



Olympic Tower Project

Addendum to the Olympic Tower Project Environmental Impact Report
Case Number: ENV-2015-4558-EIR

Project Location: 813-815 West Olympic Boulevard; 947-951 S. Figueroa Street Los Angeles, CA 90015

Community Plan Area: Central City

Council District: 14 – Kevin de León

Project Description: The Project includes demolition and removal of existing 13,130-square-foot building on the Project site that contains a carwash, restaurant, ticket broker, and restaurant, and development of a single 57-story high-rise tower building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories). A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure.

PREPARED FOR:

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ADDENDUM

1. INTRODUCTION

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the Olympic Tower Project (Case No. ENV-2015-4558-EIR, State Clearinghouse No. 2016061048), which was certified by the City of Los Angeles (City) on November 25, 2019 (Certified EIR) in conjunction with the City's final approval of the Vesting Tentative Tract Map for this Project. The City's certification of the EIR was not the subject of a legal challenge. Therefore, it is deemed to comply with the requirements of the California Environmental Quality Act (CEQA). In accordance with CEQA, this Addendum to the EIR analyzes proposed modifications to one mitigation measures related to air quality, two mitigation measures related to archaeological resources, and one mitigation measure related to construction vibration, included in the Mitigation Monitoring Program for the Olympic Tower Project approved in 2019 (Approved Project). The Addendum demonstrates that the modifications to the mitigation measures does not meet the standards for a Supplemental or Subsequent EIR pursuant to Public Resources Code, Section 21166 or CEQA Guidelines Section 15162 and 15163.

1.1 BACKGROUND

In 2018 and 2019, the City of Los Angeles (City) prepared an Environmental Impact Report (EIR) and Errata (ENV-2015-4558-EIR, State Clearinghouse No. 2016061048) for the Olympic Tower Project, located at 813-815 West Olympic Boulevard; 947-951 S. Figueroa Street Los Angeles, CA 90015. The Project includes demolition and removal of an existing 13,130-square-foot building on the Project Site that contains a carwash, restaurant, ticket broker, and restaurant, and development of a single 57-story high-rise tower building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories). A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within a podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure.

The EIR concluded that with implementation of mitigation measures for Air Quality, Cultural Resources, Hazards and Hazardous Materials, and Noise, Project impacts related to these issues would be less than significant. For Transportation/Traffic, with implementation of mitigation measures outlined in the EIR, Project impacts would be significant and unavoidable. All other impacts would be less than significant.

The topic of this Addendum is revisions to Mitigation Measures MM-C-1 (related to air quality), Mitigation Measures MM-D-2 and MM-D-4 (related to archaeological resources), and Mitigation Measure MM-I-5 (related to construction vibration). The City has revised these mitigation measures to clarify the procedures and implementation of the mitigation measures and to reflect the City's current standard language for mitigations, and to ensure consistency with similar mitigation measures included in EIRs for other current projects for which potentially significant impacts related to archaeological resources and construction vibration have been identified. These requested revisions to the mitigation measures (Revised Mitigation Measures) are presented in subsection 3 (Revisions to Mitigation Measures), below. As discussed in subsection 4 (Addendum Conclusions), these revisions do not require recirculation of the EIR or preparation of a supplemental or subsequent EIR.

2. CEQA AUTHORITY FOR AN ADDENDUM

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the CEQA Guidelines requires the preparation of a Subsequent EIR when an EIR has been certified or a negative declaration has been adopted for a project and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more is significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no Supplemental or Subsequent EIR shall be required by the lead agency or by any responsible agency:

- a) Substantial changes are proposed in the project which will require major revisions to the environmental impact report;
- b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

3. REVISIONS TO MITIGATION MEASURES

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IV.C AIR QUALITY

MM-C-1: All off-road construction equipment greater than 50 horsepower shall be required to meet USEPA Final Tier 4 emission standards to reduce NOx, PM10 and PM2.5 emissions at the Project Site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

During plan check, the Project Applicant shall make available to the lead agency and SCAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower that shall be used during any portion of demolition/excavation activities and concrete pour days for mat foundation 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 CARB or SCAQMD operating permit shall be available on-Site at the time of mobilization of each applicable unit of equipment to allow the Construction Monitor to compare the on-site equipment with the inventory and certified Tier specification and operating permit. Off road diesel-powered equipment within the construction inventory list described above shall meet Final Tier 4 CARB/U.S. EPA standards.

IV.D CULTURAL RESOURCES – ARCHAEOLOGICAL RESOURCES

MM-D-1: *Retain a Qualified Archaeologist.* The Project Applicant shall retain a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Standards for professional archaeology, during the initial excavation phase to carry out all mitigation measures related to archaeological resources.

MM-D-2: *Prepare a Monitoring and Mitigation Plan.* Before excavation, an Archaeological Resources Monitoring and Mitigation Plan (Monitoring Plan) shall be prepared. The Monitoring Plan shall include, but not be limited to, monitoring protocol for excavation, a construction worker training program, and discovery and processing protocol for inadvertent discoveries of archaeological resources. The Monitoring Plan should identify areas with moderate to high sensitivity determined for cultural resources that require monitoring and detail a protocol for determining circumstances in which additional or reduced levels of monitoring (e.g., spot-checking) may be appropriate. Specifically, the Monitoring Plan shall include a framework for assessing the geo-archaeological setting to determine whether sediments capable of preserving archaeological remains are present, and the depth at which these sediments would no longer be capable of containing archaeological material.

In the event that historic-period (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 50-foot buffer shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work may continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the 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 CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If, in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the Qualified Archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing, analysis, and reporting. 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.

MM-D-3: *Worker Training.* Before excavation, at the Project kickoff, the selected qualified archaeologist or their designee will provide a briefing to construction crews to provide information on regulatory requirements for the protection of archaeological resources. As part of this training, construction crews shall be briefed on proper procedures to follow should unanticipated archaeological resources discoveries be made during construction. Workers shall be provided contact information and protocols to follow if inadvertent discoveries are made. In addition, workers shall be shown examples of the types of archaeological resources that would require notification of the Project archaeologist.

MM-D-4: *Monitoring for Archaeological Resources.* Before ground disturbance, an archaeological monitor shall be present during initial excavation activities as stipulated in the Monitoring Plan. The qualified archaeologist may designate an archaeologist to conduct the monitoring under their direction. Specifically, field observations regarding the geo-archaeological setting shall be conducted to determine the presence of undisturbed sediments capable of preserving archaeological remains, and the depth at which these sediments would no longer be capable of containing archaeological material. The duration and timing of the monitoring shall be determined by the qualified archaeologist in consultation with the Department of City Planning and the Project Applicant. At the conclusion of monitoring activities, a technical report shall be prepared documenting the methods and results of all work completed under the Monitoring Plan, including any finds that are determined to not be a unique archaeological resource. The report shall be prepared under the supervision of a qualified archaeologist, and shall be submitted to City Planning and the South Central Coastal Information Center when the activities are complete.

IV.I NOISE

MM-I-5: The Applicant shall retain the services of a qualified acoustical/vibration engineer to review the existing conditions, the proposed construction equipment and construction plan, including proposed locations of demolition, grading, and construction activities, and to develop and implement a vibration monitoring program capable of documenting and assessing construction-related ground vibration levels in relation to the Hotel Figueroa, and to ensure that thresholds are not exceeded. Pre-construction surveys shall be performed to document the conditions of Hotel Figueroa. A~~The structural~~vibration monitoring program shall be implemented and recorded during part or all of the Project's construction, demolition and grading/construction phases and shall include the following: . The performance standards of the structure-vibration monitoring planprogram shall include the following:

- Documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the Hotel Figueroa building, shall be conducted weekly during construction activities. The photographs shall document the status of existing cracks and damage, and document any new damage or worsening damage.
- Groundborne vibration monitoring shall be conducted for the duration of demolition, grading, and construction activities. Duration and frequency shall be modified by the acoustic/vibration professional, as they deem necessary.
- ~~A registered civil engineer or certified engineering geologist shall develop recommendations for a structure monitoring program, including a timeline for monitoring.~~
- The structure-vibration monitoring program shall survey continuously monitor and store for vertical and horizontal movement, as well as vibration thresholds (0.25 PPV in/sec) established specifically for the Project's construction activities and proximity to the Hotel Figueroa. During demolition and grading/construction phases, a vibration monitoring system shall continuously measure and store the peak particle velocity (PPV) in inches/second from the Project's property line. The system shall also be programmed for two preset velocity levels: 1) a warning level of 0.24 PPV, and 2) a regulatory level of 0.25 PPV. The system shall also provide real-time alerts to the designated engineer or designee immediately when the vibration levels exceed either of the two preset levels.

- In the event the warning level (0.24 PPV) is triggered, the engineer and contractor shall identify the source of vibration generation and provide feasible steps to reduce the vibration level, including, but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.
- ~~If the thresholds are met or exceeded~~In the event the regulatory level (0.25 PPV) is triggered, or if noticeable structural damage becomes evident to the Project contractor, work shall immediately stop in the area of the affected building Hotel Figueroa until the source of vibration generation has been identified and measures have been taken to prevent construction-related damage to the structure. An inspection of the Hotel Figueroa for potential structural damage shall be conducted, and the results of the inspection shall be logged. Construction activities may then restart if the engineer and Project contractor confirm all feasible steps are implemented to reduce vibration levels or other corrective measures are taken.
- The ~~structure-vibration~~ monitoring program shall be submitted to the Department of Building and Safety for review and approval and received into the case file for the associated discretionary action permitting the Project prior to initiating any demolition, grading, or construction activities.
- After completion of the vibration monitoring program, all recorded data, photographs, and inspection logs shall be submitted to the Department of Building and Safety for verification.

4. ADDENDUM CONCLUSION

As stated previously, the City has revised Mitigation Measure MM-C-1 (related to air quality), Mitigation Measures MM-D-1 and MM-D-4 (related to archaeological resources) and Mitigation Measure MM-I-5 (related to construction vibration) to clarify the procedures and implementation of the mitigation measures, reflect the City's current standard language for mitigation, and to ensure consistency with similar mitigation measures included in EIRs for other current projects. These revisions simply highlight inherent details of the mitigation measures to clarify the extensiveness of the measures. Modifications to Mitigation Measure C-1 adds clarifying language that off-road construction equipment would meet the *Final* Tier 4 standards, as there are different standards for either Interim Tier 4 and Final Tier 4 equipment. Modifications to Mitigation Measures D-2 provide for additional details regarding the contents of an archeological monitoring program, and clarify that it shall be prepared and conducted in accordance with the regulations of the Public Resources Code. Modifications to Mitigation Measure D-4 clarify that the Monitoring Plan shall also document non-unique archeological finds, and notes the timing for when a Monitoring report is provided to the City. Modifications to Mitigation Measure I-5 provide additional

detail on the implementation of the vibration monitoring plan. In sum, as demonstrated by this Addendum, revisions to Mitigation Measure C-1, Mitigation Measures D-2 and D-4, and Mitigation Measure I-5 for the Project would not result in any new significant impacts, nor would the revisions substantially increase the severity of previously identified significant impacts. The information in this Addendum merely clarifies, amplifies, or represents minor technical changes or additions in the EIR.

As demonstrated by the discussion above, modifications to the mitigation measures and environmental impacts associated with the Project would be similar to or less than the impacts addressed in the Certified EIR. No substantial changes would occur with respect to the circumstances under which the Project is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance has become available relative to any of the environmental topic categories that would result in new or more severe significant environmental impacts. In addition, the applicable mitigation measures included as part of the Certified EIR and as modified above with clarifying language, would continue to be implemented under the Project. As all of the impacts of the Project would be within the envelope of impacts analyzed in the Certified EIR, none of the conditions described in PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163 requiring a Supplemental or Subsequent EIR would occur. Additionally, there are no known mitigation measures or Project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the Project would not create any potential adverse impacts beyond those evaluated in the Certified EIR. As such, the preparation of an addendum that clarifies the text of three mitigation measures identified in the Certified EIR is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164.