

MITIGATION MONITORING PROGRAM

Introduction

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

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Sustainable Communities Environmental Assessment (SCEA) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the SCEA takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

Organization

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

- Enforcement Agency: the agency with the power to enforce the 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.

Administrative Procedures and Enforcement

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

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the 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.

Program Modification

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

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the 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 or the non-environmental conditions of approval.

PROJECT SPECIFIC MITIGATION MEASURES

Cultural Resources

MM-CR-1: Archaeological Resources. A qualified archaeologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be based on consultation with the archaeologist and the City of Los Angeles Department of City Planning and shall depend on the rate of excavation and grading activities and the materials being excavated. If archaeological materials are encountered, the archaeologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The archaeologist shall then assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Applicant shall then comply with the recommendations of the evaluating archaeologist, and a copy of the archaeological survey report shall be submitted to the Department of City Planning. Ground-disturbing activities may resume once the archaeologist's recommendations have been implemented to the satisfaction of the archaeologist.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Grading and Excavation

Monitoring Frequency: Periodic verification of field inspections by a qualified archaeologist. If resources are found, verification throughout discovery.

Action Indicating Compliance: Review archaeologist reports to verify that periodic inspections have been conducted. If resources are found, verify work is halted and a qualified archaeologist is retained to determine significance of the discovery.

Geology and Soils

MM-GEO-1: Paleontological Resources. A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be determined by the paleontologist and shall depend on the rate of excavation and grading activities and the materials being excavated. If paleontological materials are encountered, the paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Project Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los Angeles County Natural History Museum.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Grading and Excavation

Monitoring Frequency: Periodic verification of field inspections by a qualified paleontologist. If resources are found, verification throughout discovery.

Action Indicating Compliance: Review paleontologist reports to verify periodic inspections have been conducted. If resources are found, verify work is halted and a qualified paleontologist is retained to determine significance of the discovery.

Noise

MM-N-1. During Phase I of Project construction, a temporary noise barrier and/or sound control curtains shall be installed along the perimeter of the Project Site. The barrier shall have a Sound Transmission Class rating of 29 or more, consist of K-rail with one-inch plywood fencing on top, at least 8 feet in height and not have any gaps or holes between the panels or at the bottom. The supporting structure shall be engineered and erected in order to comply with Los Angeles Municipal Code noise requirements, including those set forth in Chapter XI, Article 2 of the Los Angeles Municipal Code.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Phase I Demolition, Grading, and Construction

Monitoring Frequency: Once.

Action Indicating Compliance: Prior to issuance of a Phase I demolition, grading, or construction permit, whichever comes first, verify installation of temporary noise barrier and/or sound curtain to the specifications listed in the measure.

MM-N-2. During Phase I of Project construction, exhaust mufflers shall be used capable of reducing noise down to an average of 65 dBA at a distance of 50 feet on internal combustion engines for heavy-duty construction equipment. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Construction contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Phase I Demolition, Grading, and Construction

Monitoring Frequency: Periodic verification through field inspections.

Action Indicating Compliance: During Phase I, periodically field verify use of exhaust mufflers on construction equipment and verify with construction contractor that equipment has been maintained in accordance with the manufacturer's specifications.

MM-N-3. During Phase I of Project construction, no more than five pieces of heavy-duty construction equipment powered by diesel engines shall operate concurrently. On average, such equipment shall be in operation mode no more than 45 minutes in an hour.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Phase I Demolition, Grading and Construction

Monitoring Frequency: Review construction notes once prior to issuance to of a Phase I demolition, grading, or construction permit, whichever comes first. Periodic verification through field inspections.

Action Indicating Compliance: Prior to issuance of a Phase I demolition, grading, or construction permit, whichever comes first, verify that construction notes include restrictions on number of construction equipment and operation timing. Periodically throughout Phase I, field verify to ensure compliance with the measure.

MM-N-4. During Phase II of Project construction, a temporary noise barrier and/or sound control curtains shall be installed along the perimeter of the Project Site. The barrier shall have a Sound Transmission Class rating of 29 or more, consist of K-rail with one-inch plywood fencing on top, at least ten feet in height and not have any gaps or holes between the panels or at the bottom. The supporting structure shall be engineered and erected in order to comply with Los Angeles Municipal Code noise requirements, including those set forth in Chapter XI, Article 2 of the Los Angeles Municipal Code.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Phase II Demolition, Grading, and Construction

Monitoring Frequency: Once.

Action Indicating Compliance: Prior to issuance of a Phase II demolition, grading, or construction permit, whichever comes first, verify installation of temporary noise barrier and/or sound curtain to the specifications listed in the measure.

MM-N-5. During Phase II of Project construction, exhaust mufflers shall be used capable of reducing noise down to an average of 60 dBA at a distance of 50 feet on internal combustion engines for heavy-duty construction equipment. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Construction contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Phase II Demolition, Grading and Construction

Monitoring Frequency: Periodic verification through field inspections.

Action Indicating Compliance: During Phase II, periodically field verify use of exhaust mufflers on construction equipment and verify with construction contractor that equipment has been maintained in accordance with the manufacturer's specifications.

MM-N-6. During Phase II of Project construction, no more than five pieces of heavy-duty construction equipment powered by diesel engines shall operate concurrently. On average, such equipment shall be in operation mode no more than 30 minutes in an hour.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Phase II Demolition, Grading, and Construction

Monitoring Frequency: Review construction notes once prior to issuance to of a Phase I demolition, grading, or construction permit, whichever comes first. Periodic verification through field inspections.

Action Indicating Compliance: Prior to issuance of a Phase II demolition, grading, or construction permit, whichever comes first, verify that construction notes include restrictions on number of construction equipment and operation timing. Periodically throughout Phase II, field verify to ensure compliance with the measure.

MM-N-7. During both phases, the housing or enclosures for noise-producing construction equipment shall be soundproofed, where feasible.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Construction Phases I and II

Monitoring Frequency: Periodic verification through field inspections.

Action Indicating Compliance: Prior to issuance of a Phase I and Phase II demolition, grading, or construction permit, whichever comes first, verify that construction notes for compliance with this measure and field verify noise-producing construction is soundproofed, where feasible.

MM-N-8. Construction activities that produce vibration, such as demolition, excavation, and earthmoving, shall be sequenced so that vibration sources within 100 feet of the mortuary structures at Pierce Brothers Westwood Village Memorial Park and Mortuary do not operate simultaneously.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Construction Phases I and II

Monitoring Frequency: Once prior to issuance of a demolition, grading, and construction permit. Periodic verification through field inspections.

Action Indicating Compliance: Prior to issuance of a demolition, grading or construction permit, verify that notes on construction plans state the requirements of the measure and field verify to ensure compliance with the measure throughout Phase I and Phase II.

MM-N-9. Pre-construction surveys shall be performed to document the conditions at the boundary of the mortuary at Pierce Brothers Westwood Village Memorial Park and Mortuary. A structural monitoring program shall be implemented and recorded during construction to ensure that groundborne vibration levels at the boundary of the Project Site adjacent to the mortuary do not exceed 0.12 inches per second peak particle velocity (PPV). The performance standards of the structure monitoring plan shall include the following:

- Documentation, consisting of video and/or photographic documentation of accessible and visible areas on the exterior of the building.
- Prior to the start of construction, the Applicant shall retain the services of a structural engineer to visit the Pierce Brothers Westwood Village Memorial Park and Mortuary to inspect and document the apparent physical condition of the building's readily-visible features, including but not limited to the building structure. In addition, the structural engineer shall establish baseline structural conditions of the building and prepare the shoring design.
- The Applicant shall retain the services of a qualified acoustical engineer to review the proposed construction equipment and develop and implement a vibration monitoring program capable of documenting the construction-related ground vibration levels at the Project's western property line adjacent to the Pierce Brothers Westwood Village Memorial Park and Mortuary during the Project's demolition and excavation phases during which heavy construction equipment (e.g., large bulldozer and drill rig) would be operating within 15 feet of the affected buildings.
- The vibration monitoring system shall measure and continuously store the PPV in inches per second. Vibration data shall be stored on a one-second interval. The system shall also be programmed for two preset velocity levels: a warning level of 0.07 inch per second (PPV) and a regulatory level of 0.12 inch per second (PPV). The system shall also provide real-time alert when the vibration levels exceed either of the two preset levels.
- In the event that the warning level of 0.07 inch per second (PPV) is triggered, the contractor shall identify the source of vibration generation and provide steps to reduce the vibration level, including but not limited to halting/staggering concurrent activities and utilizing lower vibratory techniques.
- In the event that the regulatory level of 0.12 inch per second (PPV) is triggered, the contractor shall halt the construction activities in the vicinity of the Pierce Brothers Westwood Village Memorial Park and Mortuary and visually inspect the building for any damage. Results of the inspection shall be logged. The contractor shall identify the source of vibration generation and provide steps to reduce the vibration level. Vibration measurement shall be made with the new construction method to verify that the vibration level is below the warning level of 0.07 inch per second (PPV). Construction activities may then restart.
- In the event that damage occurs to historic finish materials due to construction vibration, such materials shall be repaired in consultation with a qualified preservation consultant.
- The structure-monitoring program shall be submitted to the Department of Building and Safety and received into the case file for the associated discretionary action permitting the Project prior to initiating any construction activities.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: Once for survey and monitoring program review, prior to issuance of a demolition, grading, and construction permit. Periodic verification through field inspections.

Action Indicating Compliance: Verify implementation and submittal of pre-construction surveys and a structural monitoring program that meets the performance standards listed in the measure. Field verify to ensure compliance with the measure.

MM-N-10. Construction activities shall utilize rubber-tired equipment in place of steel-track equipment whenever feasible.

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Construction Phases I and II

Monitoring Frequency: Once prior to issuance of a demolition, grading, and construction permit. Periodic verification through field inspections.

Action Indicating Compliance: Verify that notes on construction plans state the requirements of the measure and field verify to ensure compliance with the measure.

Project Design Features

In addition to the required mitigation measures, the Project also includes Project Design Features (PDF) that prevent any significant impacts from occurring through design. The Project Design Features are conditions of the Project that must be monitored and enforced as if it were a mitigation measure. The Project Design Features are listed below:

PDF-GHG-1: LEED Silver Equivalency. The design of the new buildings shall incorporate features of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to be capable of meeting the standards of LEED® Silver or equivalent green building standards. Specific sustainability features that are integrated into the Project design to enable the Project to achieve LEED® Silver certification shall include, but are not limited to the following:

- Use of Energy Star-labeled products and appliances.
- Use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls, where appropriate, to reduce electricity use.
- Water-efficient plantings with drought-tolerant species;
- Fenestration (the arrangement of windows, doors, and other openings) designed for solar orientation; and
- Pedestrian- and bicycle-friendly design with short-term and long-term bicycle parking.

Impact Area: Greenhouse Gas Emissions

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Plan check and building construction

Monitoring Frequency: Once during plan check prior to building permit issuance and once for field inspection sign-off prior to issuance of occupancy permits.

Action Indicating Compliance: Plan check and field inspection sign-off.

PDF-HAZ-1: Lead-Based Paint. Prior to any renovations or demolition activities, any suspected lead-based paint shall be sampled. Any identified lead-based paint located within buildings scheduled for renovation or demolition, or noted to be damaged, shall be abated by a licensed lead-based paint abatement contractor, and disposed of according to all state and local regulations.

Impact Area: Hazards and Hazardous Materials

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Plan check and demolition

Monitoring Frequency: Prior to issuance of demolition permits.

Action Indicating Compliance: Review inspection report to verify that any abatement, if necessary, has been conducted.

PDF-HAZ-2: Asbestos. Prior to the initiation of demolition work, areas of the on-site structures proposed for removal shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants. If asbestos is found in any building, asbestos-related work, including demolition, involving 100 square feet or more of ACM shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant. Asbestos shall be removed and disposed of in compliance with applicable State laws. Regardless of whether asbestos is identified in the building, prior to demolition of the existing structures the South Coast Air Quality Management District (SCAQMD) shall be notified and a SCAQMD Asbestos Demolition and Renovation Compliance Checklist shall be submitted to both the SCAQMD and the City of Los Angeles.

Impact Area: Hazards and Hazardous Materials

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Plan check and demolition

Monitoring Frequency: Prior to issuance of demolition permits.

Action Indicating Compliance: Review inspection report to verify that any abatement, if necessary, has been conducted.

PDF-N-1: Noise Shielding for Rooftop Equipment. Rooftop HVAC equipment shall be enclosed with absorptive materials that block any line-of-sight transmission of noise to adjacent properties. Pipes and duct work shall also be wrapped or treated to block transmission of sound.

Impact Area: Noise

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Plan check and building construction

Monitoring Frequency: Once during plan check prior to building permit issuance and once for field inspection sign-off prior to issuance of occupancy permits.

Action Indicating Compliance: Plan check sign off prior to issuance of a building permit and field inspection sign-off prior to issuance of occupancy permits.

PDF-N-2: Amplified Sound. No amplified music or public address system is to be utilized for the proposed preschool operations.

Impact Area: Noise

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning;

Monitoring Phase: Plan check

Monitoring Frequency: Once during plan check

Action Indicating Compliance: Review Childcare Facility's operational plan prior to issuance of occupancy permits.

PDF-N-3: Masonry Wall and Landscaping. A masonry wall and landscaping shall be installed along the southern property line of the Project Site congruent with the proposed outdoor play area. The masonry wall shall be at least five feet in height and block the line-of-sight between the proposed Childcare Facility's outdoor play area and the existing homes on Wellworth Avenue.

Impact Area: Noise

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Plan check and construction

Monitoring Frequency: Once during plan check prior to building permit issuance and once for field inspection sign-off prior to issuance of occupancy permits.

Action Indicating Compliance: Plan check sign off prior to building permit issuance and field inspection sign-off prior to issuance of occupancy permits

PDF-N-4: Power During Construction: Where power poles are available, electricity from power poles and/or solar powered generators rather than temporary diesel or gasoline generators shall be used during construction.

Impact Area: Noise

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Construction Phases I and II

Monitoring Frequency: Once prior to issuance of a demolition, grading, and construction permit, whichever comes first. Periodic verification through field inspections.

Action Indicating Compliance: Verify that notes on construction plans state the requirements of the measure and field verify to ensure compliance with the measure.

PDF-PS-1: Security Measures. During construction, the Project Applicant or its successor shall implement appropriate temporary security measures, including, but not limited to, security fencing, low-level security lighting, and locked entry. During construction activities, the Project's contractor will document the security measures being implemented.

Impact Area: Public Services

Enforcement Agency: Department of Building and Safety; Department of City Planning

Monitoring Agency: Department of Building and Safety; Department of City Planning

Monitoring Phase: Construction Phases I and II

Monitoring Frequency: Once prior to issuance of a demolition, grading, and construction permit, whichever comes first. Periodic verification through field inspections.

Action Indicating Compliance: Verify that notes on construction plans state the requirements of the measure and field verify to ensure compliance with the measure throughout Phase I and Phase II.

PDF-T-1: Construction Staging and Traffic Management Plan. Consistent with LADOT's recommendation and requirements, the Project Applicant shall prepare a detailed Construction Staging and Traffic Management Plan (CSTMP), which would include any applicable street/lane/sidewalk closure information, a detour plan, haul route(s), and a staging plan. The plan shall be based on the nature and timing of the Project's specific construction activities and shall consider other Projects under construction in the immediate vicinity of the Project Site. The CSTMP also shall include features such as notification to adjacent Project owners and occupants of upcoming construction activities, advance notification regarding any temporary transit stop relocations, and limitation of any potential roadway lane closure(s) to off-peak travel periods, to the extent feasible. Specifically, the CSTMP shall include, but not be limited to, the following measures:

- Advance notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men).
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets.
- Potential sequencing of construction activity for the Project to reduce the amount of construction-related traffic on arterial streets.
- Containment of construction activity within the Project Site boundaries, per the Worksite Traffic Control Plan.
- Prohibition on construction-related vehicles/equipment parking on surrounding public streets.
- Coordination with Metro to address any potential conflicts with existing transit service.
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers shall be implemented as appropriate.
- Schedule delivery of construction materials and hauling/transport of oversize loads to non-peak travel periods, to the extent possible. No hauling or transport shall be allowed during nighttime hours, Sundays, or federal holidays unless required by Caltrans or LADOT.
- Installation of appropriate traffic signs around the Project Site to ensure pedestrian, bicycle, and vehicle safety, as may be necessary.
- Installation of truck crossing signs within 300 feet of the exit of the Project Site in each direction.
- Securing of loads by trimming and watering or covering to prevent the spilling or blowing of the earth material.

- Cleaning of trucks and loads at the export site to prevent blowing dirt and spilling of loose earth.
- Identification of a construction manager and provision of a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the Project Site readily visible to any interested party during Project Site preparation, grading, and construction.
- Obtain a Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities, if needed.

Impact Area: Transportation

Enforcement Agency: Department of Building and Safety; Department of City Planning; Department of Public Works

Monitoring Agency: Department of Building and Safety; Department of City Planning; Department of Public Works

Monitoring Phase: Construction Phases I and II

Monitoring Frequency: Once prior to issuance of a demolition, grading, and construction permit, whichever comes first. Periodic verification through field inspections.

Action Indicating Compliance: Review traffic control plan prior to issuance of a demolition, grading, or construction permit, whichever comes first, and periodic field inspection throughout Phase I and Phase II.