

7.0 MITIGATION MONITORING AND REPORTING PROGRAM

7.1 MITIGATION MONITORING REQUIREMENTS

When a public agency approves or carries out a project for which an EIR has been certified and the project includes changes or alterations which mitigate or avoid the significant effects on the environment, Public Resources Code Section 21081.6 mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to a project or conditions of project approval, adopted to mitigate or avoid significant adverse effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that 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 agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- 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.
- A public agency shall provide that measures to mitigate or avoid significant adverse effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures, or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Environmental Impact Report (EIR) or Mitigated Negative Declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant adverse effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources and are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program (MMRP) for the proposed project was prepared in compliance with Public Resources Code Section 21081.6. It describes the requirements and procedures to be followed by the City of West Hollywood (City) to ensure that all mitigation measures adopted as part of the proposed project will be carried out as described in this EIR.

Table 7.A lists each of the mitigation measures specified in this EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 7.A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
4.1 Aesthetics			
<p>Mitigation Measure AESTH-1: Prior to the issuance of a building permit, the Applicant shall submit an Exterior Lighting Plan subject to review and approval by the City Building Official (or designee). The Lighting Plan shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The Lighting Plan shall demonstrate that all exterior lighting has been designed and located so that all direct rays are directed downward and confined to the property, away from off-site areas. Architectural lighting shall be directed onto the project site building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties. All pole-mounted light fixtures on the project site or within the public right-of-way shall be shielded to limit spillover of lighting onto adjacent properties and to minimize glare.</p>	Project Applicant	City of West Hollywood Building Official or designee	Prior to the issuance of a building permit
4.2 Air Quality			
<p>Standard Condition AQ-1: SCAQMD CEQA Handbook:</p> <p>The proposed project will be required to implement the following SCAQMD measures:</p> <p>A. Dust suppression measures:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas as quickly as possible. • All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. • All streets shall be swept once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. • All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized. • The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. <p>B. The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer’s specifications.</p> <p>C. The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline powered engines where feasible.</p>	Project Applicant	City of West Hollywood Building Official or designee	Ongoing during construction

Table 7.A: Mitigation Monitoring and Reporting

	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
<p align="center">Standard Conditions and Mitigation Measures</p> <p>D. The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</p> <p>E. The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.</p> <p>F. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>G. Compliance with the SCAQMD Rule 1113 on the use of architectural coatings should be implemented. Emissions associated with architectural coatings would be reduced by complying with these rules and regulations, which include using pre-coated/natural-colored building materials, and using water-based or low-VOC coating.</p>			
<p>Standard Condition AQ-2: SCAQMD Rule 403 Measures:</p> <p>The proposed project will be required to implement the following SCAQMD measures:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving). • All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and the top of the trailer). • Pave construction access roads at least 100 feet onto the site from the main road. • Traffic speeds on all unpaved roads will be reduced to 15 mph or less. 	Project Applicant	City of West Hollywood Building Official or designee	Ongoing during construction
<p>Standard Condition AQ-3: West Hollywood General Plan EIR Mitigation Measure 3.15-1</p> <p>The proposed project will be required to comply with Mitigation Measure 3.15-1 from the General Plan EIR (see Appendix B to the <i>Revised Air Quality Impact Analysis</i> [Appendix C]), which requires projects to implement all feasible measures for reducing construction-related GHG emissions.</p>	Project Applicant	City of West Hollywood Building Official or designee	Prior to issuance of occupancy permit

Table 7.A: Mitigation Monitoring and Reporting

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<p>Standard Condition AQ-4: Title 24 of the California Code of Regulations</p> <p>The proposed project will be required to comply with Title 24 of the California Code of Regulations (CCR) established by the CEC regarding energy conservation standards. The Applicant is required to incorporate the following in building plans:</p> <ul style="list-style-type: none"> • Solar or low-emission water heaters with combined space/water heater units; and • Double-paned glass or window treatment for energy conservation in all exterior windows. 	Project Applicant	City of West Hollywood Building Official or designee	Prior to issuance of occupancy permit
4.3 Biological Resources			
<p>Mitigation Measure BIO-1: Prior to approval of demolition permits, the Applicant shall retain a qualified biologist, subject to approval by the Community Development Director, to conduct preconstruction clearance surveys for active bird nesting prior to any clearing of vegetation or tree removal. The location of any active migratory bird nests will be mapped by the biologist and reported immediately to the project construction manager and the City of West Hollywood Community Development Director. If protected migratory birds are present, vegetation clearing and tree removal shall be restricted to outside the likely active breeding season (March 1 to August 31) for migratory bird species potentially occurring on site. If it becomes necessary to clear vegetation during the active breeding season (March 1 to August 31), all construction activities in proximity to active nests shall be delayed or otherwise modified as determined necessary by the biologist to prevent nest failure caused by demolition or construction activities.</p>	Project Applicant	City of West Hollywood Community Development Director	Prior to approval of demolition permits
4.4 Cultural Resources			
<p>Mitigation Measure CULT-1: Prior to the demolition of the building at 9080 Santa Monica Boulevard, the Applicant shall prepare photographic documentation of the building's exterior elevations and character-defining features subject to review and approval by the City of West Hollywood Community Development Director or designee. The Applicant shall retain a professional photographer familiar with the recordation of historic buildings to prepare the photographic documentation. The photographs shall be in large format, black and white, and archival processed, and prepared in a format consistent with the Historic American Buildings Survey (HABS) standards for large format and field photography. Copies of the recordation package shall be deposited with the City of West Hollywood Historic Preservation Commission.</p>	Project Applicant	City of West Hollywood Community Development Director or designee	Prior to the demolition of the building at 9080 Santa Monica Boulevard
<p>Mitigation Measure CULT-2: Prior to issuance of demolition or grading permits, the Applicant shall submit design and/or construction plans for review and approval by the City of West</p>	Project Applicant	City of West Hollywood	Prior to issuance of demolition or grading

Table 7.A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
<p>Hollywood Community Development Director or designee that illustrate how the building at 9080 Santa Monica Boulevard shall be permanently memorialized and incorporated into the proposed development on the site. The plans for the new buildings on site shall incorporate some of the character-defining features of the Streamline Moderne Style into the design. In addition, a pamphlet that discusses the general history of the project area and the Streamline Moderne Style shall be created. The pamphlet shall incorporate the additional research and the HABS photographs taken prior to demolition.</p>		Community Development Director or designee	permits
<p>Mitigation Measure CULT-3: Prior to issuance of grading permits, the Applicant shall contract with a certified archaeologist to monitor all trenching and excavation activities, subject to the review and approval of the City of West Hollywood Community Development Director or designee. Should any archaeological resources be identified during the grading, trenching, or excavation, the certified archaeologist shall: (1) ascertain the significance of the resource, (2) establish a protocol with the City of West Hollywood to protect such resources, pursuant to Municipal Code Section 19.58, (3) ascertain the presence of additional resources, and (4) provide additional monitoring of the site, if deemed appropriate.</p> <p>Following completion of construction monitoring, the qualified archaeologist shall prepare a report of findings consistent with the requirements of the “Archaeological Resource Management Reports (ARMR): Recommended Contents and Format Preservation Planning Bulletin.”</p> <p>On completion of project grading and excavation, the qualified archaeologist shall submit a report for review and approval by the City’s Community Development Department. This report shall provide adequate documentation of any resources found on site during site preparation, grading, and excavation, following the guidelines in the Office of Historic Preservation “ARMR: Recommended Contents and Format Preservation Planning Bulletin.”</p>	Project Applicant	City of West Hollywood Community Development Director or designee	Prior to issuance of grading permits
<p>Mitigation Measure CULT-4: If human remains are encountered during site preparation, grading, and/or excavation, all ground-disturbing activities within the area of the human remains shall cease and the County Coroner shall be notified. If the remains are determined to be of Native American descent, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD) of the deceased Native American. The MLD shall have 48 hours to inspect the site of the discovery and to recommend to the Applicant or land owner means for the treatment and disposition of the human remains and any associated grave goods. The Applicant or landowner shall reinter the remains and associated grave goods with</p>	Project Applicant or landowner	City of West Hollywood Community Development Director	During site preparation, grading, and/or excavation

Table 7.A: Mitigation Monitoring and Reporting

	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
<p>Standard Conditions and Mitigation Measures</p> <p>appropriate dignity on the property in a location not subject to further disturbance, subject to the approval of the City of West Hollywood Community Development Director.</p>			
<p>Mitigation Measure CULT-5: Prior to commencement of any grading activity on site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City of West Hollywood Building Official, or designee. The qualified paleontologist shall be on site during all rough grading and other significant ground-disturbing activities in depths greater than 10 feet below ground surface.</p> <p>The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP) (1995) and should include but not be limited to the following:</p> <ul style="list-style-type: none"> a) Attendance at the pregrade conference by a qualified paleontologist or his/her representative; b) Monitoring of excavation activities by a qualified paleontological monitor in areas identified as likely to contain paleontological resources. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens; c) Because the underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix, these sediments shall occasionally be spot screened through one-eighth to one-twentieth-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through one-twentieth-inch mesh screens to recover additional fossils; d) Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost for the developer; e) Identification and curation of specimens into a museum repository with permanent retrievable storage; and f) Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City of West Hollywood, the report and inventory would signify completion of the program to mitigate impacts to 	<p>Project Applicant</p>	<p>City of West Hollywood Building Official or designee</p>	<p>Prior to commencement of any grading activity on site</p>

Table 7.A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
paleontological resources.			
4.5 Geology and Soils			
Please refer to the Standard Conditions listed under 4.2 Air Quality above.			
Mitigation Measure GEO-1: Prior to the issuance of a building permit, the Applicant shall submit the final design/construction plans subject to review and approval by the City Building Official or designee and the City Engineer or designee. The final design/construction plans shall confirm that the recommendations from the Report of Geotechnical Consultation regarding foundation, site coefficient and seismic zonation, retaining wall and walls below grade, waterproofing and drainage, floor slab support, dewatering and groundwater control, excavation and slopes, and shoring have been incorporated into the final design.	Project Applicant	City of West Hollywood Building Official or designee and the City of West Hollywood Engineer or designee	Prior to the issuance of a building permit
Mitigation Measure GEO-2: Prior to the issuance of a building permit, the applicant shall submit the final structural plans subject to review and approval by the City Building Official or designee and the City Engineer or designee, confirming that the conclusions and recommendations presented in the Report of Geotechnical Consultation are incorporated into the final structural plans.	Project Applicant	City of West Hollywood Building Official or designee and the City of West Hollywood Engineer or designee	Prior to issuance of a building permit
Mitigation Measure GEO-3: Prior to the issuance of a building permit, the applicant shall submit the final geotechnical report and design plans subject to review and approval by the City Building Official or designee and the City Engineer or designee to ensure that appropriate geotechnical design features, including earthquake-resistant design, have been incorporated into final site drawings in accordance with the most current Uniform Building Code, California Building Code, and the recommended seismic design parameters of the Structural Engineers Association of California.	Project Applicant	City of West Hollywood Building Official or designee and the City of West Hollywood Engineer or designee	Prior to issuance of a building permit
Mitigation Measure GEO-4: Prior to issuance of grading or excavation permits or any dewatering activities, the Applicant shall submit the final geotechnical report and design plans for review by the City Building Official and the City Engineer to ensure that appropriate monitoring of the shoring system shall be implemented, as recommended in the Report of Geotechnical Consultation.	Project Applicant	City of West Hollywood Building Official or designee and the City of West Hollywood Engineer or designee	Prior to issuance of grading or excavation permits or any dewatering activities
Mitigation Measure GEO-5: Ongoing during construction activities, the project geotechnical engineer shall at a minimum, conduct the following, subject to the review and approval of the City Building Official or designee and the City Engineer or designee:	Geotechnical Engineer	City of West Hollywood Building Official or designee and	Ongoing during construction activities

Table 7.A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
<ul style="list-style-type: none"> • Observe exposed subgrade in areas to receive fill and in areas where excavation has resulted in the desired finished subgrade; • Evaluate the suitability of on-site and import soils for fill placement and collect and submit soil samples for required or recommended laboratory testing where necessary; • Observe the fill and backfill for uniformity during placement; • Test backfill for field density and compaction to determine the percentage of compaction achieved during backfill placement; • Observe and probe foundation materials to confirm that suitable bearing materials are present at the design foundation depths; • Observe the testing and installation of soldier piles to verify that the desired diameter and depth are obtained; • Observe the installation and testing of the temporary tie-back anchors; • Observe the installation of and dynamic testing of driven piles to develop a pile-driving criteria; and • Observe the installation of production-driven piles to verify that the desired capacities and lengths are achieved. 		the City of West Hollywood Engineer or designee	
4.6 Global Climate Change			
The proposed project would not result in significant adverse impacts related to global climate change. No mitigation is required.			
4.7 Hazards and Hazardous Materials			
<p>Mitigation Measure HAZ-1: Prior to issuance of any demolition permits, the Applicant shall submit predemolition surveys for asbestos-containing materials (ACMs) and lead-based paint (LBP) (including sampling and analysis of all suspected building materials) and proof that inspections for polychlorinated biphenyl- (PCB) containing electrical fixtures have been performed, subject to review and approval by the City of West Hollywood Building Official. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e.: American Society for Testing and Materials [ASTM] E 1527-05 and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA] Part 716) and submitted to the Director of Building and Safety for review and approval prior to issuance of demolition permits. All identified ACMs, LBP, and PCB-containing electrical fixtures shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be conducted by appropriately licensed and qualified individuals in accordance with applicable regulations to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers and the adjacent community. The</p>	Project Applicant	City of West Hollywood Building Official	Prior to issuance of any demolition permits

Table 7.A: Mitigation Monitoring and Reporting

	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
<p>Standard Conditions and Mitigation Measures</p> <p>Applicant shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the City of West Hollywood Director, Building and Safety Division, showing that abatement of any ACMs, LBP, or PCB-containing electrical fixtures identified in these structures has been completed in compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and CCR Title 8, Article 2.6).</p>			
<p>Mitigation Measure HAZ-2: Prior to issuance of grading permits, the Applicant shall provide verification, subject to review and approval by the City of West Hollywood Building Official, that the abandoned well on the former gas station site on site has been properly abandoned per applicable standards.</p>	Project Applicant	City of West Hollywood Building Official	Prior to issuance of grading permits
<p>Mitigation Measure HAZ-3: Prior to issuance of a grading permit, the Applicant shall submit a Health and Safety Plan subject to reviews and approval by the City of West Hollywood Building Official. The program shall be consistent with local, State, and federal regulations and shall encompass all subsurface soil disturbance and groundwater activities. The Health and Safety Plan shall include the following components:</p> <ul style="list-style-type: none"> • A summary of all potential risks to construction workers, monitoring programs, maximum exposure limits for all site chemicals, and emergency procedures; • The identification of a site health and safety officer; • Methods of contact, phone number, office location, and responsibilities of the site health and safety officer; • Specification that the site health and safety officer shall be contacted immediately by the construction contractor if evidence of soil or groundwater contamination is encountered during site preparation and construction; and • Specification that the Los Angeles County Fire Department (LACFD) shall be notified if evidence of soil contamination is encountered and the Regional Water Quality Control Board shall be notified if groundwater contamination is encountered. 	Project Applicant	City of West Hollywood Building Official	Prior to issuance of a grading permit
<p>Mitigation Measure HAZ-4: During construction activities, the Applicant shall immediately notify the City of West Hollywood Building Official and the Los Angeles County Fire Department (LACFD), Health Hazardous Materials Division, Division Chief, if any unknown substances or potentially hazardous materials are encountered. The County Health Hazardous Materials Division Chief shall determine the appropriate procedures for handling and disposal of the materials in accordance with local, State, and federal regulations.</p>	Project Applicant	City of West Hollywood Building Official and the LACFD	During construction activities

Table 7.A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
4.8 Hydrology and Water Quality			
<p>Mitigation Measure HY-1: Prior to dewatering activities during construction, the Applicant shall obtain coverage under the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This shall include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering preparation and preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), subject to the review and approval of the City of West Hollywood City Engineer. The Applicant shall provide the Waste Discharge Identification Number to the City of West Hollywood to demonstrate proof of coverage under the permit. The construction contractor shall comply with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.</p>	Project Applicant/ Construction contractor	City of West Hollywood City Engineer/City of Los Angeles	Prior to dewatering activities during construction
<p>Mitigation Measure HY-2: Prior to issuance of a building permit, the Applicant shall submit a plan fsubject to review and approval by the City of West Hollywood City Engineer, to ensure implementation and ongoing maintenance for permanent Best Management Practices (BMPs) consistent with Chapter 15.56 of the Municipal Code, which requires compliance with the storm water mitigation measures prescribed in the current version of the Standard Urban Storm Water Mitigation Plan (SUSMP) and the current Municipal National Pollution Elimination System (NPDES) Permit approved by the Regional Water Quality Control Board – Los Angeles Region. This plan shall include a statement from the Applicant accepting responsibility for all Structural and Treatment Control BMP maintenance until the time the property is transferred. All future transfers of the property to a private or public owner shall have conditions requiring the recipient to assume responsibility for the maintenance of any Structural or Treatment Control BMP. The condition of transfer shall include a provision requiring the property owner to conduct a maintenance inspection at least once a year and retain proof of inspection. In addition, educational materials indicating locations of storm water facilities and how maintenance can be performed shall accompany first deed transfers.</p>	Project Applicant	City of West Hollywood City Engineer	Prior to issuance of a building permit

Table 7.A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures		Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
4.9 Land Use and Planning				
The proposed project would not result in significant adverse impacts related to land use. No mitigation is required.				
4.10 Noise				
Standard Conditions NOI-1:	<p>The Applicant shall adhere to the following standard conditions as required by the City of West Hollywood for on-site operations:</p> <ul style="list-style-type: none"> • Loading or unloading activities are limited to 8:00 a.m. to 10:00 p.m.; • Commercial activities may not be plainly audible at any residence between 10:00 p.m. to 8:00 a.m.; and • Ambient noise levels may not be increased by commercial activities more than 5 decibels (dB) with a 70 A-weighted decibels (dBA) maximum. 	Project Applicant	City of West Hollywood/ Construction Contractor	During construction activities
Mitigation Measure NOI-1:	<p>Prior to issuance of demolition or grading permits, the Applicant shall submit grading and construction plans subject to review and approval by the City of West Hollywood Building Official. The plans shall include a condition that the construction contractor shall implement the following during construction activities to reduce potential construction noise impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> • During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • The construction contractor shall locate equipment staging in areas to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. 	Project Applicant	City of West Hollywood Building Official	Prior to issuance of demolition or grading permits
Mitigation Measure NOI-2:	<p>Prior to issuance of demolition or grading permits, the Applicant shall submit final grading and construction plans subject to review and approval by the City of West Hollywood Building Official. The plans shall include a condition that the construction contractor shall implement one or more of the following measures during construction to reduce pile-driving noise impacts:</p> <ul style="list-style-type: none"> • Use of a resilient yet stiff shock-absorbing pad between the ram and the pile cap (3 to 5 A-weighted decibels [dBA] reduction); • Use of a sound muffler on the pile rig to reduce the hammer's air exhaust noise (5 to 10 dBA reduction); • Use of sound damping materials across the web of each pile driver to reduce the ringing sound of steel piles (a 3 to 5 dBA reduction); and/or 	Project Applicant	City of West Hollywood Building Official	Prior to issuance of demolition or grading permits

Table 7.A: Mitigation Monitoring and Reporting

Standard Conditions and Mitigation Measures	Responsible Party	Approving Agency	Timing for Standard Condition or Mitigation Measure
<p>Mitigation Measure NOI-3:</p> <ul style="list-style-type: none"> • Use of cast-in-place/cast in drilled hole (CIDH) or auger cast piles for a pile-supported transfer slab foundation system. <p>Prior to issuance of building permits, the Applicant shall submit the building plans subject to review and approval by the City of West Hollywood Building Official to ensure that the following items are included in the plans to reduce noise levels within the development to an acceptable level:</p> <ul style="list-style-type: none"> • Building facade upgrades consisting of double-paned windows with a minimum rating of (sound transmission class) STC-30 shall be required for bedrooms in the frontline dwelling units along Santa Monica Boulevard (a 5dBA reduction to an interior noise level of 41 dBA Community Noise Equivalent Level [CNEL]); • Building facade upgrades such as double-paned windows with a minimum rating of STC-30 shall be required for bedrooms in the frontline dwelling units along Melrose Avenue (a 5 dBA reduction to an interior noise level of 41 dBA CNEL); • Air-conditioning systems, a form of mechanical ventilation, shall be required for dwelling units along Santa Monica Boulevard and Melrose Avenue; and • Patios and balconies located within the 65 (A-weighted decibels) dBA Community Noise Equivalent Level (CNEL) noise contours of Santa Monica Boulevard and Melrose Avenue shall require sound barriers, such as a combination concrete/Plexiglas or glass wall. Units with patios and balconies along Santa Monica Boulevard and Melrose Avenue shall require 5-foot- (ft) high barriers to meet the exterior noise standard (a 5 dBA reduction to an exterior noise level of 65 dBA CNEL). 	Project Applicant	City of West Hollywood Building Official	Prior to issuance of building permits
4.11 Population and Housing			
The proposed project would not result in significant adverse impacts related to population, employment, or housing. No mitigation is required.			
4.12 Public Services and Utilities			
The proposed project would not result in significant adverse impacts to public services and utilities. No mitigation is required.			
4.13 Recreation			
The proposed project would not result in significant adverse impacts to recreation. No mitigation is required.			
4.14 Transportation and Circulation			
<p>Standard Condition TR-1:</p> <p>Prior to issuance of building permits, the Applicant shall submit the access design and parking structure design for the proposed project, subject to review and approval by the City of West Hollywood Community Development Director.</p>	Project Applicant	City of West Hollywood Community Development Director	Prior to issuance of building permits

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<p>Standard Conditions and Mitigation Measures</p> <p>Mitigation Measure TR-1: Prior to issuance of grading permits, the Applicant shall submit a Construction Program and Mitigation Plan subject to review and approval by the City of West Hollywood Community Development Director. This plan shall include construction management techniques for the proposed project during the construction period and road operation provisions to minimize peak-hour traffic impacts, consistent with the detailed recommendations provided in the Traffic Impact Analysis.</p> <p>As part of the Construction Program and Mitigation Plan review and approval, the City shall consider the construction schedules and plans for other projects in the study area to determine if changes need to be made to the proposed project's plan.</p>	Project Applicant	City of West Hollywood Community Development Director	Prior to issuance of grading permits