

Mitigation Monitoring and Reporting Program

8497-8499 Sunset Boulevard Mixed Use Project

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Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the 8497-8499 Sunset Boulevard Mixed Use Project, proposed in the City of West Hollywood, California. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP prior to approving a project in order to mitigate or avoid significant impacts that have been identified in an Negative Declaration. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Negative Declaration are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the Mitigated Negative Declaration for the 8497-8499 Sunset Boulevard Mixed Use Project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AIR QUALITY							
<p>AQ-1 Fugitive Dust Control Measures. The following shall be implemented during construction to minimize fugitive dust and associated particulate emissions:</p> <p><i>Water all excavated or graded material to prevent excessive amounts of dust. Watering shall occur at least three times daily with complete coverage, preferably at the start of the day, in the late morning and after work is done for the day.</i></p> <p><i>Cease all grading, earth moving or excavation activities during periods of high winds (i.e., greater than 20 mph measured as instantaneous wind gusts) so as to prevent excessive amounts of dust.</i></p> <p><i>Securely cover all material transported on and off-site to prevent excessive amounts of dust.</i></p> <p><i>Cover all soil stockpiles.</i></p> <p><i>Limit on-site vehicle speeds to 15 mph.</i></p> <p><i>Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.</i></p> <p><i>Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.</i></p> <p><i>Sweep streets at the end of the day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).</i></p>	Field verification to ensure that fugitive dust control measures are implemented during construction.	During construction	Periodically during construction	City of West Hollywood Building Department and onsite construction manager			



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GEOLOGY							
GEO-1(a) Interception Structure. A California Registered Civil Engineer shall design the proposed retaining wall with additional freeboard or interception structure to intercept and contain the debris during storm events.	Review and approval of plans to ensure that a California Registered Civil Engineer designed the retaining wall with additional freeboard or interception structure to intercept and contain debris during storm events.	Prior to issuance of grading and building permits, plans shall be reviewed and approved by City Building Department.	Once prior to issuance of grading and building permits.	City of West Hollywood Building Department			
GEO-1(b) Slope Coverage. Exposed onsite slopes shall be covered with geosynthetic fabric or mats. The slopes shall then be landscaped with drought tolerant/native plants.	Field verification that exposed slopes are covered with geosynthetic fabric or mats.	During construction	Once during construction	City of West Hollywood Building Department and onsite construction manager			
	Field verification that slopes are landscaped with drought tolerant/native plants.	During construction	Once during construction				
GEO-2(a) Geotechnical Recommendations for Excavation. The applicant shall comply with all recommendations contained in the Soil and Geology Investigation prepared for the project by Pacific Geosoils, Inc., (2004) and all associated written comments and responses. These include the following: <i>Temporary Shoring. Shoring shall be designed by a State of California Registered Civil Engineer to take into account all lateral load parameters and the possible presence of groundwater at the bottom grade of the excavations. Temporary shoring would protect the temporary excavations, structures to remain in place, and adjacent properties.</i> <i>Slot Cut Excavation Methods. A slot cut scheme, as described in the geotechnical study prepared by Pacific GeoSoils, Inc. (Appendix G), during foundation excavations shall be implemented to reduce the potential for failure along temporary cuts by limiting the area exposed by temporary cuts.</i>	Implementation of all recommendations contained in the Soil and Geology Investigation prepared for the project by Pacific Geosoils, Inc., (2004) and all associated written comments and responses. Field verification during construction.	Prior to issuance of grading and building permits, structural design plans and grading plans shall be reviewed and approved by City Building Department. Compliance with the design concepts, specifications or recommendations during construction requires review by City-approved geotechnical engineer. All	Once prior to issuance of grading and building permits. Periodically during as specified in the Geotechnical Engineering Investigation.	City of West Hollywood Building Department			



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Recommendations contained in the geotechnical report shall be reviewed and approved by the City Building Department and incorporated into final grading and structural design plans, as deemed appropriate by the City Building Department. In addition, all onsite structures shall be required to comply with applicable provisions of the California Building Code.		foundations shall be observed by a city-approved geotechnical engineer prior to placing concrete or steel.					
GEO-2(b) Monitoring Program. A monitoring program to verify the stability of the slope and the integrity of the proposed retaining walls shall be reviewed and approved by the City Building Department prior to issuance of grading and building permits. As part of the monitoring program, the property owner shall be required to have a Licensed Geotechnical Engineer conduct quarterly monitoring for the first 3 years. The results of the monitoring shall be submitted to the City Building Department. Monitoring shall be performed on an annual basis thereafter, provided the City Building Department deems that the system is performing adequately after the first three years of quarterly monitoring.	Review and approval of a monitoring program Review and approval of quarterly monitoring results prepared by a Licensed Geotechnical Engineer for the first 3 years and on an annual basis thereafter.	Monitoring program shall be reviewed and approved prior to issuance of grading and building permits. Quarterly for the first 3 years and annually thereafter.	Once prior to issuance of grading and building permits Quarterly for the first 3 years and annually thereafter.	City of West Hollywood Building Department City of West Hollywood Building Department			
GEO-3(a) Removal of Unsuitable Soil. As part of site grading, the existing alluvial soils that may be prone to liquefaction, lateral spread and seismic settlement shall be identified by a State of California Registered Civil Engineer. Such soil shall be densified in place or removed and replaced with soil that is not prone to liquefaction, lateral spread or seismic settlement.	Field verification to ensure that soils that may be prone to liquefaction, lateral spread, and seismic settlement are densified or removed.	During site grading.	Periodically during site grading.	City of West Hollywood Building Department			
GEO-3(b) Deepened Foundations and Structural/Post Tensioned Slabs. The project shall be designed with deepened foundations that are designed to resist applicable lateral and vertical loads, as well as to derive support from soils and bedrock below the affected areas. Building slabs shall be designed as structural or post-tensioned slabs to resist	Review and approval of plans to ensure that foundations are designed to resist lateral and vertical loads and derive support from soils and bedrock. Review and approval of	Prior to issuance of grading and building permits.	Once prior to issuance of grading and building permits.	City of West Hollywood Building Department			



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the estimated settlements and ground movements as determined by a State of California Registered Civil Engineer.	plans to ensure that building slabs are designed to resist estimated settlements and ground movements.						
PUBLIC SERVICES AND UTILITIES							
<p>PSU-5 Solid Waste Reduction. The following measures shall be completed:</p> <p>1. The trash and recyclables storage area shall be designed with adequate space to accommodate the trash & recycling bins and compactors. If chutes will be installed, they shall be configured to accommodate trash and recyclables. Prior to issuance of Building Permits site plans shall be submitted to the Environmental Services Coordinator for review and approval which show the location and dimensions of the trash and recyclables storage areas.</p> <p>2. To mitigate solid waste impacts, prior to issuance of the Certificate of Occupancy, trash and recycling operations shall be established in accordance with the following:</p> <p>1) Restaurants shall have a designated compactor or bin to dispose of food waste and other compostables</p> <p>2) Restaurants and commercial uses shall have a designated compactor or bin to dispose of regular trash</p> <p>3) Restaurants and commercial uses shall have a designated compactor or bin to dispose of recyclables</p> <p>4) Landscape waste will have designated green waste bins.</p> <p>5) 100% of waste from trash compactors and bins shall be sent to the City's Franchise Waste Hauler's Materials Recovery Facility to divert additional recyclables from the waste stream.</p>	Review and approval of site plans, a Demolition and Construction Debris Recycling Plan and recycling manifests from all appropriate disposal sites, recycling sites and landfills by the Environmental Services Coordinator.	Prior to issuance of building permits.	Once prior to issuance of permits.	City of West Hollywood Department of Public Works			



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<p>3. Prior to issuance of the Demolition Permit, the applicant shall submit to the Environmental Services Coordinator a Demolition and Construction Debris Recycling Plan, which indicates where select demolition debris is to be sent for recycling. To the maximum extent possible, all demolition debris and construction waste must be recycled. The Plan will be subject to review and approval by the City. The plan shall list the material to be recycled and the name, address, and phone number of the facility or organization that will accept the materials. For a list of companies that accept demolition debris, contact Environmental Services at (323) 848-6404.</p> <p>4. Demolition debris shall be hauled away only by a hauler permitted to operate in West Hollywood.</p> <p>5. Prior to issuance of the Demolition Permit the applicant shall pay a deposit to the satisfaction of the City Engineer to fund City monitoring of the construction's compliance with the approved Demolition and Construction Debris Recycling Plan.</p> <p>6. Prior to issuance of the Certificate of Occupancy, the applicant shall submit to the Environmental Services Coordinator recycling manifests from all disposal sites, recycling sites and landfills that accepted demolition, excavation and/or general construction waste and recycled materials from this site.</p>							
TRANSPORTATION AND CIRCULATION							
<p>T-1 Construction Staging and Traffic Management Plan. Prior to issuance of a building permit, the project applicant shall develop and submit for approval to the City of West Hollywood a Construction Staging and Traffic Management Plan that includes designated haul routes and staging areas, traffic control procedures, emergency access provisions and construction crew</p>	<p>Review and approval of Construction Staging and Traffic Management Plan.</p> <p>Field verification of implementation of</p>	<p>Prior to issuance of permits.</p> <p>During construction.</p>	<p>Once prior to issuance of permits.</p> <p>Periodically during</p>	<p>City of West Hollywood Community Development Department, Public Works Department, Los</p>			



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<p>parking, to mitigate traffic impacts during construction. The plan shall also require appropriate signage to restrict construction traffic from traveling or parking on the surrounding residential streets, appropriate signage to guide the construction traffic to the main entrance of the site and signage to warn the general traffic of trucks entering and exiting the project site. In addition, the plan shall require that temporary sidewalks or alternative pedestrian passage be provided should sidewalks be closed during construction.</p> <p>The applicant shall submit required documentation and achieve approval of the management plan from the City of West Hollywood prior to construction.</p>	<p>construction staging and traffic management plan.</p>		<p>construction.</p>	<p>Angeles County Sheriffs Department and Los Angeles County Fire Department</p>			
<p>T-2 Restriping. Prior to the issuance of a certificate of occupancy, the applicant shall restripe the northbound approach within the existing curb-to-curb to provide one shared left/through/right lane (10-foot wide) and one exclusive right-turn lane (11-foot wide). Restriping shall be done in accordance with City standards.</p> <p>The restriping would allow for dual right-turn lanes and would help to accommodate the heavy right-turning volumes.</p>	<p>Field verification to ensure that the applicant restripes the northbound approach within the existing curb-to-curb to provide one shared left/through/right lane and one exclusive right-turn lane in accordance with City Standards.</p>	<p>Prior to the issuance of a certificate of occupancy</p>	<p>Once prior to the issuance of a certificate of occupancy</p>	<p>City of West Hollywood Department of Public Works</p>			

