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August 5, 2019

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**550, 530, 522 SOUTH SHATTO PLACE / 3119 WEST 6TH STREET / SUSTAINABLE  
COMMUNITIES ENVIRONMENTAL ASSESSMENT / TECHNICAL CORRECTIONS TO  
MITIGATION MONITORING PROGRAM; CF 19-0392**

Staff recommends that the attached Revised Mitigation Monitoring Program be considered at the Planning and Land Use Management Committee meeting on August 6, 2019, related to Council File No. 19-0392. The Revised Mitigation Monitoring Program, dated August 5, 2019, includes a revision to MM NOISE-2, requiring additional coordination with Young Oaks Academy, a nearby school to the project site, in response to comments received from the Los Angeles Unified School District. In addition, the Revised Mitigation Monitoring Program includes technical corrections to the Mitigation Monitoring Program to align with the Project Design Features and Mitigation Measures included in the SCEA document. These technical corrections do not change anything substantive of the analysis conducted for this environmental clearance.

The August 5, 2019 Revised Mitigation Monitoring Program shall supersede the Mitigation Monitoring Program, dated May 2019, which was uploaded to the Council File on July 25, 2019. Staff recommends that the Planning and Land Use Management Committee recommend to City Council adoption of the Revised Mitigation Monitoring Program.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

Nicholas Hendricks  
Senior City Planner

PLUM Committee  
19-0392  
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NH:CS

Enclosures

Revised Mitigation Monitoring Program, August 5, 2019

# MITIGATION MONITORING PROGRAM

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## A. INTRODUCTION

This Mitigation Monitoring Program (MMP), which is provided below, has been prepared pursuant to Public Resources Code Section 21081.6 which requires adoption of a MMP for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects. The City of Los Angeles is the Lead Agency for the proposed 550 Shatto Place Project/Soul Project (Project) and therefore is responsible for administering and implementing the MMP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during Project implementation prior to final approval of the proposed Project. The primary purpose of the MMP is to ensure that the mitigation measures identified in the Sustainable Communities Environmental Assessment (SCEA) are implemented, thereby minimizing identified environmental effects. The MMP also includes the proposed Project Design Features (PDFs). The PDFs are specific design elements proposed by the Applicant that have been incorporated into the Project to prevent the occurrence of or to minimize the significance of potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures, as defined by Section 15126.4 of the State CEQA Guidelines (Title 14 of the California Code of Regulations). However, PDFs are included in this MMP to ensure their implementation as a part of the Project.

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 certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measures has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure. Such records shall be made available to the City upon request. Further, specifically 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 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 Annual Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features 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.

As shown on the following pages, each required mitigation measure and proposed PDF for the 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 Mitigation Measure/Project Design Feature.
- **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 Mitigation Measure/Project Design

Feature shall be monitored.

- **Monitoring Frequency:** The frequency at which the Mitigation Measure/Project Design Feature shall be monitored.
- **Action Indicating Compliance:** The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure/Project Design Feature has been implemented.

## **B. PROJECT DESIGN FEATURES, MITIGATION MEASURES AND IMPLEMENTATION**

### **Aesthetics/Visual Resources**

#### **Project Design Features**

No Project Design Features are required for Aesthetics/Visual Resources.

#### **Mitigation Measures**

No mitigation measures are required for Aesthetics/Visual Resources.

### **Agricultural and Forest Resources**

#### **Project Design Features**

No Project Design Features are required for Agricultural and Forest Resources.

#### **Mitigation Measures**

No mitigation measures are required for Agricultural and Forest Resources.

### **Air Quality**

**PDF AIR-1:** Construction equipment operating at the Project Site shall be subject to a number of requirements. These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. Construction measures would include, but are not limited to the following:

- Prior to the issuance of a grading or building permit for each phase, an inventory of off-road heavy-duty construction equipment for that phase of construction, equal to or greater than 50 horsepower that will be used an aggregate of 40 or more hours, shall be provided to the Department of Building and Safety and the Department of City Planning. 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 or model year specification and California Air Resources Board or South Coast Air Quality Management District operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.
- Off-road diesel-powered equipment within the construction inventory shall meet the Tier 4 final off-road emissions standards within the Los Angeles region. Such equipment shall be outfitted with Best Available Control Technology (BACT)

devices including a California Air Resources Board certified Level 3 Diesel Particulate Filter or equivalent;

- All cranes and welders shall be electric-powered;
- Forklifts shall be natural gas-powered;
- The Project shall utilize low-VOC coatings where commercially available during construction activities to avoid excessive VOC emissions; and
- Trucks and other vehicles in loading and unloading queues shall be parked with engines off to reduce vehicle emissions during construction activities.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Periodic field inspections during construction
<b>Action Indicating Compliance:</b>	Field inspection sign-off; Compliance certification report by Project contractor

### Mitigation Measures

No mitigation measures are required for Air Quality.

## Biological Resources

### Project Design Features

No Project Design Features are proposed for Biological Resources.

### Mitigation Measures

**MM BIO-1:** Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.

<b>Enforcement Agency:</b>	City of Los Angeles Department of Building and Safety; Board of Public Works Urban Forestry Division
<b>Monitoring Agency:</b>	City of Los Angeles Department of Building and Safety; Board of Public Works Urban Forestry Division
<b>Monitoring Phase:</b>	Pre-construction
<b>Monitoring Frequency:</b>	Once, at plan check
<b>Action Indicating Compliance:</b>	Issuance of Certificate of Occupancy

**MM BIO-2:** Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at 213-847-3077. All trees in the public right-of-way shall be provided at a 2 to 1 ratio per the standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

<b>Enforcement Agency:</b>	City of Los Angeles Department of Building and Safety;
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Board of Public Works Urban Forestry Division

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

Board of Public Works Urban Forestry Division

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

**MM BIO-3:** The Project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- Proposed Project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If Project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  - a) Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
  - b) If a protected native bird is found, the Applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
  - c) Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
  - d) The Applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Survey occurs before commencement of clearing and prior to grading permit issuance. If active nests are detected, an appropriate buffer as determined by the biological monitor, shall be delineated, flagged, and avoided until the qualified biological monitor has verified that the young have fledged or the nest has otherwise become inactive.
<b>Monitoring Frequency:</b>	The survey shall be conducted within 72 hours prior to the start of construction
<b>Action Indicating Compliance:</b>	Field inspection sign-off; Compliance certification report by Project contractor and qualified biologist

## Cultural Resources

No Project Design Features are proposed for Cultural Resources.

## Mitigation Measures

**MM CULT-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 that involve ground disturbance, such as utility, sidewalk, or road improvements which would encounter soils that could potentially contain archaeological resources down to a depth of 5-feet. 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.

<b>Enforcement Agency:</b>	Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Once prior to issuance of building permits for program approval; Periodic during excavation
<b>Action Indicating Compliance:</b>	Issuance of grading permit and development of archeological resources monitoring program; Compliance report by

qualified archaeologist

**MM CULT-2:** In the event that historic (e.g., bottles, foundations, 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. A 25-foot buffer 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 State CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to PRC Section 21083.2(g), the qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. If any prehistoric archaeological sites are encountered within the project area, consultation with interested Native American parties will be conducted to apprise them of any such findings and solicit any comments they may have regarding appropriate treatment and disposition of the resources. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment under CEQA. If in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the qualified Archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

<b>Enforcement Agency:</b>	Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	At time of resource discovery, should it occur
<b>Action Indicating Compliance:</b>	If archaeological resources are unearthed, submittal of compliance certification report and treatment plan by a qualified archaeologist

**MM CULT-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.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Once upon the completion of excavation
<b>Action Indicating Compliance:</b>	Submittal of a report and site forms by a qualified archaeologist

## Energy

### Project Design Features

No Project Design Features are proposed for Energy.

### Mitigation Measures

No Mitigation Measures are proposed for Energy.

## Geology and Soils

### Project Design Features

No Project Design Features are proposed for Geology and Soils.

### Mitigation Measures

**MM GEO-1:** *Retention of a Qualified Paleontologist.* A qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards (SVP, 2010) (Qualified Paleontologist) shall be retained prior to the approval of demolition or grading permits. The Qualified Paleontologist shall provide technical and compliance oversight of excavation and grading during construction, recovery of fossil materials, and reporting as related to paleontological resources, shall attend the Project kick-off meeting and Project progress meetings on a regular basis, and shall report to the site in the event potential paleontological resources are encountered.

*Construction Worker Paleontological Resources Sensitivity Training.* The Qualified Paleontologist shall conduct construction worker paleontological resources sensitivity training prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.). In the event construction crews are phased, additional trainings shall be conducted for new construction personnel. The training session shall focus on the recognition of the types of paleontological resources likely to be encountered within the Project Site and the procedures to be followed if they are found.

*Paleontological Resources Monitoring and Plan.* Prepare a Paleontological Resource

Management Plan (PRMP) to guide the salvage, documentation and repository of representative samples of unique paleontological resources encountered during construction. If unique paleontological resources are encountered during excavation or blasting, use the qualified paleontologist to oversee the implementation of the PRMP. Full-time paleontological resources monitoring shall be conducted for all ground-disturbing activities that exceed 5 feet in depth. Full-time monitoring can be reduced to part-time inspections or ceased entirely if determined adequate by the Qualified Paleontologist. Paleontological resources monitoring shall be performed by a qualified paleontological monitor (meeting the standards of the SVP) under the direction of the Qualified Paleontologist. Monitors shall have the authority to temporarily halt or divert work away from exposed fossils in order to recover the fossil specimens. Any significant fossils collected during Project-related excavations shall be prepared to the point of identification and curated into an accredited repository with retrievable storage. Monitors shall prepare daily logs detailing the types of activities and soils observed, and any discoveries. The Qualified Paleontologist shall prepare a final monitoring and mitigation report to document the results of the monitoring effort

If construction or other Project personnel discover any potential fossils during construction, regardless of the depth of work or location, work at the discovery location shall cease in a 25-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and made recommendations as to the appropriate treatment. If the find is deemed significant, it shall be salvaged following the standards of the SVP (SVP, 2010) and curated with a certified repository.

<b>Enforcement Agency:</b>	Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Pre-construction, Construction
<b>Monitoring Frequency:</b>	Once prior to issuance of building permits for program approval; Periodic during excavation
<b>Action Indicating Compliance:</b>	Issuance of grading permit and development of Construction Paleontological Resource Management Plan and final monitoring and mitigation report submitted by qualified paleontologist.

## Greenhouse Gas Emissions

### Project Design Features

#### PDF GHG-1:

- The Project shall use energy efficient appliances;
- The Project shall use low-flow plumbing fixtures;
- The Project shall install 141 long-term and 17 short term bicycle parking spaces;
- The Project shall utilize drought-tolerant plants in its landscaping;

- The Project shall install pre-wiring for EV charging spaces for 20 percent of its parking capacity for future use and;
- Of the 20 percent EV parking spaces, 5 percent of the Project's parking capacity will include installed chargers for immediate use by electric vehicles (EV).

<b>Enforcement Agency:</b>	City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
<b>Monitoring Agency:</b>	City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
<b>Monitoring Phase:</b>	Pre-construction; Construction
<b>Monitoring Frequency:</b>	Once, at plan check; once during field inspection
<b>Action Indicating Compliance:</b>	Plan approval; issuance of Certificate of Occupancy

### **Mitigation Measures**

No Mitigation Measures are proposed for Greenhouse Gas Emissions.

### **Hazards and Hazardous Materials**

#### **Project Design Features**

No Project Design Features are proposed for Hazards and Hazardous Materials.

#### **Mitigation Measures**

**MM HAZ-1:** A Site Specific Soil Mitigation Plan (SMP) will be prepared that will provide guidance to contractors for appropriate handling, screening, and management of potentially impacted or impacted soils that may be encountered at the Project Site during grading and excavation activities. These procedures will include training for construction personnel on the appropriate procedures for identification of suspected impacted soils; requirements for testing and collection of potentially contaminated soils; segregation of potentially impacted soils; and applicable soil handling and disposal procedures.

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

- Be transported to an approved treatment/disposal facility.
- When loading into trucks is completed, and during transportation, no excavated material will extend above the sides or rear of the truck or trailer.
- Prior to covering/tarping, loaded impacted soil must be wetted by spraying with dust inhibitors.

- The trucks or trailers must 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) must be cleaned off prior to the trucks leaving the excavation location and leaving the disposal site before returning to the Project Site.

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

**MM HAZ-2:** A Groundwater Management Plan (GWMP) will be prepared that includes training and protocol procedures to contractors for avoiding contact with groundwater during excavation and construction of the Project and appropriate disposal protocols of contaminated groundwater. The GWMP will include a requirement for development and implementation of a safety plan to be prepared prior to commencement of construction consistent with Occupational Safety and Health Administration (OSHA) Safety and Health Standards 29 CFR 1910.120 as well as management of groundwater produced through temporary dewatering activities. The safety plan will include necessary training, operating and emergency response procedures, and reporting requirements to regulate all activities that bring workers in contact with potentially contaminated groundwater. In the unlikely event that groundwater contamination occurs, the GWMP will include remedial efforts that may include batch extraction of groundwater using an on-site dewatering system or application of a chemical amendment, such as oxygen or hydrogen source depending on the type of contamination impact.

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

**MM HAZ-3:** All concrete cuts and utility penetrations into the building pad(s) or concrete slab(s) that underlie the former church building that may occur during the remodeling/repurposing of the existing school building will be sealed to add an

additional measure of protection against potential vapor intrusion.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Once during field inspection
<b>Action Indicating Compliance:</b>	Issuance of Certificate of Occupancy

## Hydrology and Water Quality

### Project Design Features

No Project Design Features are proposed for Hydrology and Water Quality.

### Mitigation Measures

See MM HAZ-1 and MM HAZ-2

## Land Use and Planning

### Project Design Features

No Project Design Features are proposed for Land Use.

### Mitigation Measures

No mitigation measures are required for Land Use.

## Mineral Resources

### Project Design Features

No Project Design Features are proposed for Mineral Resources

### Mitigation Measures

No mitigation measures are required for Mineral Resources

## Noise and Vibration

### Project Design Features

**PDF NOISE-1:** The Project shall limit construction and demolition to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays or holidays (City observed).

<b>Enforcement Agency:</b>	Los Angeles Department of City Planning; Los Angeles
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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:** The Project will not require or allow the use of impact pile drivers.

**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 within compliance report

**PDF NOISE-3:** The Project will not allow any delivery truck idling for more than 5 consecutive minutes in the loading area pursuant to State regulation (Title 13 California Code of Regulations, Section 2485). Signs will be posted in delivery loading areas specifying this idling restriction.

**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 within compliance report

**PDF NOISE-4:** The Project will not require or allow operation of any amplified sound system in the outdoor areas except for downward or inward facing speakers playing background music that will be confined to the outside ground-level dining patio along West 6th Street and the amenity decks on levels 2, 30, and 31.

**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:** Once, at plan check; once during field inspection  
**Action Indicating Compliance:** Plan approval; issuance of Certificate of Occupancy

## Mitigation Measures

**MM NOISE-1:** The Project shall implement construction noise reduction strategies to reduce noise levels from construction affecting the noise-sensitive residential receptors located to the east of the Project Site, with a performance standard of achieving a construction noise level of less than 66 dBA Leq at the noise-sensitive residential receptors adjacent to the east of the Project Site. The noise reduction strategies shall include one or a combination of the following to achieve the performance standard.

- Use construction equipment, fixed or mobile, that individually generates less noise than presumed in the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM). Examples of such equipment are medium, compact, small, or mini model versions of backhoes, cranes, excavators, loaders, or tractors; or newer model equipment; or other applicable equipment that are equipped with reduced noise-generating engines. Construction equipment noise levels shall be documented based on manufacturer's specifications. The construction contractor shall keep construction equipment noise level documentation on-site for the duration of Project construction.
- Noise-generating equipment operated at the Project Site shall be equipped with California industry standard noise control devices to effectively reduce noise levels, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. The reduction in noise level from noise shielding and muffling devices shall be documented based on manufacturer's specifications. The construction contractor shall keep noise shielding and muffling device documentation on-site and documentation demonstrating that the equipment has been maintained in accordance with the manufacturers' specifications on-site for the duration of Project construction.
- Construction and demolition activities shall be scheduled so as to minimize or avoid operating multiple heavy pieces of equipment such as a large dozer, concrete saw, and excavator, simultaneously at the perimeter of the Project Site along the eastern boundary of the Project Site.
- The Project shall provide temporary minimum 8-foot-tall construction noise barriers along property lines facing adjacent off-site residential buildings to the east and northeast. The temporary barriers shall at a minimum remain in place during early Project construction phases (up to the start of framing) when the use of heavy equipment is prevalent. Standard construction protective fencing with green screen or pedestrian barricades for protective walkways shall be installed along property lines facing streets or commercial buildings. All temporary barriers, fences, and walls shall have gate access as needed for construction activities, deliveries, and site access by construction personnel. The Applicant shall ensure through appropriate postings and frequent visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner (i.e., free of trash, graffiti, peeling postings and of uniform paint color or graphic treatment) throughout the construction period. The construction management company's name and telephone number(s) shall be posted at a least one location along each street frontage that borders the Project Site.
- The Project shall stage noise-generating construction equipment as far away from the

noise-sensitive receptors adjacent to the east of the Project Site as practicable; minimize the number of noise-generating construction equipment in simultaneous use; and/or provide other noise-reducing techniques.

The effectiveness of the noise reduction strategies to achieve the performance standard shall be documented by on-site noise monitoring conducted by a qualified acoustical analyst using a Type 1 instrument in accordance with the American National Standards Institute (ANSI) S1.4. Noise monitoring shall be conducted during early Project construction phases when the use of heavy equipment is prevalent.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Periodic field inspections
<b>Action Indicating Compliance:</b>	Field inspection; noise monitoring documented by a qualified acoustical analyst

**MM NOISE-2:** The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction. The liaison's telephone number(s) shall be prominently displayed at the Project Site. Signs shall also be posted at the Project Site that include permitted construction days and hours. In addition, no less than 30 days prior to the start of construction, the Applicant shall also meet with the principal, or other designated representatives, of Young Oaks Academy to discuss Project construction, the Construction Management Plan, and provide information regarding the construction relations officer who would serve as the liaison to the community.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Periodic field inspections
<b>Action Indicating Compliance:</b>	Field inspection; compliance certification report submitted by Project contractor

**MM NOISE-3:** Due to potential noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Periodic field inspections
<b>Action Indicating Compliance:</b>	Field inspection; compliance certification report submitted by Project contractor

**MM NOISE-4:** The Project shall install a sound enclosure or equivalent noise attenuation measures for



the Project's operational emergency generators that shall provide a minimum noise reduction of 15 dBA. The generator would generate noise levels of approximately 81 dBA (Leq) at 25 feet with the noise attenuation measures. At Plan Check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Plan check
<b>Action Indicating Compliance:</b>	Plan check; documentation prepared by a noise consultant; compliance certification report submitted by Project contractor

**MM NOISE-5:** The Project shall implement construction vibration reduction strategies to reduce vibration levels from construction affecting vibration-sensitive receptors to the east of the Project Site, with a performance standard of achieving a construction vibration level of less than 0.5 inches per second PPV at the face of the on-site former church building, less than 0.3 inches per second PPV at the face of the 3109 West 6th Street building and the 523 South Westmoreland Avenue building, and 72 VdB or less at occupied vibration-sensitive residential receptors adjacent to the east of the Project Site. Vibration reduction strategies shall include one or a combination of the following to achieve the performance standards.

Use construction equipment, fixed or mobile, that individually generates less vibration than presumed in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual. Examples of such equipment are medium, compact, small, or mini model versions of bulldozers, drills, or trucks; or newer model equipment with lower vibration levels; or other applicable equipment that are equipped with reduced vibration-generating engines. Construction equipment vibration levels shall be documented based on manufacturer's specifications or other equipment or testing documentation. The construction contractor shall keep construction equipment vibration level documentation on-site for the duration of Project construction.

Prior to obtaining a building permit, the effectiveness of the vibration reduction strategies to achieve the performance standard shall be documented in a vibration study conducted by a qualified acoustical/vibration engineer based on detailed Project plans for Plan Check.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety; Office of Historic Preservation
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Periodic field inspections
<b>Action Indicating Compliance:</b>	Field inspection; Compliance certification report submitted by acoustical/vibration engineer

**MM NOISE-6:** Prior to construction, the Applicant shall retain the services of a qualified

acoustical/vibration engineer to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the on-site former church building, the 3109 West 6th Street building, and the 523 South Westmoreland Avenue building.

- The Applicant and qualified acoustical/vibration engineer shall conduct a pre-construction survey that visually identifies the existing conditions of the on-site former church building, the 3109 West 6th Street building, and the 523 South Westmoreland Avenue building.
  
- During construction, the contractor shall install and maintain at least one continuously operational automated vibrational monitors on the on-site former church building, the 3109 West 6th Street building, and the 523 South Westmoreland Avenue building. The monitors shall be capable of being programmed with two predetermined vibratory velocities levels:
  - On-site former church building: a first-level alarm equivalent to a 0.48 inches per second PPV at the face of the on-site former church building and a regulatory alarm level equivalent to 0.5 inches per second PPV at the face of the on-site former church building.
  
  - 3109 West 6th Street building and the 523 South Westmoreland Avenue building: a first-level alarm equivalent to a 0.28 inches per second PPV at the face of the 3109 West 6th Street building and the 523 South Westmoreland Avenue building and a regulatory alarm level equivalent to 0.3 inches per second PPV at the face of the 3109 West 6th Street building and the 523 South Westmoreland Avenue building.
  
- The monitoring system shall produce real-time specific alarms (for example, via text message and/or email to on-site personnel) when velocities exceed either of the predetermined levels. In the event of a first-level alarm, feasible steps to reduce vibratory levels shall be undertaken, including but not limited to halting/staggering concurrent activities and utilizing lower-vibratory techniques. In the event of an exceedance of the threshold level, the contractor shall review the construction work in the vicinity and investigate construction methods that would reduce vibration levels in the vicinity. If it is determined that the construction work is causing an exceedance of the vibration threshold level, the contractor shall also visually inspect the on-site former church building, the 3109 West 6th Street building, and the 523 South Westmoreland Avenue building for damage. Results of the inspection shall be logged. In the event damage occurs to finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant, and if warranted, in a manner that meets the Secretary of the Interior's Standards.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Office of Historic Preservation

**Monitoring Agency:** Los Angeles Department of Building and Safety; Office of Historic Preservation

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once prior to construction; Ongoing during construction

**Action Indicating Compliance:** Compliance certification report by qualified acoustical/vibration engineer

**MM NOISE-7:** Prior to the issuance of grading permits, the Applicant will provide a shoring plan prepared by a qualified structural engineer who meets the relevant Secretary of the Interior's Professional Standards, for review and approval by the City of Los Angeles. The shoring plan will ensure the protection of the on-site former church building on the Project Site, as well as the potential historic resources adjacent to the Project Site at 3109 West 6th Street and 523 South Westmoreland Avenue, during construction.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Office of Historic Preservation

**Monitoring Agency:** Los Angeles Department of Building and Safety; Office of Historic Preservation

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Plan check prior to construction;

**Action Indicating Compliance:** Shoring plan prepared by a qualified structural engineer submitted to the City

## Population and Housing

### Project Design Features

No Project Design Features are proposed for Population and Housing.

### Mitigation Measures

No mitigation measures are required for Population and Housing.

## Public Services

### Project Design Features

No Project Design Features are proposed for Public Services.

### Mitigation Measures

**MM PS-1:** A construction fence shall be constructed around the Project Site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

**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

**MM PS-2:**The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

<b>Enforcement Agency:</b>	Los Angeles Police Department
<b>Monitoring Agency:</b>	Los Angeles Police Department
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Once, prior to issuance of building permits
<b>Action Indicating Compliance:</b>	Sign-off on LAPD reviewed security program

**MM PS-3:** Prior to the occupancy of the Project, the Applicant shall provide the Olympic Area Commanding Officer with a diagram of each portion of the property, including access routes, and additional information to facilitate potential LAPD responses.

<b>Enforcement Agency:</b>	Los Angeles Police Department
<b>Monitoring Agency:</b>	Los Angeles Police Department
<b>Monitoring Phase:</b>	Construction
<b>Monitoring Frequency:</b>	Once, prior to certificate of occupancy
<b>Action Indicating Compliance:</b>	Sign-off on LAPD reviewed diagrams; Certificate of Occupancy

## **Parks and Recreation**

No Project Design Features are proposed for Parks and Recreation.

### **Mitigation Measures**

No mitigation measures are required for Parks and Recreation.

## **Transportation**

### **Project Design Features**

No Project Design Features are proposed for Transportation

### **Mitigation Measures**

**MM TRAF-1:** The Applicant shall prepare a detailed Construction Management Plan that shall include, but not be limited to, the following elements, as appropriate:

- Requiring workers and construction trucks to generally travel outside of the peak hours;
- Prohibition of construction worker parking on nearby residential streets;
- Temporary traffic control during all construction activities encroaching on public rights-of-way to improve traffic flow and safety on public roadways;
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets;
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate;
- Scheduling of construction-related deliveries so as to generally occur outside the commuter peak hours; and
- Installation of appropriate traffic signs around the Project Site to ensure pedestrian, bicycle, and vehicle safety.

<b>Enforcement Agency:</b>	Los Angeles Department of Transportation
<b>Monitoring Agency:</b>	Los Angeles Department of Transportation
<b>Monitoring Phase:</b>	Pre-construction; Construction
<b>Monitoring Frequency:</b>	Once prior to issuance of Building Permit; Periodic field inspections during construction
<b>Action Indicating Compliance:</b>	Approval of Construction Traffic 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)

Public Services (Construction Activity near Schools)

**MM TRAF-2:** There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Pre-construction; Construction
<b>Monitoring Frequency:</b>	Once prior to issuance of Building Permit; Periodic field inspections during construction
<b>Action Indicating Compliance:</b>	Prior to issuance of Building Permit (Pre-construction); compliance certification report submitted by Project contractor (Construction)

Public Services (Schools Affected by Haul Route)

**MM TRAF-3:** LADBS shall assign specific haul route hours of operation based upon Young Oak Kim Academy's hours of operation.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Pre-construction; Construction
<b>Monitoring Frequency:</b>	Once prior to issuance of Building Permit;
<b>Action Indicating Compliance:</b>	Prior to issuance of Building Permit

**MM TRAF-4:** Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.

<b>Enforcement Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Agency:</b>	Los Angeles Department of Building and Safety
<b>Monitoring Phase:</b>	Pre-construction; Construction
<b>Monitoring Frequency:</b>	Once prior to issuance of Building Permit; Periodic field inspections during construction
<b>Action Indicating Compliance:</b>	Prior to issuance of Building Permit

**MM TRAF-5:** The Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times. Temporary pedestrian facilities shall be adjacent to the Project Site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

<b>Enforcement Agency:</b>	Los Angeles Department of Transportation
<b>Monitoring Agency:</b>	Los Angeles Department of Transportation
<b>Monitoring Phase:</b>	Pre-construction; Construction
<b>Monitoring Frequency:</b>	Once prior to issuance of Building Permit; Periodic field inspections during construction

**Action Indicating Compliance:** Prior to issuance of Building Permit (Pre-construction); compliance certification report submitted by Project contractor (Construction)

## **Tribal Cultural Resources**

### **Project Design Features**

No project design features are required for Tribal Cultural Resources

### **Mitigation Measures**

No mitigation measures are required for Tribal Cultural Resources

## **Utilities and Service Systems**

### **Project Design Features**

No project design features are required for Public Services

### **Mitigation Measures**

No mitigation measures are required for Public Services

## **Wildfire**

No project design features are required for Wildfire

### **Mitigation Measures**

No mitigation measures are required for Wildfire