County of Los Angeles

LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS MASTER PLAN

September 2026 | Mitigation Monitoring and Reporting Program

September 2026 | Mitigation Monitoring and Reporting Program

LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS MASTER PLAN

For County of Los Angeles

County of Los Angeles
Krystin Hence, Assistant Director, Capital Development
510 S. Vermont Avenue, 11th Floor
Los Angeles, California 90020
323.578.5389

Prepared by:

PlaceWorks
700 S. Flower Street, Suite 600
Los Angeles, California 90017
213.623.1443
www.placeworks.com

MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires a Mitigation Monitoring and Reporting Program (MMRP) for projects where mitigation measures are a condition of project approval and development (Public Resources Code, Section 21081.6.). The County of Los Angeles (County) has prepared the Draft and Final Subsequent Environmental Impact Report (SEIR) to address the environmental impacts of the Los Angeles County General Hospital (LACGH) Campus Master Plan (Proposed Project) and where appropriate, recommends mitigation measures that would avoid or substantially lessen the significant environmental impacts associated with the Proposed Project. This MMRP has been developed for the Proposed Project in compliance with Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15097, *Mitigation Monitoring or Reporting*. The purpose of this MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the Proposed Project. The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. This MMRP includes the following information:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measures; and
- The agency responsible for monitoring the implementation.

The County of Los Angeles (County) is the designated lead agency for the MMRP. The County is responsible for implementation of the MMRP, with the Los Angeles County Department of Economic Opportunity (DEO) as the lead in coordination. The MMRP will be used by County staff responsible for ensuring compliance with mitigation measures associated with the Proposed 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.

For purposes of implementation of the MMRP, “Project Applicant” and “Contractor”, is defined as the County, Developer, or Developer’s Assignee.

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
AIR QUALITY			
AIR-1a: To reduce volatile organic compounds (VOC) emissions during construction, the Project Applicant(s)/Contractor(s) shall use paints with a VOC content that meets the South Coast Air Quality Management District Super Compliant architectural coatings standard of less than 10 grams per liter (g/L) for coating building architectural surfaces during construction. This measure shall be noted on all site and construction plans.	Project Applicant or Project Contractor	During construction activities	County of Los Angeles Department of Economic Opportunity
AIR-1b: To reduce nitrogen oxide (NO_X) emissions during construction, the Project Applicant(s)/Contractor(s) shall implement the following measures during construction: ▪ Use construction equipment rated by the United States Environmental Protection Agency (USEPA) as having Tier 4 Final or higher exhaust emission limits for offroad equipment with engines 25 horsepower or higher. If Tier 4 Final equipment is not readily available, the contractor may apply other technologies available for construction equipment such that it would achieve a comparable reduction in NO_X and PM emissions comparable to that of Tier 4 construction equipment. Where alternatives to USEPA Tier 4 are utilized, the contractor shall be required to show evidence to the Project Applicant(s) that these alternative technologies would achieve comparable emissions reductions. Certifications or alternative reduction strategies shall be required prior to receiving a construction permit. ▪ Maintain a list of all operating equipment in use on the construction site during construction for verification by the County. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site. ▪ Haul and delivery truck idling times shall be minimized by shutting equipment off when not in use or reducing maximum idling time to	Project Applicant or Project Contractor	During construction activities	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
less than three (3) minutes (beyond that required by 13 California Code of Resources [CCR] Chapter 10, Section 2485). Clear signage shall be provided for construction workers and construction vehicles at all access points. ▪ All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. ▪ A traffic control plan shall be prepared and provided to the County. ▪ A carpool program for construction workers, including incentivizing carpooling as well providing bus service for crew members shall be implemented. ▪ Truck deliveries shall be consolidated when possible. ▪ The combined vehicle miles traveled per day for offsite haul truck trips associated with demolition debris and earthen material export/import hauling operations shall not exceed 8,930 miles per day (equivalent to 180 one-way truck haul trips at 49.61 miles per one-way trip, which is the average distance to nearby serving landfills). The construction contractor(s) overseeing hauling operations shall log the number of daily haul truck loads and the one-way haul trip distance for each truck haul load of either demolition debris or earthen material for days in which truck hauling of these materials occurs. ▪ The individual requirements under this mitigation measure shall be noted on all site and construction plans.			
AIR-2: Future private tenants/business entities (i.e., non-County of Los Angeles owned or operated businesses) for new development projects that own their own truck fleets for daily business operations shall only operate trucks that are either zero-emission (Z/E) and/or meet the California Air Resources Board NO_X emissions standard of 0.02 grams per brake horsepower-hour (g/bhp-hr) for Class 2b through Class 8 vehicles	Project Developer or Facility Owner	Prior to the issuance of business license	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
with a gross vehicle weight rating over 8,500 pounds. The project developer/facility owner shall disclose this requirement to all tenants/business entities and provide written verification to the County prior to issuance of Business License. In addition, the truck requirements under this mitigation measure shall be included in all leasing agreements. Prior to issuance of a Business License for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide a signed document (verification document) to the County noting that the project development/facility owner has disclosed to the tenant/business entity the requirement that any owned Class 2b through Class 8 vehicles with a GWVR over 8,500 pounds used for daily business operations shall be either Z/E and/or meet the NO_X emissions standard of 0.02 g/bhp-hr. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities and retained and posted by the Business License by the facility owner onsite. In addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase agreement) to the County to verify, to the County's satisfaction, that any owned vehicle subject to the requirements under this mitigation measure comply.			
AIR-4a: Project Applicant(s)/Contractor(s) for new development projects that would use off-road equipment (e.g., forklifts and yard trucks) in daily business operations shall only utilize electric-powered off-road equipment. The project developer/facility owner shall disclose this requirement to all tenants/business entities and provide written verification to the County prior to issuance of a Business License. In addition, the limitation to use only electric-powered off-road equipment shall be included in all leasing agreements.	Project Applicant or Project Contractor	Prior to issuance of a business license for a new tenant/business entity	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
Prior to issuance of a Business License for a new tenant/business entity, the project developer/facility owner and tenant/business entity shall provide a signed document (verification document) to the County noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use only electric-powered equipment for daily operations. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities and retained and posted by the Business License by the facility owner onsite. In addition, if applicable, the tenant/business entity shall provide documentation (e.g., purchase or rental agreement) to the County to verify, to the County's satisfaction, that any off-road equipment utilized will be electric-powered.			
AIR-4b: Project Applicant(s)/Contractor(s) for new development projects that would use transport refrigeration units (TRUs) in daily business operations use only electric standby and/or hybrid electric TRUs (E/S TRUs). All E/S TRUs shall comply with the California Air Resources Board's "Alternative Technology" requirements under Section 2477(e)(1)(A)(3) of the California Code of Regulations, Title 13, Article 8, Chapter 9, Division 3. The project developer/facility owner shall disclose this requirement to all tenants/business entities prior to the signing of any lease agreement. In addition, the limitation to use only E/S TRUs shall be included in all leasing agreements. Prior to issuance of a Business License for a new tenant/business entity, the Project Applicant(s)/Contractor(s) and tenant/business entity shall provide a signed document (verification document) to the Los Angeles County Department of Regional Planning noting that the project development/facility owner has disclosed to the tenant/business entity the requirement to use only E/S TRUs for daily operations. This verification document shall be signed by authorized agents for the project developer/facility owner and tenant/business entities. In addition, if applicable, the tenant/business entity shall provide	Project Applicant or Project Contractor	Prior to issuance of a business license for a new tenant/business entity	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Regional Planning

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
documentation (e.g., purchase or rental agreement) to the Los Angeles County Department of Regional Planning to verify, to the County's satisfaction, that any TRUs utilized will be E/S TRUs.			
AIR-4c: To reduce idling emissions from transport trucks, Project Applicant(s)/Contractor(s) for new warehousing or general industrial development projects place signage at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations (e.g., Rule 2485). At minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict nonessential idling to no more than two consecutive minutes (compared to five minutes currently allowed under Rule 2485); and 3) telephone numbers of the building facilities manager and CARB to report violations. All signage shall be made of weatherproof materials. All site and architectural plans submitted to the County shall note the locations of these signs.	Project Applicant or Project Contractor	At the time the plans are submitted to the County	County of Los Angeles Department of Economic Opportunity
AIR-4d: All truck/dock bays for new proposed facilities that accommodate cold storage shall be electrified to facilitate plug-in capability and support use of electric standby and/or hybrid electric transport refrigeration units. All site and architectural plans submitted to the County shall note all the truck/dock bays designated for electrification. Prior to the issuance of a Certificate of Occupancy, the Los Angeles County Building & Safety Division shall verify electrification of the designated truck/dock bays.	Project Applicant or Project Contractor	Prior to the issuance of a certificate of occupancy	County of Los Angeles Department of Economic Opportunity
AIR-6: Prior to discretionary approval by the County of Los Angeles, if it is determined that a development project has the potential to emit nuisance odors, an odor management plan shall be prepared by the Project Applicant(s)/Contractor(s) and submitted to the Los Angeles County Department of Regional Planning for review and approval. Facilities that have the potential to generate nuisance odors include, but are not limited to: ▪ Wastewater treatment plants	Project Applicant or Project Contractor	Prior to discretionary approval by the County of Los Angeles	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Regional Planning

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
▪ Composting, green waste, or recycling facilities ▪ Fiberglass manufacturing facilities ▪ Painting/coating operations ▪ Large-capacity coffee roasters ▪ Food-processing facilities The odor management plan shall demonstrate compliance with the South Coast Air Quality Management District's Rule 402 for nuisance odors and be submitted to the County. The Odor Management Plan shall identify the best available control technologies for toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to scrubbers (i.e., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be incorporated into the project's design and on-site plan(s).			
BIOLOGICAL RESOURCES			
BIO-1: Mitigation for Impacts to Special-Status Bats. To avoid impacts on roosting bats, preconstruction surveys shall be conducted by a qualified bat biologist prior to the on-set of construction within the vicinity of vacant buildings and prior to tree removal. During surveys, biologists shall avoid unnecessary disturbance of potentially occupied roosts. Full-spectrum acoustic detectors shall be used during emergence surveys to assist in species identification. If it is determined that trees or structures in the project area are being used by bats as roost sites, the following protective measures shall be implemented: ▪ Disturbance of maternity roosting structures or trees (e.g., structure removal, construction equipment operation near roosts, tree trimming or removal) shall not occur during the maternity period (April 15 to September 15) to avoid impacts on reproductively active females and active maternity roosts (whether colonial or solitary). The maternity roost shall remain undisturbed from the time it is located until the following September 15 or until a qualified biologist	Project Applicant or Project Contractor and Qualified Biologist	Prior to construction activities of work within the vicinity of vacant buildings Prior to tree removal	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
has determined the roost is no longer active. No construction work shall occur at the roost or within a 100-foot buffer zone (or an alternative buffer zone, as determined by the biologist) until September 15. ▪ Exclusion devices may be installed outside of the maternity period (September 16 to April 14) to preclude bats from occupying buildings during or prior to the on-set of construction. Exclusionary devices shall be installed only by or under the supervision of an experienced bat biologist. Eviction of bats roosting in trees outside the maternity season shall be done in favorable weather under the supervision of a qualified bat biologist and adhering to the following two-step removal process: ▪ On Day 1, for trees with cavities, crevices, and exfoliating bark, and that are found to support roosting bats, Step 1 would be removal of branches and limbs with no cavities. These limbs shall be removed by hand (e.g., using chainsaws). This will create a disturbance (noise and vibration) and physically alter the tree. Bats roosting in the tree that may not have been detected during the preconstruction survey, will either abandon the roost immediately (rarely) or, after emergence, will avoid returning to the roost. For foliage roosting bats, Step 1 would be to remove adjacent, smaller, or non-habitat trees to create noise and vibration disturbance that would cause abandonment. On Day 2, under the supervision of a qualified biological monitor familiar with the life history of subject bat species, the tree may be removed. ▪ Qualified biologists should search all downed roost trees for dead and injured bats. The presence of dead or injured bats that are species of special concern shall be reported to the California Department of Fish and Wildlife (CDFW). ▪ Non-maternity roost trees should ideally be removed or trimmed in the fall between September 16 and October 31. If the removal or trimming of non-maternity roost trees cannot be timed to occur within this period, tree trimming and removal of non-maternity roost			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
trees shall be timed to avoid periods of inclement or unseasonably cold weather to avoid impacts on bats in torpor (a period of seasonal inactivity). In all circumstances, qualified biologists shall monitor non-maternity tree removal.			
BIO-2: Mitigation for Impacts to Nesting Birds. Construction activities shall avoid the nesting season for birds to the extent feasible, or conduct preconstruction nesting bird surveys if construction activities are carried out during the nesting season. To ensure compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), the Project Applicant(s), or through the general contractor(s), shall conduct all vegetation removal during the non-breeding season, between September 1 and January 31, or implement the following: If the removal of vegetation, demolition of buildings, or noise-generating construction activities are scheduled between February 1 and August 31, the County or Project Applicant/Contractor shall retain a qualified biologist (i.e., experienced with conducting nesting bird surveys) who shall conduct a focused nesting bird survey prior to the start of vegetation removal, building demolition, or noise-generating construction activities within any potential nesting habitat (all vegetation, buildings, eaves on buildings, etc.). The size of the nesting bird survey area shall be determined by a qualified biologist at the time of the survey and include the entire limits of disturbance. It may also include a buffer area if deemed necessary by the qualified biologist. The preconstruction nesting bird surveys shall be conducted no more than seven days prior to initiation of vegetation removal, building demolition activities, or noise-generating construction activities. If no active nests are detected during these surveys, no restrictions on Project activities are necessary. If active nests are found, a qualified biologist shall identify and flag an appropriate buffer around the nest, and no construction activities shall	Project Applicant or Project Contractor and Qualified Biologist	Prior to construction activities/during construction activities	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
occur within the buffer until the qualified biologist has determined that young have fledged or the nest is no longer active. The specific buffer width shall be determined by a qualified biologist at the time of discovery and vary according to the bird species, site conditions, and the type of work activities to be conducted. The survey results shall be submitted to the County for review and approval of the recommended nest buffer areas, if any, prior to commencement of any vegetation removal, building demolition, or noise-generating construction activities on the Project Site.			
BIO-3: Mitigation for Impacts to Protected Trees. Prior to removal, relocation, or maintenance of protected oak trees, a qualified arborist shall inventory and evaluate the health of protected oak trees on the Project Site and evaluate the potential for impacts. If the arborist determines that the proposed activity would cut, destroy, remove, relocate, inflict damage, or encroach into a protection zone of a protected oak tree, the Project Applicant/Contractor shall submit an application for approval to the Los Angeles County Department of Regional Planning and obtain approval prior to impacting a protected oak tree. The Project Applicant(s)/Contractor(s) shall be required to implement the conditions of approval, including planting and care of replacement trees and protections for non-impacted oak trees. When planting replacement trees is required, replacement trees shall be in the ratio of two trees planted for each tree impacted. Replacement trees shall be indigenous oak species and shall be at least 15-gallon size and measure at least one inch in diameter one foot above the base. Replacement trees shall be properly cared for and maintained for two years and replaced if they die within that period.	Project Applicant or Project Contractor and Qualified Arborist	Prior to removal, relocation, or maintenance of protected oak trees	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Regional Planning

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
CULTURAL RESOURCES (SEE ALSO ATTACHMENT 1 – HISTORICAL RESOURCES PROJECT DESIGN FEATURES)			
Mitigation Program for Adjacent New Construction If a new construction project is proposed for a site within 50 feet of an eligible or designated historical resource, then the Project Applicant(s)/Contractor(s) shall apply Mitigation Measure CUL-1a (Secretary Standards Compliance) and engage a qualified Architectural Historian or Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards to determine whether the project is adjacent to the resource (taking into account the scale of the project, any physical or visual separation, and existing baseline conditions). If the new construction is determined not to be adjacent to the identified historical resource, the Architectural Historian/Historic Architect shall prepare a statement to that effect, and no further analysis shall be required. If the new construction is found to be adjacent to the identified resource, the Architectural Historian/Historic Architect shall assess the project, focusing on the application of Standards No. 9 and 10, both of which relate to adjacent new construction. If the Architectural Historian concludes that the new construction project meets the Standards, then the project is presumed to not have an impact on historical resources. During implementation of the project, the Project Applicant(s)/Contractor(s) shall apply Mitigation Measure CUL-1b (Project Review During Design and Construction) and engage a qualified Architectural Historian or Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards to review milestone drawings and generally be available to the design team, as needed. If the proximity of new construction to historical resources is such that vibration during construction may cause them physical damage, as defined through Mitigation Measure NOI-4, the Project Applicant(s)/Contractor(s) shall also apply Mitigation Measure CUL-1c (Protection During Construction) and engage a qualified Historic	Project Applicant or Project Contractor and Qualified Architectural Historian	Prior to construction activities within 50 feet of an identified historical resource	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
Architect and Structural Engineer to prepare a Conditions Assessment Report and Construction Monitoring Plan.			
CUL-1a: Secretary Standards Compliance. For all instances in which a project is implementing activities under the Proposed Project within 50 feet of an eligible or designated historical resource identified in this Draft SEIR, the Project Applicant shall engage the services of a qualified Architectural Historian or Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards to determine whether the future implementing project activity is adjacent to the identified historical resource (taking into account the scale of the project, any physical or visual separation, and existing baseline conditions). If the future implementing project activity is determined not to be adjacent to the identified historical resource, the Architectural Historian/Historic Architect shall prepare a statement to that effect, and no further analysis shall be required. If the future implementing project activity is determined to be adjacent to the identified historical resource, the Architectural Historian/Historic Architect shall conduct an assessment of whether the proposed treatment of the historical resource complies with the Secretary of the Interior's Standards for Rehabilitation ("the Rehabilitation Standards"). If the future implementing project activity is found to not be in compliance with the Rehabilitation Standards, then the Architectural Historian/Historic Architect shall provide recommendations for how to modify the design, siting, scale, massing, or architectural treatment of the future implementing development projects to the extent feasible to bring it into compliance, or as close to compliance as feasible, which shall be integrated into the design of the Proposed Project. The professional shall prepare a memorandum or equivalent level of documentation conveying the findings of the assessment, which shall be provided to the County.	Project Applicant or Project Contractor and Qualified Architectural Historian	Prior to construction activities within 50 feet of an identified historical resource	County of Los Angeles Department of Economic Opportunity
CUL-1b: Project Review During Design and Construction. For instances in which a future project involves adjacency to a historical resource (as determined under Mitigation Measure CUL-1a), the Project	Project Applicant or Project Contractor and	During project design and construction	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
Applicant(s)/Contractor(s) shall engage the services of a qualified Architectural Historian or Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards to review milestone drawing sets and generally be available to the design team during design and construction. The Architectural Historian/Historic Architect shall review Design Development (DD) and Construction Documentation (CD) drawing sets at 50% and 100% completion and provide a brief memo regarding ongoing project compliance with the Standards. Project review during construction shall occur quarterly and reported in memo format, which shall be provided to the County.	Qualified Architectural Historian	activities adjacent to a historical resource	
CUL-1c: Protection During Construction. Prior to the commencement of construction activities within proximity to, as defined in Mitigation Measure NOI-4, a historical resource, a Conditions Assessment Report will be completed by a Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards to identify baseline conditions (cracks, deterioration, etc.). The report will be provided to the County. As part of this process, a Structural Engineer shall be consulted to determine whether any shoring or protection should be installed prior to commencement of construction activities. In addition, the Project Applicant(s)/Contractor(s) shall engage a Civil Engineer to prepare an Adjacent Building Construction Monitoring Plan ("Monitoring Plan"). The Monitoring Plan shall establish survey monuments and document and record the positions of adjacent buildings, structures, sidewalks, utilities, facades, and surface features to form a baseline for determining settlement or deformation. The Monitoring Plan shall include the following provisions: (1) shored excavation and adjacent buildings, structures, sidewalks, utilities, facades, and cracks shall be visually inspected at a minimum of one time per month; (2) survey monuments shall be measured at critical stages of excavation, shoring, dewatering, and construction but should not occur less frequently than once every thirty days; (3) monitoring reports shall	Project Applicant/Contractor/ Qualified Historic Architect	Prior to construction activities within proximity to a historical resource	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
be prepared by an appropriate technical professional California Professional Land Surveyor documenting the movement monitoring results and distributed to all appropriate parties, including the shoring engineer. The County shall be provided all documentation and be notified if movement exceeds predetermined thresholds and calculated amounts as required.			
CUL-2: Prior to any demolition, grading, or excavation related to the construction of facilities or improvements under the Proposed Project, a qualified archaeologist shall be retained by the Project Applicant(s)/Contractor(s) to determine which areas shall require cultural resources monitoring during initial ground disturbance. The location of construction activities that are likely to encounter subsurface sediments with archaeological sensitivity shall be determined by the qualified archaeologist upon review of project excavation and grading plans. If determined necessary by the qualified archaeologist, monitoring by a qualified archaeologist shall be conducted during all initial ground disturbing activities (e.g. grading, removal of foundations, utility trenching, installation of shoring/piles, etc.) within the Project Site, from ground surface level to bedrock. If, during cultural resources monitoring, the archaeologist determines that the sediments being excavated have been previously disturbed and are unlikely to contain significant cultural materials, the archaeologist shall request that monitoring be reduced or eliminated. Spot-check monitoring shall occur during all construction, on a schedule determined by the project archaeologist. If buried cultural resources such as trash deposits, building foundations, privy pits, flaked or ground stone, or human remains are inadvertently discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find and the area shall be secured to	Project Applicant or Project Contractor and Qualified Archaeologist	Prior to demolition, grading, or excavation activities	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
prevent disturbance. The County will be notified immediately. A qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards shall be retained to evaluate the significance of the find and recommend appropriate treatment measures. If the discovered materials are determined to be significant cultural resources, the archaeologist shall develop and implement an appropriate treatment plan, which may include avoidance, preservation in place, capping with fill material, or data recovery through excavation and documentation. The Treatment Plan shall be provided to the County. Work in the vicinity of the discovery, as determined by the qualified archaeologist, shall not resume until the archaeologist has determined that appropriate measures have been implemented. Treatment measures for items that are not associated with human remains typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If human remains are encountered, work shall halt in accordance with California Health and Safety Code Section 7050.5 and the County of Los Angeles Medical Examiner (Medical Examiner) shall be notified immediately. If the Medical Examiner determines that the remains are Native American, the Medical Examiner shall notify the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall designate a Most Likely Descendant (MLD). The MLD shall be provided the opportunity to make recommendations regarding the treatment and disposition of the remains in accordance with Public Resources Code Section 5097.98.			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
GEOLOGY AND SOILS			
GEO-1: Prior to any structural improvements to buildings or prior to any excavation related to the construction of new facilities, detailed subsurface geotechnical evaluations shall be performed to address site-specific conditions at the locations of the planned improvements and provide detailed recommendations for design and construction. The Project Applicant(s) or its designee shall ensure that all recommendations contained in the approved geotechnical reports are incorporated into final design plans and implemented during construction. All recommendations shall be implemented. The geotechnical evaluation(s) shall include the following measures, at a minimum, to address potential seismic ground shaking, liquefaction, and slope stability hazards. These components establish required baseline evaluation criteria. However, the licensed geotechnical engineer(s) shall identify and incorporate any additional site-specific design and construction recommendations necessary based on the results of subsurface investigations conducted for each development phase. All recommendations shall be provided to the County, be incorporated into final engineering plans, and implemented during construction. Recommendations could include but are not limited to: ▪ **Seismicity:** Structural elements of future improvements shall be designed to resist or accommodate appropriate site-specific ground motions and conform to the current seismic design standards. ▪ **Liquefaction:** An assessment of the liquefaction potential shall be made prior to detailed design and construction of project improvements. Structural design and preventative techniques, such as in situ ground modification or supporting foundations with piles at depths designed specifically for liquefaction, shall be included. To evaluate the potential for liquefaction, subsurface evaluation may be performed. Site-specific geotechnical evaluations that assess the liquefaction and dynamic settlement characteristics of the on-site	Project Applicant or Project Contractor	Prior to structural improvements to buildings Prior to excavation activities related to new facilities	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Building & Safety Division

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
soils shall include the drilling of exploratory borings, evaluation of groundwater depths, and laboratory testing of soils. Methods for construction in areas with a potential liquefaction hazard may include in situ ground modification, removal of liquefiable layers and replacement with compacted fill, or support of project improvements on piles at depths designed specifically for liquefaction. Pile foundations can be designed for a liquefaction hazard by supporting the piles on dense soil or bedrock below the liquefiable zone or employing other appropriate methods, as evaluated during the Project Site-specific evaluation. Additional recommendations to address liquefaction may include densification by installation of stone columns, vibration, deep dynamic compaction, and/or compaction grouting. ▪ **Slope Stability:** An assessment of slope stability shall be made prior to detailed design and construction of project improvements and design techniques, such retaining walls and drainage improvements, shall be implemented as needed. Slopes created or modified as part of the Proposed Project shall be engineered to reduce the potential for slope instability. The geotechnical evaluation(s) shall include the following measures to address and resolve site-specific unstable soil impacts: ▪ **Groundwater:** Excavations for foundations in areas with shallow perched groundwater may need to be cased/shored and/or dewatered to maintain stability of the excavations and provide access for construction. All recommendations included in the preliminary geotechnical evaluations pertaining to groundwater shall be followed. Excavations for underground structures shall be performed with care to reduce the potential for lateral deflection of excavation sidewalls			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
and/or shoring, which may also cause differential movement of structures located near the excavation. Further study, including subsurface exploration, shall be performed during the detailed design phase of future improvements to evaluate the presence of groundwater, seepage, and/or perched groundwater at the Project Site and the potential impacts on design and construction of project improvements. An assessment of the potential for shallow groundwater shall be made during the design phase of each project, and design techniques shall be developed as necessary. ▪ **Collapsible Soils/Settlement:** An assessment of the potential for soils that are prone to settlement shall be made prior to detailed design and construction of project improvements, and design techniques shall be developed, as appropriate, to reduce impacts related to settlement to low levels. During the detailed design phase of the project, surface reconnaissance and site-specific geotechnical evaluations shall be performed to assess the settlement potential of the on-site natural soils and undocumented fill. This may include detailed surface reconnaissance to evaluate site conditions, drilling of exploratory borings or test pits, and laboratory testing of soils, where appropriate, to evaluate site conditions. Prescribed approaches to address potential soil settlement could include either removal of the compressible/collapsible soil layers and replacement with compacted fill, surcharging to induce settlement prior to construction of improvements, allowing for a settlement period after or during construction with new fills, or a specialized foundation design, including the use of deep foundation systems to support structures. Varieties of in situ soil improvement techniques are also available, such as dynamic compaction (heavy tamping) or compaction grouting.			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
The geotechnical evaluation(s) shall include the following measures to address and resolve site-specific expansive and corrosive soils hazards: ▪ **Expansive Soils:** Mitigation techniques to reduce expansive soil potential shall be included as necessary. Techniques shall include over excavation and replacement with non-expansive soil, soil treatment, moisture management, and/or a specific structural design for expansive soil conditions developed during the design phase. ▪ **Corrosive Soils:** An assessment of the potential for corrosive soils shall be made during the detailed design phase of the project through soil testing procedures. Engineering methods shall be developed, as appropriate, to reduce impacts related to corrosive soils to low levels. Subsurface evaluation, including laboratory testing, shall be performed. Evaluation of the corrosive soil potential shall be accomplished through testing and analysis of soils at foundation design depths. The laboratory tests conducted on the soils prior to construction and improvement plan preparation shall include corrosivity tests. Review of these data by a corrosion engineer, if determined necessary in the geotechnical evaluation, shall result in corrosion protection measures that address site-specific conditions. Evaluation of the potential corrosive soils hazard shall be performed prior to detailed design and construction so that, in the event the hazard exists, design techniques may be implemented. To avoid site-specific subsurface evaluation, corrosion protection measures may be included in the initial design for the proposed project improvements. Depending on site-specific conditions presented geotechnical evaluation, recommendations for corrosive soil conditions may involve the use of concrete that is resistant to sulfate exposure. Corrosion protection for metals may be needed for underground foundations or structures in areas where corrosive groundwater or soil could cause deterioration. Typical design techniques include			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
epoxy and metallic protective coatings, the use of alternative (corrosion-resistant) materials, and selection of the appropriate type of cement and water/cement ratio.			
GEO-4: Paleontological Resources: Prior to any excavation related to the construction of facilities or improvements proposed under the master plan, a qualified vertebrate paleontologist with a graduate degree in paleontology, geology, or a closely related earth science discipline, and more than 10 years of experience shall be retained by the Project Applicant(s)/Contractor(s) or construction contractor. Final excavation depths, locations, and construction methods shall be determined during subsequent project-level design. Accordingly, the qualified paleontologist shall review project-specific excavation and grading plans prior to construction and identify areas where monitoring is required based on the depth and extent of excavation into paleontologically sensitive geologic units (e.g., older alluvium or Puente Formation). Monitoring shall be implemented by the qualified paleontologist during ground disturbance in those identified areas. Very shallow surficial excavations (i.e., less than 5 feet in depth) within areas of previous disturbance or areas of Quaternary younger alluvial deposits shall be monitored by the qualified paleontologist to ensure that underlying sensitive units (i.e., Quaternary older alluvium) are not adversely affected. Areas consisting of artificial fill materials shall not require monitoring. If future excavations take place in Quaternary older alluvial deposits or within Fernando or Puente Formation bedrock, such excavations shall be monitored on a full-time basis by a qualified paleontological monitor and under the supervision of the qualified paleontologist. The paleontological resource monitoring shall include inspection of exposed rock units during active excavations within the geologically sensitive sediments. Monitoring may be reduced if some of the potentially fossiliferous units	Project Applicant or Project Contractor and Qualified Vertebrate Paleontologist	Prior to excavation related to construction or improvements	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
described herein are, upon exposure and examination by qualified paleontological personnel, determined to have a low potential for containing fossil resources. The paleontological monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontological monitor shall have authority to temporarily divert grading away from exposed fossils to recover the fossil specimens professionally and efficiently and collect associated data. All efforts to avoid delays in project schedules shall be made. To prevent construction delays, paleontological monitors shall be equipped with the necessary tools for the rapid removal of fossils and retrieval of associated data. This equipment shall include handheld global positioning system receivers, digital cameras, and cell phones as well as a tool kit with specimen containers, matrix sampling bags, field labels, field tools (awls, hammers, chisels, shovels, etc.), and plaster kits. At each fossil locality, field data forms shall be used to record pertinent geologic data, stratigraphic sections shall be measured, and appropriate sediment samples shall be collected and submitted for analysis. Fossils collected, if any, shall be transported to a paleontological laboratory for processing where they shall be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility that meets federal and State curation standards and is approved in writing by the County of Los Angeles. Following analysis, a Report of Findings with an appended itemized inventory of specimens shall be prepared by the qualified paleontologist within a reasonable timeframe from the completion of recovery. The			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
report and inventory, when submitted to the County along with confirmation of the curation of recovered specimens into an established, accredited museum repository, shall signify completion of the program to mitigate impacts on paleontological resources.			
GREENHOUSE GAS EMISSIONS			
GHG-1a: For development projects that include parking (e.g., private garages, surface parking lot, etc.), the Project Applicant(s)/Contractor(s) shall implement the following provisions of the California Green Building Standards Code (CALGreen) as mandatory and not voluntary and shall list and identify them on all prepared building and site plans. The Project Applicant(s) shall submit these building and site plans that note the applicable measures to the County prior to the issuance of construction permits. ▪ **Residential Structures with Three or Fewer Stories.** For residential land uses with three or fewer stories, the Project Applicant(s)/Contractor(s) shall: o Design and build condominium/townhouses dwellings that have an attached private garage to have a dedicated electric circuit to support electric vehicle charging, as outlined in the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.8.1. o Design and build residential buildings to, at a minimum, meet the Tier 2 electric vehicle parking standards of the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.8.2.1. ▪ **Nonresidential Structures and Residential Structures with Four or More Stories.** For nonresidential land uses and residential land uses that are four or more stories, the Project Applicant(s)/Contractor(s) shall:	Project Applicant or Project Contractor	Prior to issuance of construction permits	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
o All parking areas shall be designed to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal the Tier 2 Nonresidential Voluntary Measures of CALGreen, Division A5.1, Planning and Design, Section A5.106.5.1.2. o Parking areas shall be designed to provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall comply with the Tier 2 Nonresidential Voluntary Measures of CALGreen, Division A5.1, Planning and Design, Section A5.106.5.3.3 or Section A5.106.5.3.4.			
GHG-1b: Each Project Applicant/Contractor shall demonstrate a minimum 10 percent reduction in energy consumption below energy baseline. For the General Hospital, ASHRAE Standard 90.1-2010 shall be the energy baseline. For all other new construction and major renovation, the 2025 version of Title 24, Part 6 shall be the energy baseline. "New construction" in this context shall mean "ground up" development of a structure that has never been occupied. "Major renovation" in this context shall include additions to or redevelopment of existing structures resulting in an increase of over fifty (50) percent of the existing floor area. An overall energy reduction of 10 percent shall be demonstrated on an aggregate basis across the Project Site, allowing for some buildings to perform better than others. Compliance shall be demonstrated via: ▪ A technical memorandum (where energy reductions might be below 10% for individual buildings); or ▪ Title 24 compliance forms submitted at the time of permit (where energy reductions are above 10%); or ▪ An energy modeling report (for the General Hospital).	Project Applicant or Project Contractor	Prior to issuance of each building permit Prior to the issuance of construction permits for the final phase proposal	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Building & Safety Division

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
The technical memorandum shall be based on a project site-level energy calculation and reference Title 24 compliance forms where completed and available, and submitted to the County prior to issuance of each building permit. The 10 percent reduction in energy consumption may be achieved through a combination of Project Site-wide renewable energy generation, energy distribution systems, electrification, and/or building design features. The Project Site area energy calculations shall be based on new developments pursuant to the project. The Project Site-level energy calculations shall be updated as needed throughout phased development to reflect actual design progress. Where performance of an individual building or phase is below the 10 percent requirement, it will address anticipated performance in future phases to achieve the aggregate 10 percent reduction. Should the final development phase proposal show that the Project Site-wide 10 percent reduction in energy consumption was not achieved, the final phase development proposal shall include additional measures to ensure the Project Site-wide 10 percent reduction in energy consumption from the electrical grid be achieved. The "final development phase" is the phase that would complete the full buildout of the Project Site within the anticipated 25-year development horizon. If such phase is not realized within the 25-year development horizon, then the Proposed Project shall demonstrate the Project Site-wide 10 percent reduction no later than December 31st, 2050 through the implementation of additional measures. These additional measures may include but are not limited to photovoltaic arrays, appliance or mechanical system upgrades to new or existing buildings, or lighting upgrades on new or existing structures. Any such additional measures shall be quantified for energy consumption reduction performance and submitted to the County for approval prior to the issuance of construction permits for the final phase proposal.			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
GHG-1c: For nonresidential development projects, prior to issuance of the certificate of occupancy, the Project Applicant(s)/Contractor(s) shall provide documentation to the County demonstrating enrollment in a 100 percent carbon-free electricity energy plan, such as the City of Los Angeles Department of Water and Power's Green Power for Green LA program, for Proposed Project building(s) if such plan is available. If a 100 percent carbon-free electricity plan is not available, the Project Applicant(s)/Contractor(s) shall enroll in an energy plan with the next highest carbon-free electricity until a 100 percent carbon-free electricity energy plan becomes available. Measures to achieve 100 percent carbon-free electricity use may include, but are not limited to, plans for 100 percent renewable electricity. If such carbon-free electricity energy plans are waitlisted, the Project Applicant(s)/Contractor(s) may enroll in an available energy plan in the meantime, but shall sign up for the waiting list until such time a carbon-free electricity energy plan is available.	Project Applicant or Project Contractor	Prior to issuance of the certificate of occupancy	County of Los Angeles Department of Economic Opportunity
HAZARDS AND HAZARDOUS MATERIALS			
HAZ-1a: In order to minimize exposure, prior to demolition activities, asbestos-containing materials and lead-based paint surveys and evaluations shall be conducted in buildings that are to be demolished or renovated. Hazardous building materials surveys have been conducted for many Project Site structures; however, because demolition would occur in phases and certain materials are concealed within wall assemblies, mechanical systems, and other building components that cannot be fully accessed until demolition preparation activities occur, final comprehensive pre-demolition surveys consistent with South Coast Air Quality Management District (AQMD) Rule 1403 shall be completed immediately prior to demolition of each structure. Abatement measures shall be implemented in accordance with the recommendations of these evaluations. Asbestos surveys shall be conducted in accordance with South Coast AQMD Rule 1403, which specifies that all surveys are to be carried out by a Cal/OSHA-certified asbestos consultant and will follow established survey protocols, notification, and work practice	Project Applicant or Project Contractor	Prior to demolition activities	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
requirements. Lead-based paint surveys shall be carried out by a California Department of Public Health (CDPH)–certified inspector/assessor. If necessary, a lead abatement plan would be prepared by the CDPH-certified project monitor or supervisor and be implemented during demolition and renovation activities. Demolition activities would be performed by CDPH-certified workers.			
HAZ-1b: Prior to start of construction, construction activities that involve subsurface disturbance within areas of the Project Site where residual petroleum hydrocarbons and volatile organic compounds (VOCs) in groundwater have been identified or are reasonably expected to be present, including areas downgradient of the former leaking underground storage tank (LUST) location at 1200 North State Street shall account for residual petroleum hydrocarbons and VOCs in groundwater that remain following regulatory closure of the former leaking underground storage tank case. A qualified environmental professional shall evaluate the potential for vapor encroachment conditions (VEC) and specify appropriate management measures, which may include removal and disposal of contaminated soil, groundwater management, vapor mitigation, or other remedial actions, consistent with regulatory requirements and recommendations of the Phase II ESA. The management measures shall be implemented during soil disturbing activities.	Project Applicant or Project Contractor	Prior to construction activities that involve subsurface disturbance where residual petroleum hydrocarbons and VOCs	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Environmental Programs Division
HAZ-1c: Prior to construction, the Project Applicant(s)/Contractor(s) shall conduct additional confirmatory subsurface investigations in areas of known or suspected concern identified in the completed Phase II Subsurface Investigation and Methane Survey, including former and suspected underground storage tank locations, both those abandoned in place and those without verified removal documentation, as well as former boiler and powerhouse areas. Because prior investigations were limited to accessible areas and did not include full site-wide excavation or investigation beneath existing structures, utilities, and active facilities, the extent of residual contamination cannot be fully characterized until	Project Applicant or Project Contractor	Prior to construction activities Prior to grading in affected areas	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Environmental Programs Division

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
demolition and site access occur. Therefore, additional confirmatory investigation shall be completed prior to grading in each affected area to fully delineate any residual contamination. These investigations shall evaluate whether residual contamination remains that could affect redevelopment. If additional residual contamination is found, a qualified geologist or industrial hygienist shall recommend appropriate remedial actions, which may include removal, disposal, or remediation of affected soils or structures, consistent with regulatory requirements. These remedial actions shall be implemented during construction.			
HAZ-1d: The documented abandoned oil well on the southern portion of the Project Site (Santa Fe Springs Mutual Oil Syndicate Well No. 1, API No. 0403705846) shall be further evaluated by a qualified petroleum engineer or geologist prior to any ground-disturbing activities, including grading, excavation, or construction, occurring within 100 feet of the well location. The evaluation shall include confirmation of the well's current condition and abandonment status through review of regulatory records and, if necessary, field investigation field investigation to verify that the well meets current CalGEM abandonment standards. Because existing structures, pavement, utilities, and active campus operations currently limit full access to the well location and its area of potential influence, comprehensive field verification and intrusive investigation cannot be completed at this time. The final grading limits, excavation depths, and site access conditions will not be fully known until demolition and site clearance activities occur. Therefore, confirmation of abandonment status and any necessary subsurface investigation must occur immediately prior to grading in the affected area, once safe and unobstructed access is available. If the evaluation determines that the well has not been properly abandoned in accordance with CalGEM standards, the well shall be	Project Applicant or Project Contractor and Qualified Petroleum Engineer/Qualified Geologist	Prior to any ground disturbing activities within 100 feet of a well location	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Environmental Programs Division

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
plugged or otherwise remediated in compliance with Public Resources Code Sections 3208 to 3217 prior to grading in the affected area. No grading or construction activities shall occur within the 100-foot radius (area of potential influence) of the well until CalGEM has confirmed that the well meets current abandonment standards.			
HAZ-2: Prior to the issuance of building permits for any new residential or commercial structure on portions of the Project Site where volatile organic compounds (VOCs) in soil vapor have been documented above applicable screening levels, the Project Applicant(s)/Contractor(s) shall prepare and implement a vapor intrusion mitigation plan. The plan shall include site-specific engineering controls, such as passive or active sub-slab depressurization systems, vapor barriers, or equivalent measures designed to prevent intrusion of VOCs into occupied indoor spaces. Because final building footprints, foundation designs, and finished grades have not yet been determined, a structure-specific vapor mitigation system cannot be finalized at this time. Therefore, the vapor intrusion mitigation plan shall be prepared for each applicable structure once final design plans are available and prior to permit issuance. The vapor intrusion mitigation plan shall be prepared by a qualified environmental professional in consultation with the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board (RWQCB). Design features shall comply with City of Los Angeles Methane Zone requirements, CalEPA guidance, and RWQCB performance standards for VOC mitigation. Implementation of the plan, including installation of all required engineering controls, shall be verified through inspections and post-installation testing prior to occupancy. The County, in coordination with	Project Applicant or Project Contractor	Prior to issuance of building permits for any new residential or commercial structure Prior to occupancy	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Environmental Programs Division

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
the RWQCB, shall review and approve the plan, confirm proper installation, and enforce compliance as part of the standard building permit and inspection process.			
HYDROLOGY AND WATER QUALITY			
HYD-2: During the initial design of each future project, the Project Applicant(s)/Contractor(s) shall prepare project-specific Stormwater Mitigation Plans (SUSMP) for review and approval by the Los Angeles County Department of Public Works (LACDPW). Low-impact development (LID) features included in project-specific SUSMPs shall be designed to minimize the leaching of nutrients from growing media. LID features shall avoid the use of growing media, mulch, and compost containing animal products, which may leach nutrients. Design modifications may include incorporation of an internal storage zone with an elevated underdrain and a carbon food source for denitrifying bacteria to create anaerobic conditions and subsequent denitrification. During the initial design of each future implementing project, the Project Applicant/Contractor shall also prepare project-specific Operation and Maintenance (O&M) Plans for proposed LID features and on-site landscaping for review and approval by the LACDPW. The O&M plans shall be revised as needed as development plans and proposed LID features are revised. The project specific O&M Plans shall consider impacts on water quality due to the leaching of phosphorous. O&M practices shall include integrated pest management and organic maintenance methods, including those for hand weeding. The use of fertilizers, pesticides, herbicides, and products containing animal manure or animal products shall be avoided. Prior to construction of future development projects on the Project Site, the Project Applicant(s)/Contractor(s) shall prepare and submit final building and landscape design plans to LACDPW demonstrating that all	Project Applicant or Project Contractor	During initial design of each implementing project Prior to construction o future development projects	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Building & Safety Division

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
landscape-based LID features are designed to improve water quality and minimize the leaching of nutrients from growing media.			
HYD-3a: Prior to and during construction involving deep excavation that could encounter groundwater or dewatering, monitoring wells shall be installed by the Project Applicant(s)/Contractor(s) during construction within and around the perimeter of each structure to monitor the groundwater level and evaluate the performance of the dewatering system. Before starting dewatering operations, a baseline conditions survey conducted by a licensed geotechnical or structural engineer retained by the Project Applicant(s)/Contractor(s) shall be made of all adjacent foundations and structures to assess the impact of deep excavation dewatering on adjacent structures. All signs of existing distress shall be recorded. The baseline survey shall be submitted to the County and retained for reference during construction monitoring.	Project Applicant or Project Contractor and Licensed Geotechnical or Structural Engineer	Prior to and during construction involving deep excavation Before dewatering operations	County of Los Angeles Department of Economic Opportunity
HYD-3b: During project design, the Project Applicant(s)/Contractor(s) shall retain a qualified civil or water resources engineer to prepare a Recycled and Alternative Water Supply Feasibility Study evaluating the technical and economic feasibility of using non-potable water sources for landscape irrigation. The study shall identify feasible sources, projected supply volumes, system design concepts, and implementation costs. Based on the results of the feasibility study, future projects shall incorporate all technically and economically feasible non-potable supply systems into the final landscape irrigation supply. Irrigation water demands greater than existing irrigation demands shall be met by alternative supply sources to the maximum extent technically feasible. The use of alternative water supply sources for irrigation shall be maximized to reduce the use of potable water for irrigation and to approximate existing irrigation demands. Alternative water supply sources include, but are not limited to, reclaimed water, gray water, harvested rainwater (stormwater), and air-conditioning condensate (although not specifically mentioned in the master plan, this could represent a significant source of clean irrigation water).The County shall	Project Applicant or Project Contractor and Qualified Civil or Water Resources Engineer	During project design	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works Building & Safety Division, Land Development Division

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
review and approve the Feasibility Study and irrigation design prior to permit issuance.			
NOISE			
NOI-1: Reduce Construction Noise to the Extent Possible. If construction activities associated with the Proposed Project have the potential to exceed the County's construction noise thresholds at nearby on- and off-site sensitive receptors, including during pile driving or other high noise construction activities, the Project Applicant(s)/Contractor(s) shall implement the following noise reduction measures during construction: ▪ To the extent feasible, construction activities shall occur between the hours of 7:00 am to 7:00 pm on Monday through Friday and 8:00 am to 6:00 pm on Saturdays, consistent with Section 12.08.520 of the County of Los Angeles Code of Ordinances. Construction activities shall not occur at any time on Sundays or legal holidays. Construction personnel shall not be permitted on the job site, and material or equipment deliveries and collections should not be permitted outside of these hours. If construction activities must occur outside of the allowable hours, the Project Applicant(s)/Contractor(s) shall follow necessary procedures to obtain an appropriate variance in accordance with Section 12.08.580 of the County of Los Angeles Code of Ordinances prior to conducting such activities. Construction activities occurring outside the allowable hours shall comply with all conditions of the approved variance. ▪ To the fullest extent practicable, the quietest available type of construction equipment shall be used. Newer equipment is generally quieter than older equipment. The use of electric powered equipment is typically quieter than diesel or gasoline powered equipment, and hydraulic powered equipment is typically quieter than pneumatic power.	Project Applicant and Project Contractor	During construction activities	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
▪ Where feasible, impact pile driving shall be replaced with other piling techniques, such as vibratory pile driving or drilled and poured-in-place piles. ▪ All construction equipment shall be properly maintained. Poor maintenance of equipment typically causes excessive noise levels. ▪ All construction equipment, stationary and mobile, shall be equipped with properly operating and maintained mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features that meet or exceed original factory specification and are properly maintained and functioning during construction activities. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment. ▪ All noisy equipment shall be operated only when necessary, and should be switched off when not in use. ▪ The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. To the extent feasible, temporary barriers shall be employed around the project site and/or around noisy construction equipment, specifically pile driving equipment. For barriers to be effective they shall break the line-of site between the equipment and any noise-sensitive receiver. These barriers may be constructed as follows: o From commercially available acoustical panels lined with sound absorbing material (the sound absorptive faces of the panels should face the construction equipment). o From common construction materials such as plywood and lined with sound absorptive material (the sound absorptive material should face the construction equipment). o From acoustical blankets hung over or from a supporting frame. The blankets shall provide a minimum sound transmission class (STC) rating of 28 and a minimum noise reduction coefficient			

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
(NRC) of 0.80 and shall be firmly secured to the framework with the sound absorptive side of the blankets oriented towards the construction equipment. The blankets shall be overlapped by at least 6" at seams and taped so that no gaps exist. The largest blankets available shall be used in order to minimize the number of seams. The blankets shall be draped to the ground to eliminate any gaps at the base of the barrier.			
NOI-3a: Design Project Facilities to Ensure All Mechanical Equipment Complies with County Noise Standards. During the architectural and engineering design phase of each new facility (building, central plant, parking structure, etc.) that could introduce new mechanical equipment to the Project Site, and prior to the issuance of any building permits for the facility, the Project Applicant(s)/Contractor(s) shall retain an acoustical consultant to evaluate the design and provide recommendations, as necessary, to ensure that the mechanical equipment complies with Section 12.08.390 of the Los Angeles County Code of Ordinances to reduce impacts to off-site receptors. Such recommendations may include, but are not limited to: changes in equipment locations, upgrades to central plant buildings, rooftop parapet walls, acoustical louvers or screens, or intake and exhaust silencers.	Project Applicant or Project Contractor	During the project architectural and engineering design Prior to issuance of building permits	County of Los Angeles Department of Economic Opportunity
NOI-3b: Design and Manage Outdoor Use Areas to Ensure Organized Outdoor Events Comply with County Noise Standards. Prior to the issuance of any building permits for outdoor use areas that are anticipated to host organized events such as outdoor markets, farmers markets, summer concerts and health marches, etc. the Project Applicant(s)/Contractor(s) shall retain an acoustical consultant to evaluate the design (event layout, sound system design, etc.) and operational event details (crowd sizes, times of operation, etc.) to ensure that such events will comply with Section 12.08.390 of the Los Angeles County Code of Ordinances to reduce impacts to off-site receptors. Such	Project Applicant or Project Contractor and Acoustical Consultant	Prior to issuance of building permits	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
recommendations may include, but are not limited to: controls on crowd sizes and event times, and limits on sound system power levels.			
NOI-4: Reduce Construction-Generated Groundborne Vibration to the Extent Possible. The Project Applicant(s)/Contractor(s) shall implement the following vibration reduction measures during construction: ▪ Through coordination with the County where possible, impact pile driving should be replaced with other piling techniques, such as vibratory pile driving or drilled and poured-in-place piles. ▪ Distance requirements for eligible or listed historical structures (as defined in Chapter 3.4, Cultural Resources of this Draft SEIR): o Pile driving shall not be operated within 135 feet, vibratory rollers within 36 feet, or other heavy equipment (e.g., bulldozer) within 20 feet. ▪ Distance requirements for non-engineered and masonry buildings: o Pile driving shall not be operated within 100 feet, vibratory rollers within 25 feet, or other heavy equipment (e.g., bulldozer) within 15 feet.	Project Applicant or Project Contractor	During construction activities	County of Los Angeles Department of Economic Opportunity
TRANSPORTATION (SEE ALSO ATTACHMENT 2 – TRANSPORTATION MITIGATION FLOWCHART)			
TRA-1: The Project Applicant(s)/Contractor(s) shall develop and implement a Worksite Traffic Control Plan for any aspect of construction that would result in road closures, sidewalk closures, bicycle facility closures, removal of parking, or similar traffic disruptions. The Worksite Traffic Control Plan shall be prepared as part of the project design package according to California Manual on Uniform Traffic Control Devices (CA-MUTCD) requirements, and may include, but not be limited to, the following elements; ▪ Provide a roadway layout that shows the locations of construction activity and surrounding roadways to be used as detour routes, including special signage. ▪ Establish detour routes in coordination with the City of Los Angeles to minimize disturbances to local roadway conditions.	Project Applicant or Project Contractor	During project design	County of Los Angeles Department of Economic Opportunity City of Los Angeles Department of Transportation

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
▪ Maintain access to existing residences at all times. ▪ Work with City of Los Angeles Department of Transportation, Los Angeles Sherriff's Department, Los Angeles County Fire Department, and Los Angeles Police Department, to coordinate all construction-related plans and minimize disturbances to local emergency management services (EMS) providers ensure that alternative evacuation and emergency routes are designed to maintain response times during construction. ▪ Provide adequate off-street parking areas at designated staging areas for construction-related vehicles. ▪ Work with transit providers to maintain access and circulation routes to existing stops during construction phases and identify appropriate detours to provide rerouting during construction while minimizing service disruptions. ▪ Work with the City of Los Angeles to maintain continuity and operations of existing pedestrian and bicycle facilities during construction.			
TRA-3: Due to the programmatic nature of a 25-year buildout of the Proposed Project, and the multiple agency authorizations required to implement the measures herein: For all future developments as part of the Proposed Project, the Project Applicant(s)/Contractor(s) shall consult with County and relevant appropriate agencies to develop mechanisms as to when the conceptual improvements identified in Mitigation Measures TRA-3(a)-(e) are implemented based on phased buildout of the Proposed Project. The following three-step process shall be followed to determine whether a development project could result in Impact TRA-3. Step 1: Determine whether cumulative land use, including the development, would exceed 15 percent of any single Proposed Land Use Category in the table below.	Project Applicant or Project Contractor	Prior to start of construction for the first development phase	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works

<table>
<tr><th>Mitigation Measures</th><th>Party Responsible for Implementation</th><th>Implementation Timing</th><th>Agency Responsible for Monitoring</th></tr>
<tr><td>

- If No: No further analysis is required, and no physical improvements are necessary.
- If Yes: Proceed to Step 2

Step 2: If a Proposed Project would result in any single Proposed Land Use exceeding 15 percent, prepare a trip generation and Transportation Demand Management (TDM) analysis.

Step 3: If the cumulative trips, after applying TDM strategies, would exceed the inbound or outbound trips associated with 15 percent of Proposed Project buildout, prepare a detailed off-ramp queuing analysis. The results of the off ramp queuing analysis will determine whether the development's trips, combined with cumulative trips, would result in a queuing impact at the identified off-ramp location.

Proposed Land Use	Units/Counts	Square Footage
Residential	3,200 housing units	2,300,000
General Office	--	400,000
Medical Office	--	735,300
Retail	--	320,000
Patient and Caregiver Lodging	200 rooms	80,000
Community Facilities	--	350,000
Education	--	110,000
Warehouse	--	160,000
Clean Tech/ Light Industrial	--	200,000
Hospital	450 beds	400,000
Parking	8,588 spaces	3,005,678

</td><td></td><td></td><td></td></tr>
</table>

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
Total — **3,200 du; 450 hospital beds; 200 rooms; 8,588 parking spaces** — **8,060,978 square feet of new development** **TRA-3a:** The following traffic operations improvements shall be implemented to mitigate potentially significant impacts to off-ramp queuing at the I-5 southbound off-ramp to Mission Road. ▪ Re-stripe the off-ramp lane configuration from: o Left turn lane, shared through-left lane, and a right lane; to o two left turn lanes and one shared through-right turn lane. ▪ Optimize signal timing along the Mission Road coordinated corridor, including cycle length, offset, and phase splits. ▪ Apply the Caltrans' Intersection Safety Operational Assessment (ISOAP) methodology as appropriate to design and implement intersection improvements. ▪ Coordinate with Caltrans to evaluate expanding ramp storage using concrete/landscaped area in-between existing off-ramp and freeway mainline, and implement as determined by the appropriate implementing agencies.			
TRA-3b: The following traffic operations improvements shall be implemented to mitigate potentially significant impacts to off-ramp queuing at the I-10 westbound off-ramp to State Street. ▪ Re-stripe the off-ramp lane configuration from: o Left turn lane, right turn lane; to o shared left-right turn lane and a right turn lane. ▪ Optimize signal timing along the State Street coordinated corridor, including cycle length, offset, and phase splits. ▪ Apply the Caltrans' ISOAP methodology as appropriate to design and implement intersection improvements.	Project Applicant or Project Contractor	During project construction	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
▪ Coordinate with Caltrans to evaluate expanding ramp storage using landscaped slope area in-between existing off-ramp and freeway connector (north side of off-ramp), and implement as determined by the appropriate implementing agencies.			
TRA-3c: The following traffic operations improvements shall be implemented to mitigate potentially significant impacts to off-ramp queuing at the I-10 westbound off-ramp to Soto Street. ▪ Re-stripe the off-ramp lane configuration from: o Left turn lane, shared through-left turn lane, and two right turn lanes; to o two left turn lanes, one through lane, and one right turn lane. ▪ Optimize signal timing along the Soto Street coordinated corridor, including cycle length, offset, and phase splits. ▪ Apply the Caltrans' ISOAP methodology as appropriate to design and implement intersection improvements. ▪ Coordinate with Caltrans and City to evaluate striped shoulder area along north side of existing off-ramp, and implement as determined by the appropriate implementing agencies.	Project Applicant or Project Contractor	During project construction	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works
TRA-3d: The following traffic operations improvements shall be implemented to mitigate potentially significant impacts to off-ramp queuing at the I-5 northbound off-ramp to Cesar Chavez Avenue. ▪ Optimize signal timing along the Soto Street coordinated corridor, including cycle length, offset, and phase splits. Apply the Caltrans' ISOAP methodology as appropriate to design and implement intersection improvements.	Project Applicant or Project Contractor	During project construction	County of Los Angeles Department of Economic Opportunity County of Los Angeles Department of Public Works
TRA-3e: A TDM program shall be implemented as part of the individual development projects aimed at reducing vehicular trips to the Project Site, which may mitigate Project-induced freeway off-ramp queuing hazards. Project Applicant(s)/Contractor(s) will incorporate TDM strategies and estimate their effectiveness. TDM strategies that the	Project Applicant or Project Contractor	During project design	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
Proposed Project could implement to result in a quantitative reduction in vehicular trips include, but are not limited to, the following: ▪ Trip Reduction Strategies o Implement Commute Trip Reduction Program (Voluntary for Mandatory) o Implement Commute Trip Reduction Program (Mandatory Implementation and Monitoring) o Implement Commute Trip Reduction Marketing o Provide Ridesharing Program o Implement Subsidized or Discounted Transit Program - All Trips o Provide End-of-Trip Bicycle Facilities o Provide Employer-Sponsored Vanpool ▪ Parking Strategies o Price workplace parking o Implement Employee Parking Cash-Out o Limit Residential Parking Supply o Unbundle Residential Parking Costs from Property Cost ▪ School o Coordinate with Los Angeles Unified School District (LAUSD) to establish a School Bus Program o Active Modes of Transportation for Youth			County of Los Angeles Department of Public Works
TRIBAL CULTURAL RESOURCES			
TCR-1a: Native American Monitoring of Ground-Disturbing Activities in Native Soils a) The Project Applicant(s)/Contractor(s) shall invite a Native American Monitor from the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe) prior to the commencement of any ground-disturbing activities. "Ground-disturbing activities" shall include, but are not limited to, grading, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching, for	Project Applicant or Project Contractor and Native American Monitor	Prior to commencement of any ground-disturbing activities Prior to issuance of any permit to	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
each implementing phase of the Proposed Project at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). b) The Project Applicant(s)/Contractor(s) shall make reasonable efforts to execute a Tribal Monitoring Agreement with the Native American Monitor prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence any ground-disturbing activity. c) The Native American Monitor shall work with the Project Applicant's qualified archaeologist during qualifying ground-disturbing activities to identify potential Native American Tribal Cultural Resources (TCRs) and communicate concerns regarding TCRs to the Project Applicant(s). The Native American Monitor will complete daily monitoring logs that will provide: description(s) and location(s) of the relevant ground-disturbing activity(ies), the type(s) of construction activity(ies), information and/or materials related to TCRs; and any other facts, conditions, materials, or discoveries of significance to the Tribe. Daily monitoring logs will identify and describe any discovered TCRs. Copies of daily monitoring logs will be provided to the Project Applicant(s) and the County at the end of all Project-related ground-disturbing activities. Daily monitoring logs will be kept confidential with the Project records. d) On-site tribal monitoring shall conclude upon either of the following, whichever occurs first: (1) written notification to the Tribe from a designated point of contact for the Project Applicant(s)/Contractor(s) that all ground-disturbing activities and phases of Project implementation that may involve ground-disturbing activities are complete; or (2) written notification to the Project Applicant(s) from the Tribe that no future planned construction activity and/or development/construction phase of the Project has the potential to impact TCRs.		commence ground-disturbing activities During ground-disturbing activities	

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
TCR-1b: Unanticipated Discovery of Tribal Cultural Resource (Non-Funerary) a) In accordance with section 21074, subdivisions (a)(1)(A)-(B) of the Public Resources Code (PRC), a Tribal Cultural Resources (TCR) is a site, feature, place, cultural landscape, sacred place or object, which is of cultural value to the Tribe and either: (1) on or eligible for the California Historic Register or other local historic register or (2) the County of Los Angeles, as the lead agency for the Project, at its discretion, chooses to treat the resource as a TCR. b) Upon discovery of any TCR or potential TCR, all construction activities within a radius deemed appropriate by the qualified archaeologist shall cease and shall not resume until the discovered TCR has been fully assessed by the Native American Monitor and/or qualified archaeologist. If the assessment finds the resource to be a TCR, treatment measures and final disposition will be determined in consultation with the Tribe.	Project Applicant or Project Contractor and Qualified Archaeologist	Upon discovery of any TCR or potential TCR	County of Los Angeles Department of Economic Opportunity
TCR-1c: Unanticipated Discovery of Native American Human Remains and/or Associated Grave Goods a) Native American human remains are defined in section 5097.98, subdivision (d)(1) of the Public Resources Code (PRC) as an inhumation or cremation in any state of decomposition or skeletal completeness. Funerary objects, also called associated grave goods in section 5097.98 of the PRC, shall be treated alike per section 5097.98, subdivisions (d)(1) and (2) of the PRC. b) If Native American human remains and/or grave goods are discovered or recognized on the Project Site, then section 5097.9 of the PRC as well as Health and Safety Code Section 7050.5 shall be followed. c) Any discovery of Native American human remains and/or grave goods shall be kept confidential to prevent further disturbance.	Project Applicant or Project Contractor	Upon discovery of Native American human remains and/or funerary objects	County of Los Angeles Department of Economic Opportunity

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring
UTILITIES AND SERVICE SYSTEMS			
USS-1: As part of the site plan review for any future individual development project under the Proposed Project that is considered for construction and operation in 2045 or later, and that is also defined as a "water-demand project" in Section 15155 of the State CEQA Guidelines, the County shall request, pursuant to Section 15155, that the water provider, the City of Los Angeles Department of Water and Power (LADWP), determine whether the projected water demand associated with these project(s) was included in the most recently adopted urban water management plan. If required pursuant to Section 15155, the County shall request that LADWP prepare water supply assessment(s) for these future projects. The County shall determine, pursuant to Section 15155, whether projected water supplies would be sufficient to satisfy the demands of the future project(s), in addition to existing and planned future uses within LADPW's service area.	Project Applicant or Project Contractor and County of Los Angeles Department of Economic Opportunity	During site plan review	County of Los Angeles Department of Economic Opportunity
USS-2: Prior to issuance of a building permit for a Project Applicant/Contractor under the Proposed Project that could result in an increase in wastewater generation, the Project Applicant(s)/Contractor(s) shall coordinate with the City of Los Angeles Bureau of Sanitation to conduct further detailed gauging and evaluation to identify a specific sewer connection point with sufficient capacity. If the public sewer has insufficient capacity, then the County shall be required to build a sewer line to a point in the sewer system with sufficient capacity.	Project Applicant or Project Contractor	Prior to issuance of building permits for future development that could increase wastewater generation	County of Los Angeles Department of Economic Opportunity

ATTACHMENT 1
Project Design Features

Project Design Features (PDF): General Hospital – Acute Unit District and Building

PDF-1. All work within the Los Angeles General Hospital – Acute Unit Historic District and the treatment of all its contributing buildings, structures, and site features, as well as the rehabilitation of the Acute Unit Building and the treatment of all its exterior and interior character-defining features and materials, shall be overseen by a Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards. The Historic Architect shall review all drawings and specifications at major milestones (50% and 100% Schematic Design, Design Development, and Construction Documents) to ensure continued conformance with the Rehabilitation Standards and National Park Service guidance, as well as to ensure that historically significant views of and within the historic district are maintained. New construction within the Acute Unit Historic District shall adhere to Rehabilitation Standards No. 9 and 10 and the guidance related to new construction.

Additionally, the County is pursuing federal historic preservation tax incentives for the Acute Unit's proposed rehabilitation work, which requires rigorous review by the National Park Service (NPS) and California Office of Historic Preservation (OHP) for compliance with the Rehabilitation Standards.

PDF-2. Prior to commencement of any construction activities associated with the Los Angeles General Hospital – Acute Unit Building's exterior or interior character-defining features, or the Acute Unit Historic District's contributing features (Patient's and Visitor's buildings, retaining walls, gateways, State Street, Forecourt, tunnel), a Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards shall be retained to monitor all disassembly construction and rehabilitation activities, to ensure appropriate treatment of exterior and interior character-defining features, materials, and spaces during the construction project.

PDF-3. Prior to undergoing any demolition at the Los Angeles General Hospital – Acute Unit Building and any other contributing features within the Acute Unit Historic District (Patient's and Visitor's buildings, retaining walls, gateways, State Street, forecourt, tunnel), that would result in the removal of interior or exterior character-defining features (or portions thereof), Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Level II photographic documentation shall be prepared by a qualified professional meeting the Secretary of the Interior's Professional Qualifications Standards. HABS/HAER Level II drawings and historical narrative may follow after construction commences. To ensure public access, the Project Applicant(s) shall submit documentation to the following archives/organizations: Library of Congress, HABS/HAER/HALS Collection; Los Angeles Conservancy; County of Los Angeles Library; and other entities/repositories to be identified by the Historic Architect.

- **Drawings:** Existing historic drawings of the historical resource shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured existing conditions drawings of the building's floorplans and exterior elevations should be prepared.
- **Photographs:** Photo-documentation shall be prepared to HABS/HAER standards for archival photography. HABS/HAER standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4"x5", must be

hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of twelve photographs must be taken. Photographs must be identified and labeled using HABS/HAER standards.

- **Historical Narrative**: An architectural historian meeting the Secretary of the Interior's Professional Qualifications Standards shall compile historical background information relevant to the historical resource and prepare a narrative.

Project Design Features: Support Services Site

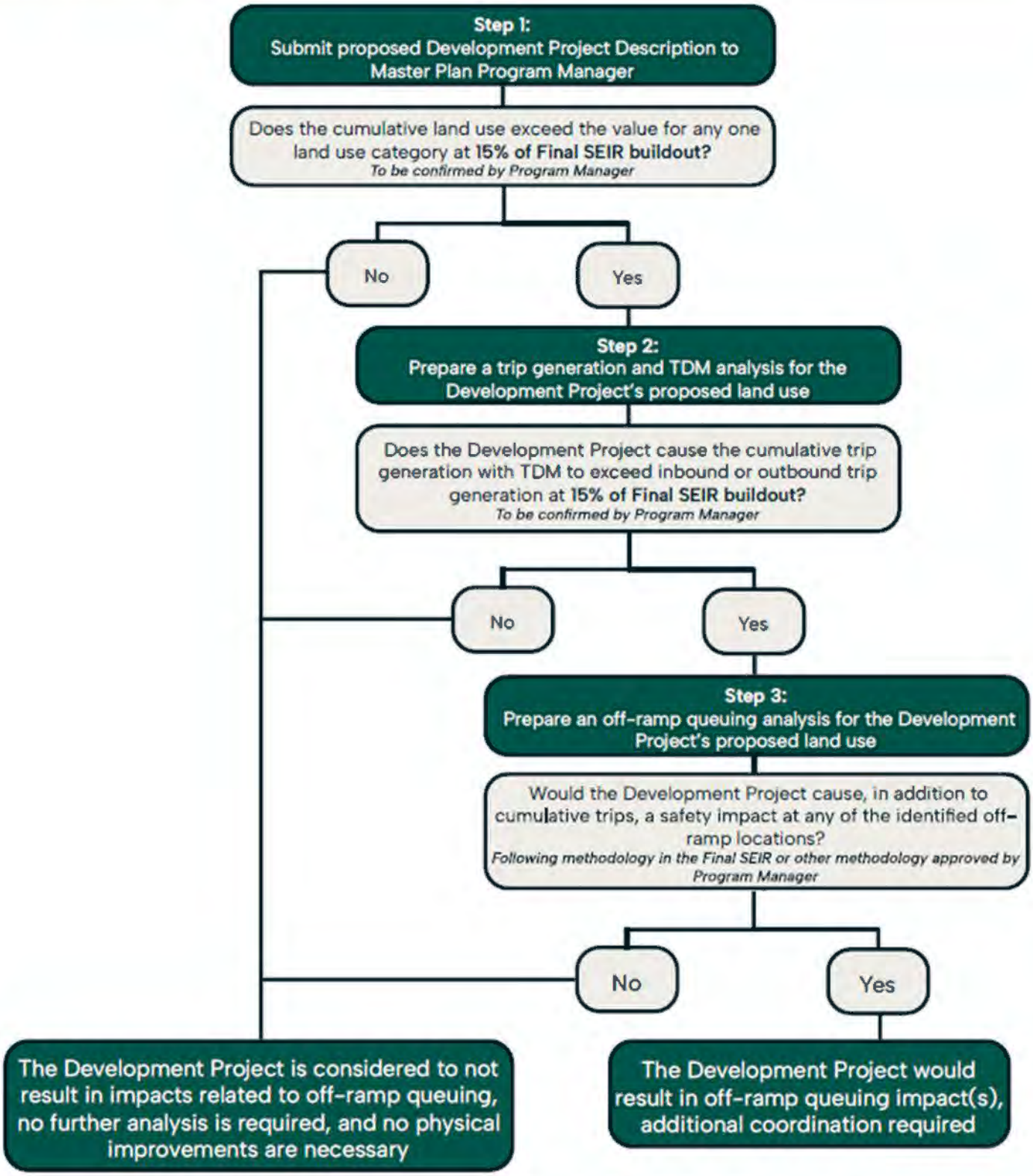
PDF-4. Prior to demolition of the Pharmacy Building and Viaduct, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Level II photographic documentation shall be prepared by a qualified professional meeting the Secretary of the Interior's Professional Qualifications Standards and a qualified structural engineer with at least five years of demonstrated, related experience. HABS/HAER Level II drawings and historical narrative may follow after demolition. To ensure public access, the Project Applicant(s) shall submit documentation to the following archives/organizations: Library of Congress, HABS/HAER/HALS Collection; Los Angeles Conservancy; County of Los Angeles Library; and other entities/repositories to be identified by the Historic Architect.

- **Drawings**: Existing historic drawings of the historical resource shall be photographed with large-format negatives or photographically reproduced on Mylar. In the absence of existing drawings, full-measured existing conditions drawings of the building's floorplans and exterior elevations should be prepared.
- **Photographs**: Photo-documentation shall be prepared to HABS/HAER standards for archival photography. HABS/HAER standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. All film prints, a minimum of 4"x5", must be hand-processed according to the manufacturer's specifications and printed on fiber base single weight paper and dried to a full gloss finish. A minimum of twelve photographs must be taken. Photographs must be identified and labeled using HABS/HAER standards.
- **Historical Narrative**: An architectural historian meeting the Secretary of the Interior's Professional Qualifications Standards shall compile historical background information relevant to the historical resource and prepare a narrative.

PDF-5. An Interpretation Plan shall be prepared and implemented for the "Support Services Site" that originally comprised the west half of the Los Angeles General Hospital main campus and that was largely demolished and redeveloped following the 1994 Northridge earthquake. Interpretation may include online (i.e. in the form of a StoryMap) or on-site display(s) of historic photographs, historic maps, a publicly accessible viewing platform, or other historic materials accompanied by a narrative of the history and development of the General Hospital. A team of qualified professionals with at least five years of demonstrated, related experience shall prepare a preliminary Interpretation Plan which shall be presented at a public workshop at which members of the community and interested constituent groups will have the opportunity to provide feedback that will be considered in the development of the plan.

ATTACHMENT 2
Transportation Mitigation Flowchart

Off-Ramp Queuing Evaluation Process



Development Project: The individual proposed development (under the Master Plan Final SEIR) being evaluated
Cumulative Trips: Trips associated with any previous developments approved under the LACGH Master Plan Final SEIR, prior to the Development Project being evaluated
TDM: Transportation Demand Management