces would be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

Enforcement Agency: Los Angeles Department of Building and S Los Angeles Department of City Planning (approval of measure and performance standards); Los Angeles Department of Building and Safety (Operation)

Monitoring Agency: Los Angeles Department of City Planning (approval of measure and performance standards); Los Angeles Department of Building and Safety (Operation)

Monitoring Phase: Pre-construction; Operation

Monitoring Frequency:	Once at plan check prior to issuance of grading permit; Annually during operation
Action Indicating Compliance:	Plan approval and issuance of Building Permit (Pre-construction); Annual compliance certification report submitted by Applicant (Operation)

Hazards and Hazardous Materials

Mitigation Measures

MM HAZ-1: Additional Assessment/Remediation: Soil sampling underneath the existing on-site cold storage facility buildings and the Site's eastern perimeter along Alameda Street shall be conducted for volatile organic compounds (VOCs) [including tetrachlorethene (PCE)] per Environmental Protection Agency (EPA) Method 8260B, and for total petroleum hydrocarbons (TPH) per EPA Method 8015M, once the buildings are demolished. A minimum of fifteen (15) borings to depths between 15 and 25 feet bgs, with samples collected at 5-foot intervals, shall be undertaken. If the additional assessment reveals concentrations of VOCs (including PCE) and/or TPH above residential California Human Health Screening Levels (CHHSL), soil remediation and health and safety measures required by the applicable regulatory agencies [e.g., California Department of Toxic Substances (DTSC), Los Angeles Regional Water Quality Control Board (LARWQCB), etc.] shall be implemented by the Project Applicant during construction, which will be included in a Soils Management Plan and a Health and Safety Plan, as applicable (refer to Mitigation Measures HAZ-2 and HAZ-3).

The additional assessment shall also include an underground storage tank (UST) survey of the former on-site gas station. If USTs are identified in the geophysical survey, they shall be removed by the Applicant, under City of Los Angeles Fire Department (LAFD) requirements, during construction.

Enforcement Agency:	Los Angeles Department of Building and Safety; Los Angeles Fire Department; Los Angeles Regional Water Quality Control Board
Monitoring Agency:	Los Angeles Department of Building and Safety; Los Angeles Fire Department
Monitoring Phase:	Pre-construction; Construction
Monitoring Frequency:	Once at Project plan check prior to issuance of grading or building permit; once during field inspection
Action Indicating Compliance:	Field inspection sign-off by Los Angeles Fire Department

MM HAZ-2: Soil Management Plan (SMP): Should the assessments required under MM HAZ-1 above reveal chemicals of concern above applicable clean-up goals, the Project Applicant shall retain a qualified environmental consultant to prepare a SMP, which will be submitted to the City of Los Angeles Department of Building and Safety (LADBS) for review and approval prior to the commencement of excavation and grading activities. The SMP shall be implemented during

excavation and grading activities on the Project Site to ensure that any contaminated soils are properly identified, excavated, and disposed of off-site, as follows:

- The SMP shall be prepared and executed in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil. The SMP shall require the timely testing and sampling of soils so that contaminated soils can be separated from inert soils for proper disposal. The SMP shall specify the testing parameters and sampling frequency. Anticipated testing includes TPH, VOCs, and semi-volatile organic compounds (SVOCs). During excavation, Rule 1166 requires that soils identified as contaminated shall be sprayed with water or another approved vapor suppressant, or covered with sheeting during periods of inactivity of greater than an hour, to prevent contaminated soils from becoming airborne. Under Rule 1166, contaminated soils shall be transported from the Project Site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent contaminated soils from becoming airborne or otherwise released into the environment.
- Prior to the commencement of grading and excavation, the findings of the Phase I/II Environmental Site Assessment (ESA) for the Project and additional assessment conducted per Mitigation Measure HAZ-1, shall be reported to the County of Los Angeles Fire Department Health and Hazardous Materials Division (HHMD), Site Mitigation Unit (SMU) (323-890-4045) and LAFD for review and comment. The recommendations of the HHMD and LAFD shall be incorporated in the SMP.
- A qualified environmental consultant shall be present on the Project Site during grading and excavation activities in the known or suspected locations of contaminated soils or the UST, and shall be on call at other times as necessary, to monitor compliance with the SMP and to actively monitor the soils and excavations for evidence of contamination.
- If a UST is discovered, it shall be removed in accordance with Los Angeles Municipal Code (LAMC) Section 57.31.52 (Abandonment of Underground Storage Tanks). As required by LAMC Section 57.31.52, the Applicant shall notify the LAFD prior to tank removal, inert (remove or neutralize any flammable materials and vapors) the UST prior to transport, and establish to the satisfaction of the LAFD that no release of hazardous materials has occurred. The UST shall be properly disposed of by a licensed contractor in accordance with applicable regulations.
- During the Project's excavation phase, the Applicant shall remove and properly dispose of impacted materials in accordance with the provisions of the SMP. If soil is stockpiled prior to disposal, it will be managed in accordance with the Project's Storm Water Pollution Prevention Plan, prior to its transfer for treatment and/or disposal. All impacted soils would be properly treated and disposed of in accordance with SCAQMD Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil, as well as applicable requirements of DTSC and LARWQCB

Enforcement Agency:

Los Angeles Department of Building and Safety; Los Angeles Fire Department; South Coast Air Quality Management District; Department of Toxic Substances Control; Los Angeles Regional Water Quality Control Board

Monitoring Agency:

Los Angeles Department of Building and Safety; 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 plan implementation
Action Indicating Compliance:	Approval of Soil Management Plan by regulatory agency (Pre-construction); written compliance report by a qualified environmental consultant (Construction)

MM HAZ-3: Health and Safety Plan (HASP): Should the assessments required under MM HAZ-1 above reveal chemicals of concern above applicable clean-up goals, the Applicant shall commission a HASP to be prepared in compliance with Occupational Safety and Health Administration (OSHA) Safety and Health Standards (29 Code of Federal Regulations 1910.120) and Cal-OSHA requirements (CCR Title 8, General Industry Safety Orders and California Labor Code, Division 5, Part 1, Sections 6300-6719) and submitted for review by the Department of Building and Safety. The HASP would address, as appropriate, safety requirements that would serve to avoid significant impacts or risks to workers or the public in the event that elevated levels of subsurface gases are encountered during grading and excavation. The HASP would also address potential vapor encroachment from the soil contamination into the subterranean levels of the building. As necessary, gas monitoring devices would be in place to alert workers in the event elevated gas or other vapor concentrations occur when basement slab demolition or soil excavation is being performed. Contingency procedures would be in place in the event elevated gas concentrations are detected, such as the mandatory use of personal protective equipment, evacuation of the area, and/or increasing ventilation within the immediate work area. Workers would be trained to identify exposure symptoms and implement alarm response. Construction fencing would be installed around development areas to restrict public access from surrounding properties and other phases of the Project Site, further reduce the potential for contaminated soils to become airborne, and provide additional distance between the public and excavation activities to allow for gas and vapor dilution. Vapor suppression measures also would be identified consistent with the SMP, as necessary, to avoid health hazards to adjacent properties. The HASP would have emergency contact numbers, maps to the nearest hospital, gas monitoring action levels, gas response actions, allowable worker exposure times, and mandatory personal protective equipment requirements. The HASP would be signed by all workers involved in the demolition and excavation of on-site soils to demonstrate their understanding of the risks of excavation.

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 grading permits; Ongoing with periodic field inspections during construction for plan implementation
Action Indicating Compliance:	Issuance of grading permit (Pre-construction); Approval of Health and Safety Plan (Pre-construction); Field inspection sign-off (Construction); compliance

certification report submitted by Project contractor (Construction)

Noise

Project Design Features

PDF NOISE-1: Equipment Noise Control: The Project contractor(s) shall equip construction equipment, fixed or mobile, with properly operating and maintained noise mufflers, consistent with manufacturers' standards.

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: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance: Field inspection sign-off within compliance report

PDF NOISE-2: Prohibition of Idling: The Project shall not allow any delivery truck idling in the loading area. Signs shall be posted prohibiting idling.

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; Compliance certification report submitted by Project contractor

PDF NOISE-3: Prohibition of Amplified Music: The Project shall not allow amplified music in the outdoor common areas of The Hub during school hours and in The Lookout areas between 10 p.m. and 7:00 a.m.

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: Operation

Monitoring Frequency: Annually

Action Indicating Compliance: Documentation of noise management activities in annual compliance reports

Mitigation Measures

MM NOISE-1: The Project shall provide a temporary 20-foot tall construction noise barrier (i.e., wood, sound blanket) between the Project construction site and the Para Los Niños Charter School along the south boundary of the Project Site, with a performance standard of achieving a 20 dBA noise level reduction. The noise barrier shall have a minimum sound transmission class (STC) of 25 and noise reduction coefficient (NRC) of 0.75. The temporary noise barriers shall be used during early Project construction phases (up to the start of framing) when the use of heavy equipment is prevalent.

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; compliance certificate report submitted by Project contractor

MM-NOISE-2: The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited within 50 feet of the Para Los Niños Charter School during school hours of the Para Los Niños Charter School located to the south of the Project Site. Instead, small bulldozers not exceeding 310 horsepower shall be used within this area during demolition, grading, and excavation operations. The use of smaller bulldozers would result in vibration levels of 65 VdB at the Para Los Niños Charter School, which would not exceed the 83 VdB significance threshold for human perception.

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 construction
Action Indicating Compliance:	Compliance certificate report by qualified consultant (Construction)

MM-NOISE-3: The Applicant shall designate a construction relations officer to serve as a liaison with Para Los Niños Charter School. The liaison shall be responsible for responding to concerns regarding construction noise or vibration. The liaison shall coordinate with the school administration in advance of, and throughout Project construction to reduce disruption of classroom activities. The liaison shall work with the School administration to identify opportunities to reduce conflicts with school activities through work scheduling and the arrangement of construction activities on the Project Site.

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 construction
Action Indicating Compliance: Field inspection sign-off; compliance certificate report submitted by Project contractor

Police Protection

Project Design Features

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

Enforcement Agency: Los Angeles Police Department; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once during field inspection

Action Indicating Compliance: Field inspection sign-off

PDF POL-2: Security Features During Operation: The following security features would be implemented during Project operation:

- Buildings would include controlled access to the live/work units and common open space areas.
- Access to commercial and restaurant uses, publicly-accessible open space areas, and paseos would be unrestricted during business hours, but public access would be discontinued after businesses have closed.
- Facility operations would 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 would include provision of 24-hour video surveillance and full-time security personnel.
- Duties of the security personnel would include, but would not be limited to, assisting residents and visitors with site access; monitoring entrances and exits of buildings; managing and monitoring fire/life/safety systems; and patrolling the property.
- Security lighting would be provided in Project entryways, publicly-accessible areas, common building and open space areas, and parking areas

Enforcement Agency: Los Angeles Police Department; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Operation

Monitoring Frequency: Annually

Action Indicating Compliance: Documentation in annual compliance report

Mitigation Measures

MM POL-1: Prior to the occupancy of the Project, the Project applicant shall provide the Central Area Commanding Officer with a diagram of each portion of the property, including access routes, and additional information to facilitate potential LAPD responses.

Enforcement Agency: Los Angeles Police Department

Monitoring Agency: Los Angeles Police Department

Monitoring Phase: Construction

Monitoring Frequency: Once, prior to certificate of occupancy

Action Indicating Compliance: Sign-off on Los Angeles Police Department reviewed diagrams; Certificate of Occupancy

Libraries

Mitigation Measures

MM LIB-1: The Applicant shall pay a fair share mitigation fee of \$200 per capita, based on the estimated residential population stated in the Project's Draft EIR, to the Los Angeles Public Library to offset impacts on library services.

Enforcement Agency: Los Angeles Public Library

Monitoring Agency: Los Angeles Public Library

Monitoring Phase: Operation

Monitoring Frequency: Once, prior to certificate of occupancy.

Action Indicating Compliance: Sign-off on fees by Los Angeles Public Library
Certificate of Occupancy

Transportation and Traffic

Project Design Features

PDF TRAF-1: Construction Management Plan: Prior to the issuance of a building permit for the Project, a detailed Construction Management Plan including street closure information, a detour plan, haul routes, and a staging plan, would be prepared and submitted to the City for review and approval. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site. Construction management meetings with City Staff and other surrounding construction related project representatives (i.e., construction contractors) whose projects will potentially be under construction at around the same time as the Project shall be conducted bimonthly, or as otherwise determined appropriate by City Staff. This coordination shall ensure construction activities of the concurrent

related projects and associated hauling activities are managed in collaboration with one another and the Project. The Construction Management Plan shall include, but not be limited to, the following elements as appropriate:

- Advance notification of adjacent property owners and occupants, as well as nearby schools, of upcoming construction activities, including durations and daily hours of construction.
- Prohibition of construction worker parking on adjacent residential streets.
- Temporary pedestrian and vehicular traffic controls during all construction activities adjacent to Industrial Street and Alameda Street to ensure traffic safety on public right of ways. These controls shall include, but are not limited to: flag people trained in pedestrian and student safety; use of directional signage; maintaining continuous and unobstructed pedestrian paths, and/or providing overhead covering.
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men).
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets.
- Construction-related vehicles shall not park on surrounding public streets.
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate, including along all identified Los Angeles Unified School District (LAUSD) pedestrian routes to nearby schools.
- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, and so as to not impede school drop-off and pick-up activities and students using LAUSD's identified pedestrian routes to nearby schools.
- Coordination with public transit agencies to provide advanced notifications of stop relocations and durations.
- Provide advanced notification of temporary parking removals and duration of removals.
- Provide detour plans to address temporary road closures during construction.

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 Building Permit; Periodic field inspections during construction
Action Indicating Compliance:	Approval of Construction Management Plan from the Los Angeles Department of Transportation prior to issuance of Building Permit (Pre-construction); compliance certification report submitted by Project contractor (Construction)

PDF TRAF-2: Downtown/Arts District TMO: The Applicant will contribute to the Arts District TMO/Arts District portion of a Downtown TMO following approval of the Project by becoming a member, participating in, and contributing to TMO operations and marketing efforts. The purpose of the TMO is to encourage the use of alternative modes of transportation, including walking and bicycling, carpooling and vanpooling, use of public transit, short-term automobile rentals, etc.; and to help alleviate current and future traffic congestion throughout the area. The TMO services would be available to anyone within the general Arts District community, not just residents and tenants of the proposed Project.:

Enforcement Agency:	Los Angeles Department of Transportation
Monitoring Agency:	Los Angeles Department of Transportation; Los Angeles Department of Public Works
Monitoring Phase:	Pre-operation; Operation
Monitoring Frequency:	Once prior to issuance of final certificate of occupancy; Annually during first three years of operations
Action Indicating Compliance:	Annual consistency review

Mitigation Measures

MM-TRAF-1: The Project Applicant shall implement a comprehensive Transportation Demand Management (TDM) Program to promote non-auto travel and reduce single-occupant vehicle trips by a minimum of ten percent. The TDM Program shall adhere to the requirements of LAMC Section 12.26-J (Ordinance 168,700). A draft of the TDM Program shall be prepared by a registered traffic engineer and submitted to LADOT for review prior to the issuance of the first building permit for the Project. The TDM Program must be approved by LADOT prior to the issuance of the first Certificate of Occupancy. The TDM Program could include, but would not be limited to, the following strategies:

- Transportation Information Center, educational programs, kiosks and/or other measures.
- Promotion and support of carpools and rideshare.
- Bicycle amenities such as racks and showers.
- Incentives for using alternative travel modes.
- Parking incentives and administrative support for formation of carpools/vanpools
- On-Site TDM Coordinator.
- Contribution to the City's Bicycle Plan Trust Fund for implementation of bicycle improvements in the Project area.
- Mobility hub providing amenities for transit, bike share, shared vehicles, etc.

Enforcement Agency:	Los Angeles Department of Transportation
Monitoring Agency:	Los Angeles Department of Transportation
Monitoring Phase:	Prior to operation

Monitoring Frequency:	Once prior to issuance of applicable Certificate of Occupancy
Action Indicating Compliance:	Approval of TDM program from Los Angeles Department of Transportation; annual Compliance report; issuance of Certificate of Occupancy

Water Supply

PDF WS-1: Water Conservation Features: The Project shall provide the following specific water efficiency features:

- High Efficiency Toilets with a flush volume of 1.0 gallons of water per flush;
- ENERGY STAR Certified Residential Clothes Washers – integrated water factor of 3.2, frontloading, with a capacity of 4.3 cubic feet;
- ENERGY STAR Certified Commercial Clothes Washers – water factor of 4.0 or less;
- Showerheads with a flow rate of 1.5 gpm or less;
- Domestic Water Heating System located close proximity to point(s) of use;
- Individual metering and billing for water use for every residential dwelling unit and commercial unit;
- Water-Saving Pool Filter;
- Leak Detection System for swimming pools and Jacuzzi;
- Drip/Subsurface Irrigation (Micro-Irrigation);
- Proper Hydro-zoning (group plants with similar water requirements together);
- Zoned Irrigation; and
- Landscaping contouring to minimize precipitation runoff.

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:	Construction
Monitoring Frequency:	Once prior to issuance of final Certificate of Occupancy
Action Indicating Compliance:	Issuance of final Certificate of Occupancy