

August 2018 | Mitigation Monitoring and Reporting Program  
State Clearinghouse No. 2017051051

# CONNECT SOUTHWEST LA: A TOD SPECIFIC PLAN FOR WEST ATHENS-WESTMONT

County of Los Angeles

*Prepared for:*

**County of Los Angeles**

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# 1. Introduction

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## 1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2017011010. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
  - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
  - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

## 1.2 EIR SUMMARY

### 1.2.1 Project Location

#### Regional Location

The proposed Connect Southwest LA project is located in the unincorporated communities of West Athens and Westmont of Los Angeles County. Based on the County's 2035 General Plan, West Athens and Westmont are located in the southwestern portion of the Metro Planning Area, which is the geographic center of Los Angeles County. Surrounding cities include Los Angeles to the north and east, Gardena to the south, Hawthorne to the west and southwest, and Inglewood to the west and northwest.

## 1. Introduction

### Project Site

The Specific Plan area is 658 acres and encompasses portions of the West Athens and Westmont communities. The project area is bounded generally by Lohengrin Street/West 110th Street to the north; West 120th Street/West 121st Street to the south; Vermont Avenue to the east; and Lohengrin Street/Imperial Highway/South Wilton Place/Western Avenue to the west. Regional access to the project site is from Interstate 105 (I-105, the “Century Freeway” or “Glen Anderson Freeway”) via ramps at South Vermont Avenue. I-105 runs east-west through the Specific Plan area and divides it into northern and southern portions.

The majority of the Specific Plan area’s existing uses to the north and south of I-105 are single-family residences; the majority of multifamily residences are in the northeastern and eastern portions of the Specific Plan area. Commercial uses are located primarily along Imperial Highway, Vermont Avenue, and Western Avenue. Institutional uses include the Los Angeles Southwest College (LASC), the Los Angeles County Sheriff’s Station, St. Francis Xavier Cabrini Catholic School and Church, West Athens Elementary School, and Southside Christian Baptist Church. Additionally, the Metro Green Line runs along the median of I-105 for the majority of its route, which extends from the City of Norwalk to the City of Redondo Beach. The Metro Green Line Vermont station platform sits at freeway level and is under the Vermont Avenue overpass.

### 1.2.2 Project Description

The Los Angeles County 2035 General Plan (General Plan) provides policy framework for the implementation of smart growth development to create healthy, livable, and equitable communities. The County identified 11 transit-oriented districts (TODs) for future specific plan development in order to address each community’s needs and priorities with regard to land use, mobility, housing, infrastructure, open spaces, and market conditions. Each of the TOD specific plans offers the potential opportunity to leverage the community’s assets, connect uses and activities, and attract future investment to create more engaging and vibrant places. The Connect Southwest LA project is one of the 11 TOD specific plans outlined in the General Plan.

The project site encompasses 658 acres; however, approximately 185 acres of the Specific Plan area is non-parceled right-of-way, including roadways, utility easements, and drainage. The Specific Plan would designate the following zoning districts for the remaining 473 acres of developable project area: Single-Family Residence Zone, Residential Planned Development Zone, Two-Family Residence Zone, Limited Multiple Residence Zone, Mixed Use 1 Zone, Mixed Use 2 Zone, Neighborhood Commercial Zone, Civic Center Zone, Public-Institutional Zone, and Buffer Strip Zone.

Based on the proposed zoning districts and development standards, the proposed project would permit development of up to 4,518 residential units and approximately 3.5 million square feet of nonresidential land uses in the unincorporated communities of West Athens and Westmont.

## 1.3 ENVIRONMENTAL IMPACTS

### 1.3.1 Impacts Considered Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacted by the proposed project and therefore did not require mitigation. Impacts to the following environmental resources were found to be less than significant:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

### 1.3.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The following were identified as having potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures:

- Air Quality
- Cultural Resources
- Hazards and Hazardous Materials
- Noise
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

### 1.3.3 Unavoidable Significant Adverse Impacts

The following impacts were identified as Significant and Unavoidable in the EIR:

## 1. Introduction

- Air Quality
- Noise
- Transportation and Traffic

## 2. Mitigation Monitoring Requirements

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### 2.1 COUNTY OF LOS ANGELES

The County is the designated lead agency for the Mitigation Monitoring and Reporting Program (MMRP). The County is responsible for implementation of the MMRP, with the County Department of Regional Planning (DRP) as lead in coordination. The MMRP will be used by County staff responsible for ensuring compliance with mitigation measures associated with the proposed Specific Plan. Monitoring will consist of review of appropriate documentation, such as plans or reports prepared by the party responsible for implementation or by field observation of the mitigation measure during implementation.

Table 3-1 (Mitigation Monitoring and Reporting Program) identifies the mitigation measures by resource area. The table also provides the specific mitigation monitoring requirements, including implementation documentation, monitoring activity, timing and responsible monitoring party.

## 2. Mitigation Monitoring Requirements

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## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
<b>5.2 AIR QUALITY</b>					
AQ-1	<p>Applicants for new development projects within the Connect Southwest LA project shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (EPA) Tier 4 emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the County of Los Angeles that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's regulations.</p> <p>The construction contractor shall also be required to use 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction. If the Lead Agency determines that 2010 model year or newer diesel haul trucks are not feasible, the Lead Agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.</p> <p>Prior to construction, the project engineer shall ensure that all demolition and grading plans clearly show the requirement for EPA Tier 4 or higher emissions standards for construction equipment over 50 horsepower and 2010 model year diesel haul trucks. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the County of Los Angeles. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.</p>	<p>Use construction equipment per standards identified in AQ-1</p> <p>Identify those standards in project plans</p>	Prior to and during construction	Project Applicants, Construction Contractors, and Project Engineers	County of Los Angeles Department of Regional Planning
AQ-2	Prior to issuance of a building permit for new development projects within the Connect Southwest LA project, the property	Require Energy Star appliances on building	Prior to issuance of building permits	Property Owner/Developer	County of Los Angeles Department of Regional

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

	Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	owner/developer shall show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star-certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star or equivalent appliances shall be verified by the County of Los Angeles prior to issuance of a certificate of occupancy.	plans  Install such appliances			Planning
AQ-3	Prior to issuance of building permits for residential development projects within the Connect Southwest LA project, the property owner/developer shall indicate on the building plans that the feature below has been incorporated into the design of the building(s). Proper installation of these features shall be verified by the County of Los Angeles prior to issuance of a certificate of occupancy. <ul style="list-style-type: none"> <li>For multifamily dwellings, electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code.</li> </ul>	Indicate on building plans that electric vehicle charging is required for multifamily dwellings  Install vehicle charging stations	Prior to issuance of building permits	Property Owner/Developer	County of Los Angeles Department of Regional Planning
AQ-4	Prior to issuance of building permits for nonresidential development projects within the Connect Southwest LA project, the property owner/developer shall indicate on the building plans that the features below have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the County of Los Angeles prior to issuance of a certificate of occupancy. <ul style="list-style-type: none"> <li>Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code</li> <li>Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code</li> </ul>	Incorporate design features as outlined in AQ-4  Install those features	Prior to issuance of building permits; prior to certification of occupancy	Property Owner/Developer	County of Los Angeles Department of Regional Planning
AQ-5	Prior to discretionary approval by the County of Los Angeles for development projects within the Specific Plan Area that are subject to CEQA (California Environmental Quality Act) review (i.e., non-exempt projects) and are within 25 meters (82 feet) of a sensitive land use, the	Submit a construction-related air quality study as outlined in AQ-5	Prior to discretionary approval	Project Applicant	County of Los Angeles Department of Regional Planning

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
<p>project applicant shall submit a construction-related air quality study that evaluates potential localized project construction-related air quality impacts to the County of Los Angeles Department of Regional Planning for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology for assessing localized significance thresholds (LST) air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SCAQMD-adopted thresholds of significance, the County of Los Angeles shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the County's Department of Regional Planning.</p>	<p>Follow procedures outlined in AQ-5 for mitigation of air pollutant emissions</p>				
<b>5.3 CULTURAL RESOURCES</b>					
<p>CUL-1</p>	<p>Prior to issuance of grading permits, future project applicants/developers of projects on improved properties with buildings and/or structures at least 45 years of age shall prepare the following:</p> <ul style="list-style-type: none"> <li>• An intensive-level historical evaluation of the subject property. The evaluation shall be conducted in accordance with all applicable federal, state, and local guidelines for evaluating historical resources. Recommendations for preservation should be considered, if applicable, and</li> <li>• Phase I cultural resources investigation compliant with current standards and guidelines for proposed areas of development that includes demolition activities.</li> </ul> <p>The historical evaluation and Phase I investigation shall be submitted to the County of Los Angeles Department of Regional Planning for review and approval.</p>	<p>Prepare and submit a historical evaluation</p> <p>Prepare a Phase I cultural resources investigation</p>	<p>Prior to issuance of building permits</p>	<p>Project Owner/Developer</p>	<p>County of Los Angeles Department of Regional Planning</p>
<p>CUL-2</p>	<p>Prior to the issuance of any grading permit, future project applicants/ developers of previously unimproved sites or sites requiring excavation beyond six feet in depth shall provide written evidence to the County of Los</p>	<p>Retain an archaeologist who sets and implements procedures related to</p>	<p>Prior to project approval; during project construction</p>	<p>Project Applicants/ Developers</p>	<p>County of Los Angeles Department of Regional Planning</p>

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Angles that a County-certified archaeologist has been retained to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pregrade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts, as appropriate.</p> <p>If the archaeological resources are found to be significant, the archaeological monitor shall determine appropriate actions, in cooperation with the project applicant/developer, for exploration and/or salvage. The archaeologist shall prepare a comprehensive report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable). If any resources are excavated, the project applicant/developer shall prepare excavated material to the point of identification.</p> <p>Future applicants/developers shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first-refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. The project applicant/developer shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors and if such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.</p>	<p>discovery of archaeological artifacts</p> <p>Follow procedures outlined in CUL-2 for mitigation and/or removal of archaeological resources</p>			
<p>CUL-3 Prior to issuance of grading permits, future project applicants/developers of previously unimproved sites or sites requiring excavation 15 feet or more below current ground surfaces shall retain a qualified paleontologist to monitor grading activities. Deep excavations may impact undisturbed deposits in older Quaternary alluvium, which is typically associated with fossils. The qualified paleontologist shall be present during the pregrading meeting to discuss paleontological sensitivity and to assess whether scientifically important fossils have the potential to be encountered. The paleontologist shall determine, based on consultation with the County, when monitoring of grading activities is needed based on the onsite soils</p>	<p>Retain an paleontologist who sets and implements procedures related to discovery of paleontological artifacts</p> <p>Follow procedures outlined in CUL-3 for mitigation and/or removal of paleontological</p>	<p>Prior to the issuance of any grading permit; during project construction</p>	<p>Project Applicants/ Developers</p>	<p>County of Los Angeles Department of Regional Planning</p>

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
<p>and final grading plans.</p> <p>All paleontological work to assess and/or recover a potential resource at the project site shall be conducted under the direction of the qualified paleontologist and follow the standard protocols of the Natural History Museum of Los Angeles County. If any fossil remains are uncovered during earth-moving activities, all heavy equipment shall be diverted at least 50 feet from the fossil site until the monitor has had an opportunity to examine the remains and determines that earth moving can resume. The extent of land area that is prohibited from disturbance shall be at the discretion of the paleontological monitor. Samples of older Quaternary alluvium shall be collected as necessary for processing and shall be examined for very small vertebrate fossils. The paleontologist shall prepare a report of the results of any findings following accepted professional practice and submit the report for review by the County of Los Angeles Department of Regional Planning.</p>	resources				
<b>5.6 HAZARDS AND HAZARDOUS MATERIALS</b>					
HAZ-1	<p>Prior to issuance of grading permits for individual development projects pursuant to the Specific Plan, the project applicant shall prepare and submit a Phase I Environmental Site Assessment (ESA) to the County of Los Angeles to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by an Environmental Professional in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." If recognized environmental conditions related to soils or groundwater are identified in the Phase I ESA, the project applicant shall have soil and soil gas sampling performed, as required, as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils with the oversight and in accordance with state and local agency requirements, including the California Department of Toxic Substances Control, Regional Water Quality Control Board, and Los Angeles County Fire Department. All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and</p>	Prepare a Phase I Environmental Site Assessment	Prior to the issuance of any grading permit	Project Applicants	County of Los Angeles Department of Regional Planning

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>regulations prior to the completion of grading.</p> <p>Each Phase I ESA conducted for projects that involve demolition activities shall include an inspection for lead-based paint conducted by a licensed or certified lead inspector/assessor and a survey for asbestos-containing materials conducted by a California Certified Asbestos Consultant.</p> <p>Prior to the issuance of building permits, a report documenting the completion, results, and follow-up remediation on the recommendations, if any, shall be provided to the Los Angeles County Department of Regional Planning evidencing that all site remediation activities have been completed</p>				
<b>5.9 NOISE</b>				
<p>N-1</p> <p>Prior to the issuance of demolition, grading and/or construction permits, applicants for individual development projects within 500 feet of noise-sensitive receptors (e.g., residences, hospitals, schools) shall conduct a project-level construction noise analysis to evaluate potential impacts on sensitive receptors. The analysis shall be conducted once the final construction equipment list that will be used for demolition and grading activities is determined. The project-level noise analysis shall be prepared, reviewed, and approved by the County of Los Angeles, City of Los Angeles, and/or City of Hawthorne, as applicable. If the analysis determines that demolition and construction activities would result in an impact to identified noise-sensitive receptors, then specific measures to attenuate the noise impact shall be outlined in the analysis and reviewed and approved by the County. Specific measures may include, but are not limited to, the following best management practices:</p> <ul style="list-style-type: none"> <li>• Post a construction site notice near the construction site access point or in an area that is clearly visible to the public. The notice shall include the following: job site address; permit number, name, and phone number of the contractor and owner; dates and duration of construction activities; construction hours allowed; and the County of Los Angeles and construction contractor phone numbers where noise complaints can be reported and logged.</li> </ul>	<p>Conduct a project-level construction noise analysis per N-1</p> <p>Implement noise reduction measures</p>	<p>Prior to issuance of demolition, grading, and/or construction permits</p>	<p>Project Applicants/ Developers; Construction Contractor</p>	<p>County of Los Angeles Department of Regional Planning</p>

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>• Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures.</li> <li>• Restrict haul routes and construction-related traffic to the least noise-sensitive times of the day.</li> <li>• Reduce nonessential idling of construction equipment to no more than five minutes.</li> <li>• Ensure that all construction equipment is monitored and properly maintained in accordance with the manufacturer's recommendations to minimize noise.</li> <li>• Fit all construction equipment with properly-operating mufflers, air intake silencers, and engine shrouds, no less effective than as originally equipped by the manufacturer, to minimize noise emissions.</li> <li>• If construction equipment is equipped with back-up alarm shut offs, switch off back-up alarms and replace with human spotters, as feasible.</li> <li>• Stationary equipment (such as generators and air compressors) and equipment maintenance and staging areas shall be located as far from existing noise-sensitive land uses, as feasible.</li> <li>• To the extent feasible, use acoustic enclosures, shields, or shrouds for stationary equipment such as compressors and pumps.</li> <li>• Shut off generators when they are not needed.</li> <li>• Coordinate deliveries to reduce the potential of trucks waiting to unload and idling for long periods of time.</li> <li>• Grade surface irregularities on construction sites to prevent potholes from causing vehicular noise. Minimize the use of impact devices such as jackhammers, pavement breakers, and hoe rams. Where possible, use concrete crushers or pavement saws rather than hoe rams for tasks such as concrete or asphalt demolition and removal.</li> </ul> <p>The final noise-reduction measures to be implemented shall be</p>				

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
determined by the project-level construction noise analysis. The final noise-reduction measures shall be included on all construction and building documents and/or construction management plans and submitted for verification to the County of Los Angeles; implemented by the construction contractor through the duration of the construction phase; and discussed at the pre-demolition, pre-grade, and/or preconstruction meetings.				
N-2 Prior to issuance of grading and construction permits, applicants for individual development projects that involve vibration-intensive construction activities—such as pile drivers, jack hammers, and vibratory rollers—within 100 feet of off-site, vibration-sensitive receptors and/or structures, shall prepare and submit to the County of Los Angeles an acoustical study to evaluate potential construction-related vibration damage impacts. The vibration assessment shall be prepared by a qualified acoustical engineer and be based on the Los Angeles County vibration perception threshold and the Federal Transit Administration (FTA) vibration-induced architectural damage criterion. If the acoustical study determines a potential exceedance of the applicable thresholds, measures shall be identified that ensure vibration levels are reduced to below the thresholds. Measures to reduce vibration levels can include use of less-vibration-intensive equipment (e.g., drilled piles and static rollers) and/or construction techniques (e.g., nonexplosive rock blasting and use of hand tools) and preparation of a preconstruction survey report to assess the preconstruction, existing conditions of the potentially affected sensitive receptor or structure. Identified measures shall be included on all construction and building documents and submitted for verification to the County.	Prepare and submit an acoustical study  Include vibration-reduction measures in project plans	Prior to issuance of grading and construction permits	Project Applicants/ Developers; Construction Contractors	County of Los Angeles Department of Regional Planning
<b>5.13 TRANSPORTATION AND TRAFFIC</b>				
T-1 Prior to issuance of building permits for any project forecast to generate 100 or more peak hour trips—as determined by the Los Angeles County Department of Public Works, Traffic and Lighting Division—the property owner/developer shall submit to the County a traffic study to identify when the improvements identified Chapter 9,	Prepare and submit a traffic study  Construct or fund necessary circulation	Prior to issuance of building permits	Project Applicants/ Developers	County of Los Angeles Department of Public Works

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

	Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	<p>Mitigation Measures, of the West Athens-Westmont Specific Plan EIR Traffic Impact Study (IBI Group, September 2017; Appendix H of this DEIR) shall be designed and constructed</p> <p>a) The traffic study will specify the timing, funding, construction, and fair-share responsibilities for all traffic improvements necessary to maintain satisfactory levels of service within the Specific Plan area and surrounding jurisdictions, as defined by the County's General Plan and Traffic Impact Analysis Guidelines, Metro's CMP Program, and based on the thresholds of significance, performance standards, and methodologies in this.</p> <p>b) The property applicant shall construct, bond for, or enter into a funding agreement for necessary circulation system improvements, as determined by the Los Angeles County Department of Public Works, Traffic and Lighting Division. At minimum, fair-share calculations shall include intersection improvements, rights-of-way, and construction costs, unless alternative funding sources have been identified to help pay for the improvement.</p>	improvements			
T-2	The County of Los Angeles shall continue to secure the funding needed to implement the future planned improvements within the Specific Plan area. A variety of funding sources shall be explored, such as Metro's CMP Fee Program, Metro Call for Project funds, and federal and state grant opportunities. If the CMP fee program is not adopted by Metro and the County of Los Angeles, other funding sources for regional transportation needs, including Caltrans facilities, in the Specific Plan area shall be pursued—such as a potential Connect Southwest LA Specific Plan Impact Fee Program, development agreements for large projects, and/or mitigation agreements between future applicants and Caltrans for projects that impact Caltrans facilities.	Pursue funding for future transportation improvements.	Ongoing	County of Los Angeles	County of Los Angeles Department of Public Works
T-3	The County shall work with Caltrans as Caltrans prepares plans to add additional lanes or complete other improvements to various freeways within and adjacent to unincorporated areas. This includes adding or extending mixed flow general purpose lanes, adding or extending existing HOV lanes, adding express lanes (high occupancy toll lanes),	Coordinate with Caltrans related to freeway improvements	Ongoing	County of Los Angeles	County of Los Angeles Department of Public Works

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

	Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	incorporating truck climbing lanes, improving interchanges, and other freeway-related improvements.				
T-4	Future traffic engineering firms retained to prepare traffic impact studies are required to consult with Caltrans when a development proposal meets the requirements of statewide, regional, or area-wide significance per CEQA Guidelines Section 15206(b). When preparing traffic impact studies, the most up-to-date Guide for the Preparation of Traffic Impact Studies from Caltrans shall be followed. When the CEQA criteria of regional significance are not met, Caltrans recommends that project applicants consult with Caltrans.	Consult with Caltrans related to project impacts	Prior to project approvals	Project Applicants/Developers; Project Engineers	County of Los Angeles Department of Public Works

### 5.14 TRIBAL CULTURAL RESOURCES

TCR-1	During project-level construction, should prehistoric or historic subsurface cultural resources be discovered and be determined to be significant, the archaeologist shall determine, in consultation with the County, and local Native American groups expressing interest (e.g., Gabrieleño Band of Mission Indians - Kizh Nation), appropriate avoidance measures or other appropriate mitigation. Per CEQA Guidelines Section 15126.4(b)(3), project redesign and preservation in place shall be the preferred means to avoid impacts to significant cultural resources. Methods of avoidance may include, but shall not be limited to, project re-route or redesign, project cancellation, or identification of protection measures such as capping or fencing. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures in consultation with the County, which may include data recovery or other appropriate measures. All significant cultural materials recovered will be, as necessary and at the discretion of the consulting archaeologist and in consultation with local Native American groups expressing interest, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.	Comply with provisions per TCR-1 related to discovery prehistoric or historic subsurface cultural resources	During construction	Project Archaeologist	County of Los Angeles Department of Regional Planning
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## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure	Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>TCR-2 If human remains are encountered, the County or its contractor shall halt work in the vicinity (within 100 feet) of the find and contact the Los Angeles County Coroner in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission (NAHC) will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98. The NAHC will designate a most likely descendant (MLD) for the remains per PRC Section 5097.98. Until the landowner has conferred with the MLD, County shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials.</p>	<p>Halt work upon discovery of human remains</p> <p>Comply with provisions per TCR-2 related to disturbance of human remains</p>	<p>During earth moving activities</p>	<p>Project Applicants/ Developers; Construction Contractor</p>	<p>County of Los Angeles Department of Regional Planning</p>
<b>5.15 UTILITIES AND SERVICE SYSTEMS</b>				
<b>Wastewater Treatment and Collection</b>				
<p>USS-1 Prior to the issuance of grading permits for individual development projects in accordance with Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont, the Los Angeles County Department of Public Works shall determine whether sewer improvements would be required as part of the individual proposed project.</p> <p>To assist in the determination, the Department of Public Works may require the project applicant/developer to submit a site-specific sewer flow monitoring study that includes a detailed analysis of the projected flow rates to determine if the potential for surcharge conditions would occur due to project development. The sewer flow monitoring study may find that there is sufficient capacity for the areas of concern and that replacing and/or upsizing improvements are not necessary. The sewer flow monitoring study shall be submitted to the Department of Public Works for review and approval.</p>	<p>Determine if sewer improvements are required</p> <p>Submit a site-specific sewer flow monitoring study</p>	<p>Prior to issuance of grading permits</p>	<p>County of Los Angeles (Public Works); Project Applicants/Developers</p>	<p>County of Los Angeles Department of Public Works</p>

## 2. Mitigation Monitoring Requirements

**Table 2-1 Mitigation Monitoring and Reporting Program (MMRP)**

Mitigation Measure		Action Required	When Implementation/ Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Water Supply and Distribution Systems</b>					
USS-2	<p>Prior to the issuance of grading permits for individual development projects in accordance with Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont, the Los Angeles County Department of Public Works shall review the areas of concern illustrated in Figure 5.14-2, Water System Map and Areas of Impact, in particular the southwest corner of the Specific Plan area, bounded by Imperial Highway to the north and Western Avenue to the east, to determine whether water conveyance facility improvements would be required as part of the individual proposed project. The area of concern may require replacing the existing 8-inch pipe with a 12-inch pipe to reduce headloss in the pipe to less than 3.5 inches per 1,000-foot foot-long pipe run.</p> <p>To assist in the determination, the Department of Public Works may require the project applicant/developer to submit a site-specific water flow monitoring study to provide a more detailed analysis of the projected flow rates to determine if the potential for a headloss in exceedance of 3.5 feet per 1,000-foot foot-long pipe run would occur due to project development. The water flow monitoring study may indicate that there is sufficient capacity for the areas of concern and be able to conclude that replacing and/or upsizing improvements are not necessary. The water flow monitoring study shall be submitted to the Department of Public Works for review and approval.</p>	<p>Review recommended water conveyance system improvements</p> <p>Submit a site-specific water flow monitoring study</p>	Prior to issuance of grading permits	County of Los Angeles (Public Works); Project Applicants/Developers	County of Los Angeles Department of Public Works

## 3. Report Preparation

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### 3. Report Preparation

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