

IV. Mitigation Monitoring Program

IV. Mitigation Monitoring Program

1. Introduction

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

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

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. It is noted that while certain agencies outside of the City of Los Angeles (City) may be listed as the monitoring/enforcement agencies for individual project design features and mitigation measures listed in this MMP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMP as a whole.

2. Organization

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

- Enforcement Agency—the agency with the power to enforce the 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 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.
- **Action Indicating Compliance**—the action by which the Enforcement Agency or Monitoring Agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies 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.

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 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 notify the Applicant of any non-compliance with the mitigation measures and project design features. If the Applicant does not correct the non-compliance within two days from the time of notification, the Construction Monitor shall be obligated to report such non-compliance to the enforcement agency. Any continued non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

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

The Project shall be in substantial conformance with the project design features and mitigation measures contained in this MMP. 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 finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the project design features or mitigation measures. Any addendum or subsequent CEQA clearance that may be required in connection with the modification or deletion 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, in and of itself, 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.

5. Mitigation Monitoring Program

A. Aesthetics

(1) Project Design Features

Project Design Feature A-1: New on-site utilities that may be required to serve the Project shall be installed underground, where practical.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Project Design Feature A-2: Mechanical, electrical, and roof top equipment (including Heating, Ventilation, and Air Conditioning [HVAC] systems), as well as building appurtenances, will be integrated into the Project's architectural design (e.g., placed behind parapet walls) and shall be screened from public view.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature A-3: Trash areas associated with the proposed buildings shall be enclosed or otherwise screened from view from public rights-of-way.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature A-4: All new street and pedestrian outdoor lighting required for the Project shall be shielded and directed towards the interior of the Project Site such that the light source does not project

directly upon any adjacent residential property from the ground and above.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure A-1: Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the street level, as feasible, and to keep unpermitted persons from entering the construction area. Regular daily and multiple security patrols during non-construction hours (e.g., nighttime hours, weekends, and holidays) will also be provided to minimize trespassing, vandalism, and short-cut and other attractions. During construction activities, the Contractor will document the security measures; and the documentation will be made available to the Construction Monitor.

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

Mitigation Measure A-2: The Project Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials (i.e., graffiti removal) 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.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** During field inspection(s)
- **Action Indicating Compliance:** Field inspection sign-off

Mitigation Measure A-3: Light sources associated with Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. Outdoor lighting will be shielded such that the light source cannot be seen from adjacent residential properties, the public right-of-way, or from the above. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

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

Mitigation Measure A-4: Exterior screening shall be installed on the parking structure to minimize light spill from luminaires within open areas of the parking structure that extend beyond the Project Site boundaries. The screening shall be installed so as to also minimize potential glare from the headlights of motor vehicles within the parking structure. Screening measures may include, but are not limited to, shielding attached to the luminaires, parking structure façade, or other site structures.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Mitigation Measure A-5: The exterior of the proposed structures shall be constructed of materials such as, but not limited to, high-performance and/or low-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat. Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code as may be amended, glass with coatings required to meet the Energy Code requirements shall be permitted.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Mitigation Measure A-6: The parking stalls and driveways of the parking structure that are exposed to the sky shall be finished with either a light-colored surface material such as concrete, and/or a minimum of 80 percent of the total parking stall area shall be shaded by a vine-covered pergola, canopy, or trellis. Solar panels and their related support structures may be utilized to provide required shading.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

B. Air Quality

(1) Project Design Features

No project design features are identified in the EIR for this environmental impact area.

(2) Mitigation Measures

Mitigation Measure B-1: The Project representative shall make available to the lead agency and the South Coast Air Quality Management District a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of grading/excavation or overlap of grading/excavation and building construction activities for the Project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification, Best Available Control Technology documentation, and California Air Resources Board or Air Quality Management District operating permit shall be available onsite at the time of mobilization of each applicable unit of equipment. Off-road diesel-powered equipment within the construction inventory list described above shall meet the Tier 3 standards where commercially available.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Mitigation Measure B-2: The Project shall provide heating, ventilation and air conditioning (HVAC) control systems that service residential occupancies and include particulate filters that have a minimum efficiency reporting value (MERV) of 13 as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The air handling systems shall be maintained on a regular basis per manufacturer's recommendations by a qualified technician employed or contracted by the project proponent or successor. Operation and maintenance of the system shall ensure that it performs above the minimum reporting value.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation; operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection; annually during Project operation
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy; annual compliance report

Mitigation Measure B-3: Particulate air filters shall be replaced four times per year. The replacement, including the number and type of particulate filters shall be recorded by property managers. Property managers shall record the number/type of filter replacements.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Annual compliance report

C. Biological Resources

Mitigation Measure BIO-1: During project construction, the Project shall plant a minimum of ninety-seven (97) 15-gallon and 24-inch box specimen trees as mitigation “replacements” for each tree removed on a 1:1 ratio.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Public Works, Bureau of Street Services, Urban Forestry Division
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Public Works, Bureau of Street Services, Urban Forestry Division
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

D. Greenhouse Gas Emissions

(1) Project Design Features

Project Design Feature C-1: The design of the new buildings shall incorporate features to be capable of achieving at least Silver certification standards under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)-CS® or LEED-NC® Rating System as of January 1, 2011. Such LEED® features shall include energy-efficient buildings, a pedestrian- and bicycle-friendly site design, and water conservation measures, among others.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature C-2: The Project would not include hearths (woodstove and fireplaces) installed in the residences.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature C-3: The Project Applicant shall develop and implement a Transportation Demand Management (TDM) Program that includes strategies to promote non-auto travel and reduce the use of single-

occupant vehicle trips. The TDM Program shall be subject to review and approval by the Department of City Planning and LADOT. The TDM Program shall implement measures able to achieve a 10-percent reduction in daily trips related to proposed uses.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually during operation
- **Action Indicating Compliance:** Annual compliance report

Project Design Feature C-4: The Project Applicant shall provide at least twenty (20) percent of the total code-required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated electric vehicle (EV) charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20 percent results in a fractional space, round up to the next whole number. A label stating “EV CAPABLE” shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental impact area.

E. Cultural Resources

(1) Project Design Features

Project Design Feature D-1: The rehabilitation and preservation of the Sunkist Building shall be guided by the *Sunkist Building Preservation Plan* prepared by Chattel, Inc. (October 2018). Based on the Secretary of the Interior's Standards for Rehabilitation, the Preservation Plan would provide more detailed guidance regarding the rehabilitation and preservation of the Sunkist Building. Implementation of the Preservation Plan would ensure that the rehabilitation and preservation of the Sunkist Building is performed in accordance with the Secretary of the Interior's Standards and that such activities, as well as the construction of new structures do not affect the eligibility of the Sunkist Building for listing in the National Register, the California Register, or as a Historic-Cultural Monument. Per the Preservation Plan, all rehabilitation plans for the Sunkist Building would be subject to review by a qualified historic preservation professional. An on-site monitor shall also be present to ensure the rehabilitation of the Sunkist Building is executed consistent with the Preservation Plan's conditions. Final plans for the Sunkist Building shall be submitted to the Office of Historic Resources prior to issuance of the first building permit for the Sunkist Building to preliminarily ensure conformance with the Preservation Plan. Quarterly progress reports shall also be provided to the Office of Historic Resources through the duration of the rehabilitation work to ensure ongoing compliance with all Preservation Plan requirements.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction; construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; field inspection(s)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; approval of compliance documentation

(2) Mitigation Measures

Mitigation Measure D-1: Design Review and Construction Monitoring Rehabilitation. The Project Applicant shall retain a qualified professional historic architect to participate in design collaboration

with the Project Team through preparation of construction documents, to ensure continued conformance with the Secretary of the *Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. The role of the qualified professional historic architect shall include collaboration on a range of items relating to materials selection, construction methods, and design of exterior and interior alterations for the rehabilitation of the historical resource. If changes in the plans results in non-conformance, the City and Project Applicant shall be notified. The preservation architect shall submit a report documenting conformance to the City of Los Angeles Department of City Planning Office of Historic Resources (OHR) for review and approval prior to issuance of any building permits for the Project or permit clearance. In addition, the qualified professional historic architect shall participate in periodic monitoring of the rehabilitation phases of the permitted Project during construction to completion. Finally, the following items are required to be submitted for review of a qualified professional historic architect prior to the start of construction:

- Sections showing the relationship between the historic and new buildings, particularly the landscaped areas at the east and west elevations;
- Tenant improvement and signage guidelines; and
- Final rehabilitation plans for the Sunkist Building, particularly alterations to the berm surrounding the building.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction; construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; field inspection(s);
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; approval of compliance documentation

Mitigation Measure D-2: Historic American Buildings Survey (HABS) Documentation. Prior to construction, a Historic American Buildings Survey (HABS) Level II recordation document shall be prepared for the existing Sunkist Building and site. Given anticipated alteration of view sheds, north elevation and courtyard, HABS documentation shall provide a record of the building and site prior to new construction. HABS documentation shall be prepared by a qualified architectural historian, historic architect, or historic preservation

professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. The HABS documentation shall include a historical narrative on the architecture and history of the building, its architect, its occupants and their activities during the time of occupancy. This written narrative can be based primarily on the historic context and description provided in the Historic Resource Assessment. In addition, the HABS documentation shall record the existing appearance of the building in professional large format HABS photograph. Any existing and available historic photographs as well as design and/or as-built drawings shall be compiled, reproduced, and incorporated into the recordation document. The building exterior, representative interior spaces, character-defining features, as well as the setting and contextual views shall be documented. All documentation components shall be completed in accordance with the Guidelines for Architectural and Engineering Documentation (HABS standards). Original archivally-sound copies of the report shall be submitted to the National Park Service for submittal to the Library of Congress, and the Los Angeles Conservancy. Non-archival copies shall be distributed to the City of Los Angeles Department of City Planning.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; approval of HABS Level II recordation document

Mitigation Measure D-3: A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities of the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Project Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los

Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with paleontologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a qualified paleontologist

F. Hydrology and Water Quality

(1) Project Design Features

No project design features are identified in the EIR for this environmental impact area.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental impact area.

G. Land Use and Planning

(1) Project Design Features

No project design features are identified in the EIR for this environmental impact area.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental impact area.

H. Noise

(1) Project Design Features

Project Design Feature G-1: Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art

noise shielding and muffling devices (consistent with manufacturers' standards) and shall include the use of solar-powered generators, to the extent feasible. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts would be generated. The construction contractor will keep documentation on-site demonstrating that the equipment has been maintained in accordance with manufacturer's specifications.

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

Project Design Feature G-2: Project construction shall not include the use of driven (impact) pile systems.

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

Project Design Feature G-3: All outdoor mounted mechanical equipment shall be enclosed or screened from off-site noise-sensitive receptors.¹

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once during Project plan check; Once during field inspection

¹ In accordance with the LA CEQA Thresholds Guide, noise-sensitive uses include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds and parks.

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature G-4: Loading docks shall be located within the buildings and shall not have a direct line-of-sight to any off-site noise-sensitive uses.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature G-5: Outdoor sound systems shall be designed so as to not exceed a maximum noise level of 75 dBA (L_{eq}) at a distance of 50 feet from the speaker location within the residential rooftop courtyard, the outdoor dining area, and the public plaza. A noise consultant will provide written documentation that the design of the system complies with these noise levels.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Once at Project plan check; once at field inspection during operation
- **Action Indicating Compliance:** Documentation of noise management activities in annual compliance report

(2) Mitigation Measures

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

- Along the western property line of the Project Site between the construction area and existing residential buildings along Calhoun Avenue. The temporary sound barrier shall be designed to

provide a minimum 15 dBA noise reduction at the ground level of the adjacent residential buildings to the west.

- Along the northern property line of the Project Site between the construction area and multi-family residential buildings on the north side of Riverside Avenue. The temporary sound barrier shall be designed to provide a minimum 10 dBA noise reduction at the ground level.
- Along the southern property line of the Project Site between the construction area and residences on the Stansbury Avenue, Hortense Street, and Valleyheart Drive (which has direct line-of-sight to the Project construction areas). The temporary sound barrier shall be designed to provide minimum 10 dBA noise reduction at the ground level.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

Mitigation Measure G-2: Stationary source equipment that is flexible with regard to relocation (e.g., generators and compressors) shall be located so as to maintain the greatest distance from sensitive land uses, specifically the single-family residences located along Calhoun Avenue, and idling of such equipment shall be prohibited.

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

Mitigation Measure G-3: Loading and unloading of heavy construction materials shall be located on-site and away from noise-sensitive uses, specifically the single-family residences located along Calhoun Avenue.

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

Mitigation Measure G-4: Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

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

I.1 Public Services—Police Protection

(1) Project Design Features

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

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

Project Design Feature H.1-2: During operation, the Project shall include private on-site security, a closed circuit camera system, keycard entry for the residential buildings and the residential parking areas, and limited hours of operation for the publicly accessible ground floor areas.

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

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of private on-site security in annual compliance report

Project Design Feature H.1-3: The Project shall provide sufficient lighting of building entries and walkways to provide for pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature H.1-4: The Project shall provide sufficient lighting of parking areas to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure H.1-1: Prior to the issuance of a building permit, the Project Applicant shall consult with the Los Angeles Police Department's Crime Prevention Unit regarding the incorporation of crime

prevention features appropriate for the design of the Project, including applicable features in the Los Angeles Police Department's Design Out Crime Guidelines. The crime prevention features recommended by the Los Angeles Police Department's Crime Prevention Unit and agreed to by the Project Applicant during consultation shall be made part of the Project.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Submittal of compliance documentation and subsequent issuance of applicable building permit

Mitigation Measure H.1-2: Prior to the issuance of a Certificate of Occupancy, the Project Applicant shall submit a diagram of the Project Site to the City of Los Angeles Police Department Valley Bureau Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-operation
- **Monitoring Frequency:** Once prior to the issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Submittal of compliance documentation and subsequent issuance of Certificate of Occupancy

I.2 Public Services—Fire Protection

(1) Project Design Features

No project design features are identified in the EIR for this environmental impact area.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental impact area.

I.3 Public Services—Schools

(1) Project Design Features

No project design features are identified in the EIR for this environmental impact area.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental impact area.

I.4 Public Services— Parks and Recreation

(1) Project Design Features

No project design features are identified in the EIR for this environmental impact area.

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental impact area.

J. Transportation/Traffic

(1) Project Design Features

No project design features are identified in the EIR for this environmental impact area.

(2) Mitigation Measures

Mitigation Measure I-1: Prior to the start of construction, the Project Applicant shall prepare a Construction Management Plan, including street closure information, a detour plan, haul routes, and a staging plan, and submit it to the Los Angeles Department of Transportation 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, and shall include, but not be limited to, the following elements, as appropriate:

- The Project shall obtain approval of truck haul routes prior to construction of the Project.
- The majority of construction activities, including truck staging, shall be conducted onsite. If temporary lane closures are needed, the Project Applicant shall obtain approval from the Bureau of Street Services. Closures shall be limited to non-peak commute hours between 9:00 A.M. and 3:00 P.M.
- In the event temporary closures of one or more existing driveways are necessary, access to the Project Site shall be maintained via at least one of the three existing driveways.
- Construction-related deliveries, haul trips, etc., shall be scheduled to occur outside the commuter peak hours of 7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.
- Access to the Project Site from Calhoun Avenue by construction-related vehicles shall be limited, to the extent feasible.
- Construction workers shall be prohibited from parking on adjacent residential streets.
- Temporary traffic control during all construction activities adjacent to public rights-of-way shall be implemented to improve traffic flow on public roadways (e.g., flag men).
- Safety precautions for pedestrians and bicyclists shall be implemented, including through the installation of alternate routing and protection barriers, as appropriate.
- The Project Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the Project 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.

- The Project 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.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

Mitigation Measure I-2: The Project Applicant shall develop and implement a Transportation Demand Management Program that includes strategies to promote non-auto travel and reduce the use of single-occupant vehicle trips. The Transportation Demand Management Program shall include design features, transportation services, education programs, and incentive programs intended to reduce the amount of single-occupant vehicles during commute hours. The TDM shall implement measures able to achieve a 10-percent reduction in daily trips related to proposed uses. The Transportation Demand Management Program shall be subject to review and approval by the Department of City Planning and LADOT. The Transportation Demand Management Program would include annual monitoring and reduction in leasable square footage or potential change of use in the event the trip cap of the Project is exceeded. The Transportation Demand Management Program shall include, but is not limited to, the following:

- Establish an on-site Transportation Management Office as part of the management office to assist residents and employees find alternate travel modes and strategies.
- Provide a visible on-site kiosk with options for ridesharing, bus routes, and information on bike routes in a prominent area(s) for residents, employees, and patrons of the commercial components;
- Provide car sharing service for residents and/or commercial employees that rideshare;
- Encourage alternative work arrangements for employees and residents;

- Transit Amenities:
 - Improve the existing bus stop on the east and west side of Hazeltine Avenue south of Riverside with a covered bench;
 - Improve the existing bus stop on the east and west side of Hazeltine Avenue south of Riverside with an electronic sign displaying the estimated arrival time for the next bus;
 - Provide access and transit pass reductions for residents and employees of the commercial venues;
- Provide carpool and vanpool matching and preferential parking for carpools/vanpools that register with the Transportation Management Office;
- Provide secure bicycle facilities and bicycle sharing service for use by residents and/or commercial employees;
- Provide improved site design that provides pedestrian oriented congregating areas and open passageways, onsite pick-up and drop-off areas and access to the Los Angeles River Parkway.
- Provide transit and ridesharing incentives such as points or coupons for merchandise or transit passes.
- Provide guaranteed rides home for employees that use alternative modes of transportation or rideshare in the event of an emergency.
- Incentives for employees of the office building to live on-site.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-operation
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Approval of TDM program from City of Los Angeles Department of Transportation; issuance of Certificate of Occupancy

Mitigation Measure I-3: Intersection 6: Hazeltine Avenue and Riverside Drive—
The Project Applicant shall coordinate with LADOT to fund and implement the widening of the south side of Riverside Drive west of Hazeltine Avenue to provide an eastbound dedicated right-turn lane to southbound Hazeltine Avenue. The Project shall install protective permissive left-turn phasing in the northbound, eastbound, and westbound directions at Hazeltine Avenue and Riverside Drive. A

dedicated eastbound bicycle lane along the north side of the right-turn lane shall also be installed. Traffic signals shall be upgraded to accommodate this safety improvement.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

K. Utilities and Service Systems—Water Supply and Infrastructure

(1) Project Design Features

Project Design Feature J-1: The Project design shall incorporate the following design features to support water conservation:

- Use of dual-flush water closets and no-flush or waterless urinals in all non-residential restrooms.
- Use of residential bathroom faucets with a maximum flow rate of 1.2 gpm. Use of kitchen faucets with a maximum flow rate of 1.8 gpm with the capability to increase to 2.2 gpm momentarily for filling pots and pans.
- No more than one showerhead per shower stall.
- Use of high-efficiency clothes washers within individual units (with a water factor of 6.0 or less) and/or in common laundry rooms (commercial washers with a water factor of 7.5 or less).²
- Incorporation of a leak detection system for any swimming pool, Jacuzzi, or other comparable spa equipment introduced on-site.

² *ENERGY STAR defines water factor as the number of gallons per cycle per cubic foot used by the clothes washer.*

- Use of high-efficiency ENERGY STAR–rated dishwashers in residential units.
- Use of a weather-based irrigation controller with rain shutoff, matched precipitation(flow) rates for sprinkler heads, and rotating sprinkler nozzles or comparable technology such as drip/microspray/subsurface irrigation where appropriate.
- Installation of a separate water meter (or submeter), flow sensor, and master valve shutoff for irrigated landscape areas totaling 5,000 square feet and greater.
- Use of proper hydro-zoning and turf minimization, as feasible.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature J-2: The Project shall replace the two existing on-site fire hydrants and install two new on-site fire hydrants that would connect to the existing on-site 8-inch water main.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental impact area.