

APPENDIX A:

ENVIRONMENTAL STANDARDS

1. INTRODUCTION

The One San Pedro Project Environmental Impact Report (EIR), No. ENV-2021-10633-EIR (State Clearinghouse Number 2021010117), has been prepared to address the potential environmental impacts of the One San Pedro Project (Project). The evaluation of the Project's impacts in the EIR takes into consideration the Project Design Features (PDFs) and applies Mitigation Measures (MMs) needed to avoid or reduce potentially significant environmental impacts.

A Mitigation Monitoring Program (MMP) has been prepared, as part of the Project EIR, pursuant to Public Resources Code (PRC) 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, the California Environmental Quality Act (CEQA) Guidelines Section 15097(a) 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. The MMP prepared for the Project EIR has been prepared in compliance with the requirements of CEQA, PRC Section 21081.6, and CEQA Guidelines Section 15097 and is designed to monitor implementation of the PDFs and MMs identified for the Project.

As part of Section 18, Environmental Standards, of the One San Pedro Specific Plan (Specific Plan), the Environmental Standards herein include the MMs as outlined in the MMP prepared for the Project EIR. In addition, PDFs incorporated into the Project EIR are also included as additional Environmental Standards.

2. ORGANIZATION

As shown on the following pages, each identified PDF and MM for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the PDF or MM.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** The phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** The frequency at which the PDF or MM shall be monitored.
- **Action Indicating Compliance:** The action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

These Environmental Standards shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this Appendix.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two 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.

4. PROGRAM MODIFICATION

After review and approval of the final Environmental Standards, minor changes and modifications to the Environmental Standards are permitted but can only be made subject to City approval. The Lead Agency and/or Responsible 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 and/or Responsible Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in these Environmental Standards. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted if the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project.

5. PROJECT DESIGN FEATURES AND MITIGATION MEASURES

A. Aesthetics

Project Design Features

PDF AES-1: Anti-reflective Glass. Glass used in building façades be low-reflective or treated with an anti-reflective coating to minimize glare. 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 will be permitted.

- **Enforcement Agency:** 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 check approval and issuance of building permit; Field inspection sign-off

PDF AES-2: Outdoor Lighting. All new outdoor lighting required for the Project will be shielded and directed towards the interior of the Project Site such that the light source does not project directly upon any adjacent property, while maintaining adequate lighting levels for public safety and security.

- **Enforcement Agency:** 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 check approval and issuance of building permit; Field inspection sign-off

PDF AES-3: Mechanical Equipment and Utility Screening. Mechanical, electrical, and roof top equipment (including heating, ventilation, and air conditioning [HVAC] systems), as well as building appurtenances and trash enclosures, will be integrated into the project's architectural design and screened from view.

- **Enforcement Agency:** 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 check approval and issuance of building permit; Field inspection sign-off

Mitigation Measures

MM AES-1: Construction Screening. Temporary construction fencing shall be placed along the periphery of active construction staging and work areas to shield construction activity from view at the street level.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

MM AES-2: Construction Lighting. Outdoor lighting used during construction shall be shielded and/or aimed such that the light source cannot be seen from adjacent residential properties and the public right-of-way. However, construction lighting shall be sufficient to protect the safety of construction workers.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

B. Air Quality

Mitigation Measures

MM AQ-1: Construction Equipment. The Project Applicant shall ensure the following requirements are incorporated into applicable bid documents, purchase orders, and

contracts. Contractors shall confirm the ability to supply the compliant construction equipment prior to any ground-disturbing and construction activities:

- Mobile off-road construction equipment (wheeled or tracked) greater than 50 hp used during construction of the Project shall meet the U.S. EPA Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially available at the time of construction, the equipment shall, at a minimum, meet the Tier 3 standards. Zero-emissions construction equipment may be incorporated in lieu of Tier 4 final equipment. A copy of each equipment's certified tier specification or model year specification shall be available upon request at the time of mobilization of each piece of equipment.
- Mobile off-road construction equipment less than 50 hp used during construction of the Project shall be electric or other alternative fuel type. A copy of each unit's certified tier specification or model year specification shall be available upon request at the time of mobilization of each applicable unit of equipment.
- Electric hook-ups to the power grid shall be used instead of temporary diesel- or gasoline-powered generators, whenever feasible. If generators need to be used, the generators shall be non-diesel generators.
- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

MM AQ-2: Landscaping Equipment Electrification. The Project shall include a minimum of 25 percent electric landscaping equipment use in all contracts for landscaping services to be rendered on site. This requirement shall be added to the Master Development Agreement between HACLA and the Project Applicant.

- **Enforcement Agency:** 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, HACLA
- **Monitoring Phase:** Prior to issuance of Certificate of Occupancy
- **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy for each building permit
- **Action Indicating Compliance:** Field inspection sign-off

C. Greenhouse Gas Emissions

Project Design Features

PDF GHG-1: Photovoltaic Solar. Active photovoltaic (PV) solar will be installed on the Project Site to produce a minimum rate of 15 percent electricity demand.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; Field inspection sign-off

PDF GHG-2: Electric Vehicle (EV) Charging Stations. The proposed Project will comply with Tier II voluntary Title 24 measures which require that a total of 40 percent of parking spaces are EV ready and a minimum of 15 percent of parking spaces are equipped with EV chargers. In addition to the added EV charging stations, electric outlets for use by delivery vehicles in loading areas shall be incorporated where feasible.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; Field inspection sign-off

PDF GHG-3: Additional Measures. The following additional Transportation Demand Management (TDM) measures will be incorporated into the proposed Project, as feasible, as outlined in the Transportation Assessment (Fehr & Peers 2023):

- Construction of a mobility hub at 1st Street;
- Implement/improve on-street bicycle facilities;
- Include bicycle parking per the Los Angeles Municipal Code (LAMC);
- Include secure bike parking and showers (end of trip facilities);
- Improve pedestrian network within the Project Site;

- Use of transit subsidies assuming that 7 percent of employees and residents are eligible and a daily equivalent of \$5.96 is subsidized;
- Implementation of a car-share program; and
- A comprehensive bicycle-share program for the development.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Transportation
- **Monitoring Phase:** Prior to issuance of Certificate of Occupancy
- **Monitoring Frequency:** Once at plan check prior to issuance of building permit (provide proof of compliance); Once prior to issuance of Certificate of Occupancy for each building

Action Indicating Compliance: Approval of the additional TDM measures from LADOT; issuance of Certificate of Occupancy

D. Cultural Resources

Mitigation Measures

MM CUL-1: Interpretive Display. HACLA shall ensure that the Project Applicant prepares and installs an interpretive display in the Phase 1 Community Room, which will be open to the public. The interpretive display shall be completed to coincide with the opening of the Phase 1 Community Room. It shall include a brief history of the historical resource, its significance in the contexts of public and defense worker housing in Los Angeles during the Second World War and public housing design related to the Garden City and Modern movements, and a description of the Project which led to the demolition of the historical resource. The display shall be professionally written, illustrated, and designed, and shall include the website address associated with the informational website created by implementation of Mitigation Measure CUL-2. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history in coordination with the City of Los Angeles Office of Historic Resources. The Interpretive Display may be rotated amongst Community Rooms and/or public outdoor spaces throughout the OSP Specific Plan Site with approval by HACLA.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety, HACLA
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety, HACLA
- **Monitoring Phase:** Post-Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy for Phase 1 Community Room

- **Action Indicating Compliance:** Field inspection sign-off

MM CUL-2: Informational Website. HACLA and/or the Project Applicant shall add to their existing website a section dedicated to the history of Rancho San Pedro Complex and public housing in Los Angeles within six months of the issuance of the Certificate of Occupancy for the Phase 1 Community Room. The website shall be maintained by HACLA and shall provide content on the history of Rancho San Pedro Complex, the significance of public housing in the city, and notable examples of public housing architecture and site planning. It shall include links to other scholarly sources of information on the history and design of the site within the context of public housing in the city. The new website section shall be professionally written, illustrated, and designed. The content shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards for history or architectural history and shall be periodically updated, as needed, if new scholarly information related to the history or significance of Rancho San Pedro and public housing become available following the initial publishing of the website.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-Construction, Operation
- **Monitoring Frequency:** Once within 6 months of issuance of Certificate of Occupancy for Phase 1 Community Room
- **Action Indicating Compliance:** Access website link

MM CUL-3: Project Archaeologist. HACLA shall retain a Project Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology to ensure mitigation and/or conditions of approval for the Project, as they relate to archaeological resources, are completed. The Project Archaeologist shall oversee and implement the Worker's Environmental Awareness Program (WEAP) and cultural resources monitoring (MMs CUL-4 and CUL-5). The Project Archaeologist shall be responsible for preparing and executing any testing and/or reporting programs necessary in the event of a find during Project execution.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once at plan check
- **Action Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of City Planning, Office of Historic Resources

MM CUL-4: Worker's Environmental Awareness Training. A qualified archaeologist and Native American representative shall be retained to conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities associated with the Project. The training shall be conducted by an archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualification Standards for archaeology and a locally affiliated Native American representative. Archaeological sensitivity training shall include a description of the types of cultural materials that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of materials in the event of a find.

- **Enforcement Agency:** 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
- **Monitoring Frequency:** Once before commencement of construction
- **Action Indicating Compliance:** Submittal of documentation of completion of WEAP training from archaeologist and Native American representative

MM CUL-5: Archaeological Monitoring. Working under the direct supervision of the Project Archaeologist, an archaeological monitor shall be present during ground-disturbing activity for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist, in consultation with HACLA and monitoring tribes, determines monitoring is no longer necessary (e.g., initial ground disturbance is complete, soils are sterile for cultural resources). The archaeological monitor shall prepare daily logs to be submitted at the completion of the Project as part of the Cultural Resources Monitoring Report. In the event that previously unidentified prehistoric or historical archaeological materials or human remains are encountered during Project construction, the archaeological monitor shall retain the authority to halt and/ or redirect work up to 100 feet away from the discovery until an evaluation of the resource is complete and the location of the find has been cleared for further activity by the Project Archaeologist.

A Native American monitor representing one of the consulting Native American Tribes shall be present during ground-disturbing activity for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the proposed Project or until the Project Archaeologist determines monitoring is no longer necessary. The Native American monitor shall prepare daily logs and submit weekly updates to the Project Archaeologist. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the Project. The Project Archaeologist and HACLA shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the Project.

At the completion of monitoring, the Project Archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the Project. The Report shall include the monitoring logs completed for the Project and

document any discoveries made during construction monitoring. The Report shall also include the monitoring logs prepared by the Native American monitor for the Project. The Report shall be submitted to HACLA and the South Central Coastal Information Center (SCCIC).

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Production of daily logs and Cultural Resources Monitoring Report

MM CUL-6: Inadvertent Discovery of Archaeological Resources. If cultural resources are encountered during ground-disturbing activities that have not been previously identified, work in a 100-foot radius of the find shall be halted and redirected. The Project Archaeologist or the archaeological monitor shall provide recommendations regarding the resource's potential significance and potential treatment in consultation with the Native American monitor. If the discovery is identified to be a site (generally more than three artifacts), the evaluation shall require preparation of an Archaeological Testing Plan (ATP) to determine if the resource qualifies for California Register of Historical Resources (CRHR) and/or National Register of Historic Places (NRHP) listing. Such evaluations will be used to determine if the Project may have a significant impact/adverse effect on the resource. Following the execution of the ATP, if the lead agency in consultation with the Project Archaeologist, determines the discovery is significant and cannot be avoided by the Project, additional work such as an Archaeological Data Recovery Program (ADRP) shall be completed prior to the resumption of ground-disturbing activities in the immediate area to mitigate any significant impacts to cultural resources. The ATP and ADRP are described in further detail below.

NRHP/CRHR criteria for evaluating the significance of archaeological resources shall be used in the event a cultural resource is discovered. If resources are discovered that the Project Archaeologist recommends the resource meets the significance criteria of NRHP Criterion D and or the CRHR Criterion 4, and if preservation in place is not feasible, an ADRP shall be implemented. If resources are found to meet NRHP criteria A and/or B and/or C and or the CRHR criteria 1 and/or 2 and/or 3, then representatives of the appropriate descent community or the appropriate community members shall be notified upon the determination.

- Archaeological Testing Plan: The purpose of the ATP will be to determine the extent and possible presence/absence of archaeological resources and to identify whether the resources constitute an historic property or historical resource using the criteria of the NRHP/CRHR.
 - The ATP shall be conducted in accordance with an approved ATP that will be reviewed by the consulting Native American Tribes.

- At the completion of the ATP, the Project Archaeologist and Staff Archaeologists shall submit a written report of the findings.
- If the Project Archaeologist determines that a significant archaeological resource is present and that the resource could be adversely affected by the Project, at the discretion of the Project sponsors either:
 - The Project shall be re-designed as to avoid any adverse effects; or
 - A data recovery program shall be implemented.
- Archaeological Data Recovery Program: Should a cultural resource that qualified for NRHP/CRHR listing under Criterion D/4 for data potential be identified and cannot be avoided by the Project, an ADRP shall be completed to comprehensively document the resource and exhaust the data potential. The ADRP shall be conducted by the Project Archaeologist in accordance with the California Office of Historic Preservation's (OHP) 1990 Archaeological Resource Management Reports: Recommended Contents and Format.

Prior to implementing the field component of the ADRP, a Data Recovery Plan (Plan) shall be prepared by the Project Archaeologist selected to carry out the ADRP. The Plan shall be prepared in consultation with Native American groups who have participated in consultation for the Project and reviewed and approved by HACLA. The Plan shall, at minimum, include the following:

- Field Methods and Procedures
 - Thresholds for Achieving Data Redundancy
 - Cataloguing and Laboratory Analysis
 - Discard and Deaccession Policy
 - Interpretive Program
 - Security Measures
 - Final Report
 - Curation
- **Enforcement Agency:** 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:** To be determined by consultation with Project Archaeologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of ATP and/or ADRP by the Project Archaeologist

MM CUL-7: Unanticipated Discovery of Human Remains and Associated Grave Goods. In the event human remains are unexpectedly discovered at any time during the implementation of the Project, HACLA, the Project Archaeologist, and the Project sponsors shall follow the California Health and Human Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Therefore, in the event of an unanticipated discovery of human remains, the Los Angeles County Coroner must be notified immediately. If the human remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC). Native American human remains are defined in PRC Section 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains in accordance with PRC 5097.98(d)(2). The NAHC shall notify a Most Likely Descendant (MLD), and the MLD shall complete the inspection of the site within 48 hours of being granted site access to make recommendations. The landowner shall reinter the remains in an area of the property secure from subsequent disturbance. Any discovery of human remains or grave goods shall be kept confidential to prevent further disturbance.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Archaeologist confirmation of finds or no finds

E. Geology and Soils

Mitigation Measures

MM GEO-1: Final Geotechnical Report. Prior to issuance of grading permits, the Applicant shall submit final design plans and a final design-level geotechnical report for the OSP Specific Plan Site to the Los Angeles Department of Building and Safety for review and approval. The final design-level geotechnical reports shall be used for final design of the foundation systems for the structures and shall take into consideration the engineering properties beneath the proposed structures and the projected loads. The final reports shall specify geotechnical design parameters that are needed by structural engineers to determine the type and sizing of structural building materials. The final reports shall be subject to the specific performance criteria imposed by applicable State and local codes and standards. The final geotechnical reports shall be prepared by a registered civil

engineer or certified engineering geologist and include appropriate measures to address seismic hazards and ensure structural safety of the proposed structures and future residents and employees. The proposed structures shall be designed and constructed in accordance with all applicable provisions of the California Building Code and the Los Angeles Building Code. The final design-level geotechnical reports shall address the recommendations provided in the Preliminary Geotechnical Reports prepared by Group Delta Consultants, Inc. (Group Delta), including the following:

- Construction and operation of the proposed Project shall be implemented in accordance with the applicable regulatory and code requirements.
- The subsurface geotechnical profile on the OSP Specific Plan Site is complex and variable. The transitions between native materials, fill, and groundwater conditions shall be considered in conjunction with the proposed site plans and building layouts in order to develop the most suitable foundation option for each proposed structure. All recommendations regarding the foundation options for Zones A, B, and C and Transition Zones shall be considered and implemented.
- Mat foundations, deep foundations, and pile types shall be designed and implemented in accordance with the recommendations of the geotechnical reports. The contour of the foundation pressure shall be provided during the structural design phase.
- Floor slabs may be supported on grade if the existing soils on site can be removed and replaced with properly compacted fill soils. If expansive soils are present at the slab-on-grade elevation, floor slabs shall be structurally supported.
- Temporary excavation shall be implemented using conventional heavy-duty grading equipment such as scrapers, loaders, dozers, and excavators. Temporary excavations up to 5 feet deep may stand in vertical cuts, and deeper excavations shall be sloped according to the recommendations of the final geotechnical reports. Temporary shoring shall be designed and implemented according to the guidelines set forth in the Preliminary Geotechnical Reports.
- If unstable or wet subgrade material is encountered during Project design and construction, stabilization shall consist of the placement of granular working mats consisting of coarse gravel and geogrid, or subexcavation and replacement with dried soil.
- Basement walls shall be in compliance with the Los Angeles Building Code to resist at-rest earth pressures. The recommended pressure shall be confirmed during the design-level geotechnical investigations and shall consider the presence of expansive soils, which may require the use of higher design earth pressures.
- Final design-level geotechnical investigations shall assess the corrosion potential of on-site soils and the extent and severity of expansive soils.
- Sandy soils, after clearing, grubbing, and removal of deleterious material, are generally suitable for reuse as compacted fills. However, not all on-site sandy soils

will be suitable for specific purposes, and selective grading and testing may be required if on-site soils are to be used as select materials. Import fill sources, if any, shall be observed and tested prior to hauling onto the site to evaluate the suitability for use. Imported fill shall comply with the guidance outlined in the Preliminary Geotechnical Reports.

- Further study is required to accurately characterize the complex subsurface conditions on the OSP Specific Plan Site. Design-level geotechnical investigations shall be conducted, and the installation of monitoring wells, borings, and cone penetration tests shall be completed to narrow down the location of uncertified fill transitions zones and further characterize the subsurface materials.
- **Enforcement Agency:** 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
- **Monitoring Frequency:** Prior to issuance of grading permit
- **Action Indicating Compliance:** Submittal of Final Geotechnical Report and issuance of grading permit

MM GEO-2: Geotechnical Professional Observation. A certified geotechnical professional shall be retained to observe and test all grading operations for shallow foundations and pile installation for deep foundations during the construction stage of the Project. Furnishing of pile load test results shall be required. Evidence of the observations of the certified geotechnical professional at the Project Site shall be provided to the City Engineer in the form of weekly logs during all grading operations for foundations and pile installation activities.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once at plan check; periodically during construction
- **Action Indicating Compliance:** Documentation indicating retention of geotechnical professional; Production of periodic logs

MM GEO-3: Paleontological Resources Monitoring and Mitigation

1. **Qualified Paleontologist.** The project applicant shall retain a Qualified Paleontologist to direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the Society of Vertebrate Paleontology (SVP) standards (SVP 2010) as an individual preferably

with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).

2. Paleontological Worker Environmental Awareness Program. Prior to the start of construction, the Qualified Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff.
3. Paleontological Monitoring. Full-time paleontological monitoring shall be conducted during ground-disturbing construction activities (i.e., grading, trenching, foundation work) within native (i.e., previously undisturbed) sediments of any depth in all project areas. Ground-disturbing activities that only impact artificial fill (i.e., previously disturbed) sediments do not require paleontological monitoring. Paleontological monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources and meets the minimum standards of the SVP (2010) for a Paleontological Resources Monitor. The duration and timing of the monitoring will be determined by the Qualified Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to the review and approval by the City of Los Angeles. If the Qualified Paleontologist determines full-time monitoring is no longer warranted, based on the specific geologic conditions once the full depth of excavations has been reached, they may recommend monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Paleontologist at that time. In the event of a fossil discovery by the paleontological monitor, all work within a 50-foot radius of the find shall cease. The Qualified Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:
 - A. Salvage of Fossils. If fossils are discovered, the paleontological monitor shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or lead paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. Bulk matrix sampling may be necessary to recover small invertebrates or microvertebrates from within paleontologically sensitive deposits.
 - B. Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County), along with all pertinent field notes, photographs, data, and maps.

Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Qualified Paleontologist.

4. **Final Paleontological Mitigation Report.** Upon completion of ground-disturbing activity (and curation of fossils, if necessary), the Qualified Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any), and the scientific significance, and recommendations. The report shall be submitted to the City of Los Angeles. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-Construction, Construction
 - **Monitoring Frequency:** Once at plan check; Periodically during construction
 - **Action Indicating Compliance:** Documentation indicating retention of geotechnical professional; Production of periodic logs and Final Paleontological Mitigation Report

F. Hazards and Hazardous Materials

Mitigation Measures

MM HAZ-1: Voluntary Oversight Agreement with the Los Angeles County Fire Site Mitigation Unit

Because contaminated soil is present on the Project Site, the Project Applicant shall coordinate on-site remediation activities on the OSP Specific Plan Site with the Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU). Prior to initiation of soil grading, excavation, or remediation activities, the Applicant shall enter into a Voluntary Oversight Agreement with the LACFD SMU. The LACFD SMU shall oversee the assessment and remediation of the OSP Specific Plan Site through completion of building demolition, excavation, soil remediation, and building construction. Prior to commencement of demolition and excavation/grading activities on the OSP Specific Plan Site, the Applicant shall submit the following documents to the LACFD SMU for review and approval:

- All Environmental Site Assessments and subsurface investigation reports completed for the OSP Specific Plan Site
- Current development plan, including plans for soil excavation and removal and/or vapor barriers
- Soil management plans completed for the OSP Specific Plan Site

- Any additional hazardous materials-related reports completed for the project

Upon submittal of the information above, LACFD SMU may require further actions such as: additional subsurface investigation, including additional soil, soil vapor or groundwater monitoring wells; soil excavation and off-site disposal; completion of human health risk assessments; installation of soil vapor barriers, and/or completion of remediation reports or case closure documents. The Applicant shall submit all reports and documentation to the LACFD SMU for review and approval prior to initiation of soil grading, excavation, or remediation activities.

The Applicant shall obtain an approval letter from LACFD SMU prior to initiation of grading and construction activities. The approval letter shall specify that LACFD SMU is in agreement that the on-site soil has been remediated to LACFD SMU standards and project construction can commence. Prior to issuance of grading permits, the Applicant shall submit the approval letter to the City of Los Angeles Department of Building and Safety.

It should also be noted that LACFD SMU may determine that the Los Angeles Regional Water Quality Control Board (RWQCB) or the California Department of Toxic Substances Control (DTSC) may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of the Project Site. Should the cleanup oversight agency be transferred from LACFD to the Los Angeles RWQCB or DTSC, this and other mitigation measures shall still apply and will be overseen by the designated cleanup oversight agency.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Prior to issuance of grading permits, periodically during construction
- **Action Indicating Compliance:** Submittal of LACFD approval letter, periodic LACFD determination letters as applicable

MM HAZ-2: Soil Management Plan. Prior to commencement of grading and excavation activities at the Project Site, the Applicant shall retain a qualified environmental consultant (professional geologist [PG] or professional engineer [PE]) to prepare a Soil Management Plan (SMP) for the OSP Specific Plan Site. The SMP shall specify the limits of soil that require removal to remediate the soil contamination on the OSP Specific Plan Site. The SMP will provide the City of Los Angeles and the construction contractor with guidance and procedures for the proper handling and management of impacted soil, if any is encountered, during site construction activities. The SMP shall include measures required for compliance with all application regulations, including but not limited to, SCAQMD Rule 1466. The SMP shall address:

- On-site handling and management of contaminated soils or other hazardous wastes (e.g., stained soil, and soil with solvent or chemical odors) if such soils or hazardous wastes are encountered; and
- Specific actions to reduce hazards to construction workers and off-site receptors during the construction stages.

The SMP shall specifically address hazards to residences and schools within 0.25 miles of the Project Site.

The SMP must establish remedial measures and soil management practices to ensure construction worker safety, the health of future workers and visitors, and the prevention of off-site migration of contaminants from the Project Site. These measures and practices shall include, but are not limited to:

- Stockpile management including stormwater pollution prevention and the installation of Best Management Practices
- Proper disposal procedures of contaminated materials
- Investigation procedures for encountering known and unexpected odorous or visually stained soils, other indications of hydrocarbon piping or equipment, and/or debris during ground-disturbing activities
- Monitoring and reporting
- A health and safety plan for contractors working at the Project Site that addresses the safety and health hazards of each stage of construction activities with the requirements and procedures for employee protection
- The health and safety plan shall outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction

The Project Applicant shall submit the SMP to the LACFD SMU (or other designated oversight agency) for review and approval prior to grading, excavation, or remediation activities at the Project Site. The approved SMP shall be submitted to the City of Los Angeles Department of Building and Safety prior to issuance of grading permits. The project Applicant shall ensure the construction contractor implements the SMP during demolition, grading, and construction at the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Prior to issuance of grading permits for each project, periodically during construction

- **Action Indicating Compliance:** Submittal of Soil Management Plan and LACFD approval letter

MM HAZ-3: Soil Remediation. Where contaminated soil that exceeds hazardous waste screening levels is known to be present on the OSP Specific Plan Site, the Applicant shall retain a qualified environmental consultant (PG or PE) to properly remove and dispose of the contaminated soil. All soil removal and disposal activities shall be conducted in accordance with the recommendations of the SMP. The qualified environmental consultant shall utilize the Project Site analytical results for waste characterization purposes prior to off-site transportation or disposal of potentially impacted soils or other impacted wastes. The qualified consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other hazardous wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate.

Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of sub-surface impacts, additional analytical testing per landfill or recycling facility requirements, soil excavation, and off-site disposal or recycling.

Prior to initiation of soil excavation or soil remediation activities, the LACFD SMU (or other designated oversight agency) shall review and approve the soil removal and disposal recommendations prior to transportation of waste soils off site and review and approve remedial engineering controls.

The Project Applicant shall review and ensure the qualified environmental consultant implements the disposal recommendations prior to transportation of waste soils off site and review and implements the remedial engineering controls prior to and during construction.

The City shall review and approve the disposal recommendations and remedial engineering controls prior to issuing a grading permit.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of grading permit, periodically during construction
- **Action Indicating Compliance:** Submittal of disposal recommendations and remedial engineering controls as applicable

MM HAZ-4: Construction Vapor Monitoring Plan. The Project Applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a Construction Vapor Monitoring Plan. The Vapor Monitoring Plan shall specify the controls required to be implemented during construction activities at the OSP Specific Plan Site to

mitigate the effects of subsurface gases on workers and the public. Controls could include, but are not limited to:

- Gas monitoring devices would be present to alert workers of elevated gas concentrations when basement or subsurface soil disturbing work is being performed;
- Contingency procedures would be in place if elevated gas concentrations are detected such as the mandatory use of personal protective equipment, evacuating the area, and/or increasing ventilation within immediate work area where the elevated concentrations are detected;
- Workers would be trained to identify exposure symptoms and implement alarm response actions;
- Soil exposed during excavations would be minimized to reduce the surface area which could off-gas (this will be done by staggering exposed excavation areas);
- Soil removed as part of construction will be sampled and tested for off-site disposal in a timely manner (if soil is stockpiled prior to disposal, it would be managed in accordance with the project's Storm Water Pollution Prevention Plan);
- Fencing would be established to limit public access and allow for gas dilution; and
- HASP development which would describe the work activities and hazards associated with each work activity.

Hazard mitigation shall be presented in the HASP to limit construction risks to workers. The HASP shall contain emergency contact numbers, maps to the nearest hospital, gas monitoring action levels, gas response actions, allowable worker exposure times, and mandatory personal protective equipment requirements. The HASP shall be signed by all workers on site to demonstrate their understanding of the construction risks.

The Applicant shall submit the Construction Vapor Monitoring Plan to the LACFD SMU for review and approval. The Applicant shall submit the approved Construction Vapor Monitoring Plan to the City of Los Angeles Department of Building and Safety prior to issuance of a grading permit.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of grading permit
- **Action Indicating Compliance:** Submittal of Construction Vapor Monitoring Plan

MM HAZ-5: Vapor Mitigation System. Where soil vapor is known to be present at chemical concentrations exceeding screening levels for sub-slab/soil gas (vapor) intrusion, the Project Applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a soil vapor Human Health Risk Assessment for the OSP Specific Plan Site. The Human Health Risk Assessment shall evaluate the risk to future on-site residences from VOCs in on-site soil vapor. If the Human Health Risk Assessment determines that a vapor mitigation system is required for the proposed building, the qualified environmental consultant shall prepare a Vapor Mitigation Plan and shall design the vapor mitigation system for the proposed Project.

The Vapor Mitigation Plan shall include, but is not limited to:

- Design specifications
- Material specifications
- Installation requirements
- Monitoring requirements

The qualified environmental consultant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011), or current guidance (DTSC 2011a and 2011b).

The Applicant shall submit the Human Health Risk Assessment and Vapor Mitigation Plan to the LACFD SMU (or other designated oversight agency) for review and approval prior to construction. Design of engineering measures or institutional controls shall be submitted to the City of Los Angeles Department of Building and Safety prior to the issuance of any grading or building permits. If determined to be required by the Human Health Risk Assessment, the contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil gas VOCs from migrating to indoor air.

The Applicant shall retain a qualified professional to certify that the required vapor measures and controls are properly constructed and functioning at the Project Site. The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011). Written verification shall be submitted to the LACFD SMU (or other designated oversight agency) and the City prior to issuance of Certificates of Occupancy.

LACFD SMU (or other designated oversight agency) may require the creation of a Soil Vapor Operations and Maintenance Plan to ensure that future operational activities (e.g., underground utility repairs), do not alter the effectiveness of the selected vapor mitigation system. LACFD SMU (or other designated oversight agency) shall review and approve the Soil Vapor Operations and Maintenance Plan (if required) prior to occupancy. The City shall review the Operations and Maintenance Plan (if required) prior to Certificates of Occupancy. The project Applicant shall implement the Operations and Maintenance Plan during occupancy at the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Los Angeles County Fire Department, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction, Operation
- **Monitoring Frequency:** Prior to issuance of grading permit, periodically during construction
- **Action Indicating Compliance:** Submittal of Human Health Risk Assessment, submittal of Soil Vapor Operations and Maintenance Plan as applicable

G. Noise

Mitigation Measures

MM NOI-1: Construction Noise Reduction Measures. The following measures shall be implemented at the Project Site during construction to minimize the community exposure to construction noise:

- All construction equipment shall be outfitted with manufacturer-recommended mufflers and silencers.
- Staging and delivery areas shall be located as far as feasible from existing residences.
- Material hauling and deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.
- To the extent feasible, hydraulic equipment shall be used instead of pneumatic impact tools, and electric powered equipment shall be used instead of diesel-powered equipment.
- For smaller equipment (such as air compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible.
- Stationary noise sources (e.g., generators and air compressors) shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. The construction manager shall be responsible for enforcing this.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted

construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City. The sign will have a minimum dimension of 48 inches wide by 24 inches high. The sign shall be placed 5 feet above ground level.

- Temporary noise barriers of 12 feet in height shall be erected along the project property boundaries adjacent to sensitive receivers. Barriers shall be constructed with a solid material that has a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. Alternately, if an acoustical blanket, curtain or equivalent absorptive material is used, it shall be rated sound transmission class (STC) 32 or higher.
- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

MM NOI-2: Stationary Recreational Noise Reduction Measures. The following measure shall be included to minimize stationary recreational noise at the OSP Specific Plan Site:

- Prior to holding the first amplified event at any new site with amplified sound (e.g., at the youth sports field and bandshell), HACLA or its designee shall install signs at entry points that state prohibited activities during the event (e.g., use of air horns, unapproved audio amplification systems, loud activity in parking lots or streets upon exiting the facility). In addition, and prior to holding the first amplified event at the facility, the sound system contractor shall create a PA System Design Plan to minimize special event noise at nearby residences, to the extent feasible. Design measures may include, but are not limited to, bandwidth and peak limiter installation, and speaker angle and directivity techniques. Prior to the first amplified special event, the sound system contractor shall perform a system check to verify that the PA system meets the PA System Design Plan.
- Once the precise locations and design details of the Project's proposed youth sports field and other potential recreational uses, such as a skate park, bandshell, and/or dog park, is finalized, HACLA or its designee shall conduct a quantitative analysis of the operational noise levels from such sources to determine if the project's recreational uses would result in an exceedance of the City of Los Angeles' exterior noise level standards. If these recreational uses will not exceed established thresholds, no additional measures are necessary. However, if it is determined that these recreational uses could potentially result in exceedance of the City's adopted exterior noise standards, the Project Applicant shall be required to implement additional feasible measures to minimize noise generated at the

recreational uses. Such additional measures to reduce recreational noise impacts may include, but are not limited to, operational hour restrictions, setbacks, barriers, and other shielding techniques. HACLA shall verify these additional measures are included on the final site plan prior to issuing construction permits for the recreational uses.

- **Enforcement Agency:** 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:** Prior to issuance of building permit for any recreational use and/or Certificate of Occupancy as applicable
- **Action Indicating Compliance:** Department of City Planning review and approval of noise study of recreational uses and PA System Design Plan; Field inspection sign-off

MM NOI-3: Construction Vibration Reduction Measures. Prior to the issuance of grading permits, the following measures shall be included as notes on all construction plans:

- If paving activities occur within 25 feet of off-site buildings or structures, a pneumatic or static roller shall be used in lieu of a vibratory roller.
- Grading and earthwork activities within 15 feet of adjacent residential structures shall be conducted with off-road equipment that is limited to 100 horsepower or less.

- **Enforcement Agency:** 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:** Prior to issuance of grading permit for each project, periodically during construction
- **Action Indicating Compliance:** Submittal of construction plans with notes, field inspection sign-off

MM NOI-4: Exterior Noise Reduction Measures. To mitigate exterior noise at future outdoor use areas along Harbor Boulevard, the following measures shall be required:

- Construct 5-foot-high barriers (as measured from the finished floor of the residential units) for balconies and patios with direct line-of-sight to Harbor Boulevard. Materials for the barriers may include solid masonry, plexiglass, 1/4-inch-thick glass, stucco veneer over wood framing or foam core, or a combination

of these barrier types. The barrier shall be continuous from bottom to top, with no cracks or gaps.

- Construct a 6-foot-high barrier along the eastern portion of the OSP Specific Plan Site Construction Stage 10 courtyard. Materials may include those listed above.
- **Enforcement Agency:** 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:** Once at plan check; Once during field inspection
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

MM NOI-5: Interior Noise Reduction Measures. The Applicant shall retain a qualified acoustical consultant to provide design-level review of site plans and make specific recommendations for ensuring that future traffic noise levels from Harbor Boulevard comply with HUD's interior noise level criteria at the future residential buildings in the Construction Stage 7 and Stage 10 areas of the OSP Specific Plan Site.

- **Enforcement Agency:** 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
- **Monitoring Frequency:** Prior to issuance of building permit for each project
- **Action Indicating Compliance:** Submittal of documentation of acoustical consultant recommendations and verification of implementation of measures in building plans; Issuance of building permit

H. Public Services

Project Design Features

PDF POL-1: Construction Security. During construction on the OSP Specific Plan Site, the Project Applicant will implement temporary security measures including security fencing (e.g., chain-link fencing), low-level security lighting, and locked entry (e.g., padlocked gates or guard-restricted access) to limit access by the general public. Regular private security patrols during non-construction hours will be provided.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

PDF POL-2: Safety Lighting. The project will 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. The project will also provide sufficient lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** 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:** Once at plan check, once at field inspection
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

PDF POL-3: Operational Security. The project will provide a security program to ensure the safety of residents, employees, and other visitors to the Project Site. The project would incorporate strategies in design and planning, as well as active security features. On-site security measures during project operation will include:

- Provide on-site security personnel whose duties shall include, but not be limited to, the following:
 - Monitoring entrances and exits;
 - Patrol the perimeter of the property;
 - Control and monitor activities in the public spaces and private outdoor areas;
 - Managing and monitoring fire/life/safety systems; and
 - Controlling and monitoring activities in the parking facilities.
 - Install security industry standard security lighting at recommended locations, including parking areas, pedestrian pathways, and alleys.

- Install closed-circuit television at select locations, including, but not limited to, entry and exit points, lobby areas, outdoor open spaces, and parking areas.
 - Provide adequate lighting of parking areas, elevators, and lobbies to reduce areas of concealment.
 - Provide lighting of building entries and open spaces to provide pedestrian orientation and to clearly identify a secure route between the parking areas and access points.
 - Prominently display throughout the Project Site the contact information for on-site security staff.
- **Enforcement Agency:** City of Los Angeles Department of City Planning
 - **Monitoring Agency:** City of Los Angeles Department of City Planning
 - **Monitoring Phase:** Post-Construction, Operation
 - **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy
 - **Action Indicating Compliance:** Submittal of security program

PDF LIB-1: Universal Wi-Fi. The proposed project will include free, publicly accessible Wi-Fi in the residential common areas and publicly accessible open space areas of the OSP Specific Plan Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-Construction, Operation
- **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Field inspection sign-off

I. Recreation

Project Design Features

PDF REC-1: Recreational Programming. Programming for the proposed parks will include the following:

- Palos Verdes Linear Park: The park will include a variety of playgrounds serving different ages and physical abilities, a picnic area, and an open field. Other

potential amenities could include a skate park, dog park, and bandshell, determined through future community engagement.

- Centre Street Park: The park will include both indoor and outdoor space amenities to provide opportunities for art, education, sports, and exercise.
- Harbor Plaza: Flexible seating will be provided within the space for the public. The plaza will also be designed to host a variety of informal and programmed activities, including, but not limited to, live entertainment, outdoor games, and other community programming.
- Paseo Plazas: These spaces will serve as gateways into the Project Site as an extension of the downtown San Pedro area, and will be intended to host dynamic public art. The paseos will include art such as climbable sculptures, outdoor galleries with rotating exhibits, kiosks for selling or creating art, and art walls.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once at plan check; once at field inspection
- **Action Indicating Compliance:** Issuance of building permits of relevant projects tied to recreation areas as required by Specific Plan; Field inspection sign-off

J. Transportation

Project Design Features

PDF T-1: Construction Management Plan. Prior to the start of construction, a Construction Management Plan will be prepared and submitted to the City of Los Angeles Department of Transportation (LADOT) for review and approval in accordance with the time frames set forth in Executive Directive 1. The Construction Management Plan will include a Worksite Traffic Control Plan and Construction Worker Parking Plan that will facilitate traffic and pedestrian movement, minimize the potential conflicts between construction activities, street traffic, bicyclists and pedestrians, and ensure appropriate parking for construction workers is provided. Furthermore, the Construction Management Plan will include, but not be limited to, the following measures:

- A Worksite Traffic Control Plan(s), approved by the LADOT in accordance with the time frames set forth in Executive Directive 1, will be implemented to route vehicular traffic, transit, bicyclists, and pedestrians around any lane and/or sidewalk closures;
- Safety precautions for pedestrians and bicyclists will be implemented through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe access to the Port of Los Angeles High School;

- Minimize obstruction to land uses in proximity to the Project Site during construction, including temporary traffic constraints, temporary loss of access, and temporary loss of bus stops or rerouting of bus lines;
- Parking for construction workers will be provided either on-site or at off-site, off-street locations; and
- Ensure adequate emergency access is maintained to the Project Site and neighboring businesses and residences.
- **Enforcement Agency:** 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 Transportation, City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of building permit
- **Action Indicating Compliance:** Submittal of Construction Management Plan

Mitigation Measures

MM T-1: The following measures shall be implemented, upon approval by LADOT, to increase the space available for vehicle queueing at affected intersections:

- At the intersection of Gaffey Street and 1st Street, up to 75 feet of additional red curb shall be striped to increase the turning space length available for the de-facto westbound right-turn lane.
- At the intersection of Harbor Boulevard and SR 47 eastbound ramps/westbound off-ramp/Swinford Street, the northbound left-turn lane shall be extended by approximately 100 feet into the existing median to accommodate a longer turning queue.
- At the intersection of Harbor Boulevard and 1st Street, the eastbound left-turn lane shall be extended to start two blocks further to the west, which shall be accomplished within the existing right-of-way with striping:
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Bureau of Engineering, City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Prior to issuance of Certificate of Occupancy for adjacent building permit(s)
- **Action Indicating Compliance:** Implementation of improvements

K. Tribal Cultural Resources

Mitigation Measures

MM TCR-1: Native American Monitoring by the Gabrielino Tongva Indians of California Tribal Council. Consistent with Mitigation Measure CUL-5 in Section 4.3, Cultural Resources, a Native American monitor representing the Gabrielino Tongva Indians of California Tribal Council shall be invited to monitor during ground-disturbing activities for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist in consultation with the Native American monitor determines monitoring is no longer necessary based on soil conditions and negative findings, whichever occurs first. In the event a mutual agreement cannot be made between the Project Archaeologist and the Native American monitor to terminate monitoring services prior to the end of ground-disturbing activities, the Native American monitor shall be given the opportunity to continue monitoring for tribal cultural resources during ground-disturbing activities. The Project Applicant shall notify the Gabrielino Tongva Indians of California Tribal Council at least 30 days prior to commencement of ground-disturbing construction activities and request monitoring services. The Tribe must respond to the request for monitoring within 30 days of the notification. The Applicant shall provide HACLA with a copy of the executed tribal monitoring agreement with the Gabrielino Tongva Indians of California Tribal Council prior to commencement of construction. If no response from the Gabrielino Tongva Indians of California Tribal Council is received within 30 days, Project construction can commence without the monitoring services of the Gabrielino Tongva Indians of California Tribal Council for the duration of ground-disturbing construction activities.

The Native American monitor shall prepare daily monitoring logs that provide the location, type and description of the ground-disturbing construction activities performed, soil types, and cultural materials, if discovered. The daily monitoring logs shall describe Native American artifacts, remains, and places of significance, as well as any Native American human remains or burial goods, if identified. The Native American monitor shall submit weekly updates to HACLA. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the Project. The Project Archaeologist and HACLA shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the Project.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Production of daily logs

MM TCR-2: Consultation with the Gabrielino Tongva Indians of California Tribal Council in the Event of Inadvertent Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, work within a 100-foot radius of the find shall be halted and redirected. HACLA shall consult with the Project Archaeologist and initiate Native American consultation procedures with the Project's consulting tribes. If HACLA, in consultation with the Native American monitor representing the Gabrielino Tongva Indians of California Tribal Council, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with the Gabrielino Tongva Indians of California Tribal Council and other consulting tribes. The mitigation plan may include, but would not be limited to, avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, and/or other mutually agreed upon measures. The mitigation plan shall be prepared within 30 days of discovery of the find(s) and approved by the HACLA Chief Executive Officer or their designee. Procedures for the unanticipated discovery of human remains and associated grave goods are outlined in Mitigation Measure CUL-7 in Section 4.3, Cultural Resources.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Submittal of mitigation plan in the event of a find

MM CUL-3: Native American Monitoring by the Gabrieleño Band of Mission Indians – Kizh Nation. Consistent with Mitigation Measure CUL-5 in Section 4.3, Cultural Resources, a Native American monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation shall be invited to monitor during ground-disturbing activities for Project construction, including but not limited to site clearing, grubbing, demolition, trenching, and excavation, for the duration of the aforementioned activities or until the Project Archaeologist in consultation with the Native American monitor determines monitoring is no longer necessary based on soil conditions and negative findings, whichever occurs first. In the event a mutual agreement cannot be made between the Project Archaeologist and the Native American monitor to terminate monitoring services prior to the end of ground-disturbing activities, the Native American monitor shall be given the opportunity to continue monitoring for tribal cultural resources during ground-disturbing activities. The Project Applicant shall notify the Gabrieleño Band of Mission Indians – Kizh Nation at least 30 days prior to commencement of ground-disturbing construction activities and request monitoring services. The Tribe must respond to the request for monitoring within 30 days of the notification. The Applicant shall provide HACLA with a copy of the executed tribal monitoring agreement with the Gabrielino Tongva Indians of California Tribal Council prior

to commencement of construction. If no response from the Gabrieleño Band of Mission Indians – Kizh Nation is received within 30 days, Project construction can commence without the monitoring services of the Gabrieleño Band of Mission Indians – Kizh Nation for the duration of ground-disturbing construction activities.

The Native American monitor shall prepare daily monitoring logs that will provide the location, type and description of the ground-disturbing construction activities performed, soil types, and cultural materials, if discovered. The daily monitoring logs shall describe Native American artifacts, remains, and places of significance, as well as any Native American human remains or burial goods, if identified. The Native American monitor shall submit weekly updates to HACLA. In addition, the Native American monitor shall prepare and submit a summary statement upon completion of monitoring to include in the Cultural Resources Monitoring Report prepared for the Project. The Project Archaeologist and HACLA shall review and include the statement as part of the Cultural Resources Monitoring Report prepared for the Project.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Production of daily logs

MM CUL-4: Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation in the Event of Inadvertent Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, work within a 100-foot radius of the find shall be halted and redirected. HACLA shall consult with the Project Archaeologist and initiate Native American consultation procedures with the Project's consulting tribes. If HACLA, in consultation with the Native American monitor representing the Gabrieleño Band of Mission Indians – Kizh Nation, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with the Gabrieleño Band of Mission Indians – Kizh Nation and other consulting tribes. The mitigation plan may include, but would not be limited to, avoidance, capping in place, excavation and removal of the resource, interpretive displays, sensitive area signage, and/or other mutually agreed upon measures. The mitigation plan shall be prepared within 30 days of discovery of the find(s) and approved by the HACLA Chief Executive Officer or their designee. Procedures for the unanticipated discovery of human remains and associated grave goods are outlined in Mitigation Measure CUL-7 in Section 4.3, Cultural Resources.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Submittal of mitigation plan in the event of a find

MM CUL-5: Tribal Cultural Resource Finds Dispute Resolution. In the event a resource(s) of Native American origin is identified during monitoring, including but not limited to projectile points, chipped stone, groundstone, beads, and shell artifacts, that cannot be directly associated with the Gabrielino Tongva Indians of California Tribal Council or the Gabrieleño Band of Mission Indians – Kizh Nation through analysis, such as deoxyribonucleic acid (DNA) analysis, HACLA shall request a consultation meeting with the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians – Kizh Nation to consult on the disposition of the find(s). The tribes must respond within 30 days of the consultation request and the meeting shall occur no later than 45 days after HACLA transmits the request for a consultation meeting. As part of a good faith effort, HACLA shall reach out to the tribes via telephone up to two times during that 30-day period to attempt to schedule a consultation meeting. If any one tribe does not respond to HACLA's consultation request within 30 days, HACLA may consult with the responding tribe as to the disposition of the find(s). If both tribes respond to HACLA's consultation request within 30 days, HACLA shall consult with both tribes to determine final disposition of the find(s) and, if desired by the tribe(s), a reburial ceremony(ies).

Once the consultation effort is complete, HACLA shall notify the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians – Kizh Nation in writing as to the final disposition of the find(s). The timing and location of any reburial efforts shall be determined by HACLA based on the construction schedule and availability of a reburial location. Construction activities may continue on site outside the 100-foot radius during the consultation effort and may resume at the location of the find(s) once the find(s) has been secured. In the event a mutual agreement on the treatment of the resource(s) cannot be made between the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians – Kizh Nation within 30 days of the initial consultation meeting, the artifact(s) under review shall be reinterred on site in a location free from future ground-disturbing construction activities. In the event that neither tribe consults with HACLA on the find(s), HACLA shall rebury the artifact(s) on site in a location free from future ground-disturbing construction activities. This measure does not apply to the finding of human remains which must comply with California Health and Safety Code 7050.5.

- **Enforcement Agency:** 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:** Periodically during construction
- **Action Indicating Compliance:** Submittal of documentation regarding final disposition, as applicable