



*Department of
Recreation and Parks*



City of Los Angeles



*Bureau of Engineering
Environmental
Management Group*

MITIGATION MONITORING PROGRAM

FOR

1ST & BROADWAY CIVIC CENTER PARK PROJECT

SCH No. 2019011002

W.O. E1907807

PREPARED BY CITY OF LOS ANGELES BUREAU OF ENGINEERING

MARCH 2019

Mitigation Monitoring Program:

The California Environmental Quality Act (CEQA) requires public agencies to adopt a reporting or monitoring program for the changes to the project that have been adopted to mitigate or avoid significant effects on the environment (Public Resources Code Section 21081.6). The program must be adopted by the public agency at the time findings are made regarding the project. The State CEQA Guidelines allow public agencies to choose whether its program will monitor mitigation, report on mitigation, or both (14 CCR Section 15097(c)). This mitigation monitoring program contains the elements required by CEQA for the 1st & Broadway Civic Center Park Project.

A. Location

The Project site is located at the northeast corner of 1st Street and Broadway in the Civic Center area of downtown Los Angeles. The address is at 126 N. Broadway, Los Angeles, California 90012. The Project site is generally bound by Los Angeles County's Grand Park adjacent on the north, Spring Street on the east, 1st Street on the south, and Broadway on the west. The Project site is currently a vacant dirt lot that is fenced in to restrict access. The area immediately surrounding the Project site is completely urbanized and developed with Grand Park and a Los Angeles County courthouse to the north, the Los Angeles City Hall and City Hall Park to the east, the Los Angeles Police Department Headquarters to the southeast, office buildings and the Times Mirror building (formerly the Los Angeles Times building) to the south, the Los Angeles Federal Courthouse to the southwest, and the Los Angeles Law Library to the west.

B. Purpose

The primary objectives of the proposed Project are:

- Transform the vacant lot to a park which will provide a much needed open space for the community to enjoy;
- Provide additional dining options for the park users and surrounding patrons; and
- Create a world-class iconic park at the center of Los Angeles' Civic Center area.

C. Description

The proposed Project would include the development of a 1.96-acre vacant lot into an open space public park located in the Civic Center area of downtown Los Angeles, which is the result of a design competition previously initiated by the City. The proposed Project would incorporate a two-story restaurant building complex with rooftop access within the northwest corner of the park; trees and green spaces for public enjoyment, numerous seating areas, 16 decorative canopies to provide shade and lighting throughout the park, public art features, new hardscaping and landscaped areas, and bioswales or other treatment best management practices (BMPs).

The proposed approximately 19,200-square-foot restaurant building complex would include space for concessionaires to operate all concepts in the facility. The new building would include a rooftop patio and bar, an upscale restaurant, an approximately 1,380-square-foot café with a food service window to serve outdoor patrons, and an approximately 1,500-square-foot outdoor beer garden attached to the two-story structure. A portion of the ground level floor of the restaurant building would be externally shaped into a tiered sitting area with a capacity to seat up to 60 park patrons at a time, and would be shaded by cantilevering above. Rooftop access would be available with an approximately 450-square-foot bar, an approximately 1,330-square-foot dining and lounge area for restaurant patrons, and an approximately 1,260-square-foot public space. A loading zone would be provided on the north side of the building and Project site for use in routine restaurant operations. Public restrooms would be

provided on the first floor of the restaurant building and at the rooftop. Figure 6 shows the proposed Project site plan.

The proposed Project would remove one magnolia tree from the public sidewalk adjacent to the Project site along Broadway. The removed tree would be replaced with the proposed Project along Spring Street.

During construction of the project, BMPs would be implemented in order to prevent any contamination from water runoff entering into storm drains. Specifically, the contractor will implement a storm water pollution plan (SWPPP) which is mandated by the State of California and the City of Los Angeles to prevent contaminant from escaping the construction site. The proposed Project would include a bioswale system that would allow water infiltration into the ground.

The proposed Project would include a bicycle parking area, outdoor seating areas, planting of a variety of plants and trees for public enjoyment, walking pathways and passive recreational uses, and new lighting.

Programming for the proposed Project would potentially include art exhibit events, concessionaire-sponsored events, and RAP-sponsored events. Approximately 4 or 5 art exhibit events and up to 40 concessionaire-sponsored events would occur annually. Ten concessionaire-sponsored events are anticipated for each for the 4 restaurant spaces in the new building. These events may include corporate events, fundraisers, and weddings. In addition, approximately 12 RAP-sponsored events are anticipated to be held annually, which include events organized by City representatives or officials. Other events to be held at the proposed Project would be identified by the City at a later date.

As previously mentioned, the Project site is located adjacent to the existing Grand Park, which is owned by the County of Los Angeles, and would operate separately. RAP would operate and maintain the proposed Project.

No parking spaces are currently provided at the Project site. Parking spaces are also not included with the proposed Project. According to the Los Angeles Municipal Code, 21 parking spaces would be required for the restaurant uses proposed. As such, a parking variance would be required and will be obtained to implement the proposed Project. Existing parking facilities within walking distance and public transportation are readily available in the project area for patrons to utilize. The restaurant operators could lease parking spaces from local parking lots or structures in the area to provide nearby parking for restaurant patrons. The proposed Project would also include bicycle parking areas on-site, to provide additional modes of access to the project area. The proposed Project would be designed in compliance with the Americans with Disabilities Act (ADA).

The hours of operation for the restaurant building complex would be 7:00 a.m. to 12:00 a.m. on Monday through Thursday, and 8:00 a.m. to 1:00 a.m. on Friday through Sunday. The park's hours of operation would be 5:30 a.m. to 10:30 p.m., in accordance with Los Angeles Municipal Code Section 63.44 and associated ordinances.

DESIGN PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
GEOLOGY AND SOILS					
Impacts related to seismic-related ground failure and liquefaction during construction.	GEO-1: The proposed Project grading and foundation plans and specifications shall implement the recommendations presented in the <i>Geotechnical Investigation Report First and Broadway Park</i> . The proposed Project plans and specifications shall also be reviewed by a qualified Geotechnical Engineer to ensure proper implementation and application of the recommendations.	Project Engineer	Project Plans and Specifications	Project Manager	Project Plans and Specifications
TRANSPORTATION AND TRAFFIC					
Potential to impact transit, pedestrian, and bicycle facilities during construction.	TRA-1: Prior to the start of construction, BOE shall coordinate with LADOT to prepare a Traffic Management Plan (TMP), which would include the following aspects: <ul style="list-style-type: none"> The TMP shall be prepared by a registered traffic or civil engineer, as appropriate, based on City of Los Angeles permit guidelines. Methods to inform the public regarding project construction and associated roadway and/or lane closures shall be implemented as part of the TMP. Additional measures to be incorporated into the TMP to improve traffic flow and ensure bicyclist and pedestrian safety shall include the following: <ul style="list-style-type: none"> Project phasing, truck routes, construction worker parking areas, worksite truck entrance/exit locations shall be detailed. Truck drivers shall be required to maintain roadway speeds of 25 miles per hour or lower while traveling through the downtown 	Project Engineer	Project Plans and Specifications	Project Manager	Final Traffic Management Plan submitted to the City of Los Angeles Department of Transportation
		Project Manager	Public Outreach	Bureau of Contract Administration	Bureau of Contract Administration Records

	<p>area.</p> <ul style="list-style-type: none"> o Truck drivers shall be reminded on an ongoing basis and required throughout construction activities to pay close attention to traffic laws and pedestrian and bicyclist safety, especially at site construction access points. Use of flagmen shall be required if truck ingress/egress points will overlap with active pedestrian sidewalks or bicycle lanes. <p>Methods for spacing of both inbound and outbound haul truck shall be included to avoid caravanning of trucks on downtown roadways and queuing at intersections.</p>				
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CONSTRUCTION PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
BIOLOGICAL RESOURCES					
Disturbance of existing biological resources, flora, fauna, and/or habitat.	<p>BIO-1: Exterior building improvements shall occur outside of the nesting season (February 15 through September 15). If avoidance of exterior construction work within this time period is not feasible, the following additional measures shall be employed:</p> <ul style="list-style-type: none"> • A pre-construction nesting survey shall be conducted by a qualified biologist within 3 days prior to the start of construction activities to determine whether active nests are present within or directly adjacent to the construction zone. All nests found shall be recorded. • If construction activities must occur within 300 feet of an active nest of any passerine bird or within 500 feet of an active nest of any raptor, a qualified biologist shall monitor the nest on a weekly basis and the construction activity shall be postponed until the biologist determines that the nest is no longer active. <p>If the recommended nest avoidance zone is not feasible, the qualified biologist shall determine whether an exception is possible and obtain concurrence from the appropriate resource agency before construction work can resume within the avoidance buffer zone. All work shall cease within the avoidance buffer zone until either agency concurrence is obtained or the biologist determines that the adults and young are no longer reliant on the nest site.</p>	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
CULTURAL RESOURCES					
Potential to impact archaeological resources.	CULT-1: A qualified archeological monitor shall be present on-site during all ground-disturbing activities, including, but not limited to, excavation, grading, and installation of utilities. The on-site archaeological monitor shall conduct worker training prior to the initiation of ground-disturbing activity in order to inform workers of the types of resources that may be encountered and apprise them of appropriate handling of such resources. If any prehistoric archaeological sites are encountered within the project area, consultation with interested Native American parties shall be conducted to apprise them of any such findings and solicit any comments they may have regarding appropriate treatment and disposition of the resources. A cultural resources monitoring and mitigation plan (CRMMP) shall be developed in order to outline monitoring protocols. The CRMMP shall identify key personnel and describe coordination, monitoring, and reporting responsibilities. Monitoring shall be completed by, or under the direction of, an archaeologist who meets Secretary of the Interior's Standards. The archaeological monitor shall have the authority to redirect construction equipment in the event that potential archaeological resources are encountered. If archaeological resources are encountered, work in the vicinity of the discovery shall halt until appropriate treatment or further investigation of the resource is determined by a qualified archaeologist in accordance with the provisions of CEQA Guidelines Section	Project Engineer	Project Plans and Specifications	Project Manager	Final Monitoring Report Submitted to South Coast Information Center (SCIC)
		Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
	15064.5.				
Potential to impact paleontological resources.	<p>CULT-2: Prior to the start of construction, a Qualified Paleontologist shall be retained to prepare and present a paleontological worker’s environmental awareness program to all earth-moving personnel and their supervisors. The training shall inform construction personnel of the potential for fossil discoveries, types of fossils that may be encountered, and procedures to follow if potential fossils are unearthed at the Project site.</p> <p>In the event of unanticipated fossil discoveries by construction personnel, work shall be halted within 50 feet of the discovery until the Qualified Paleontologist can evaluate the discovery. If the discovery is determined to be significant, the Qualified Paleontologist shall develop the appropriate plan (e.g., documentation, salvage, fossil preparation and identification, curation, and monitoring) in consultation with the City of Los Angeles RAP and BOE.</p>	Project Engineer	Project Plans and Specifications	Project Manager	Final Monitoring Report Submitted to the Los Angeles County Natural History Museum
		Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
Potential to impact Native American Resources.	<p>CULT-3: A trained Native American consultant or consultants shall be engaged to monitor ground-disturbing activities. The consultant or consultants shall be selected from the interested Native American parties who consulted on the project. This monitoring shall occur on an as-needed basis as determined by BOE in consultation with interested tribes, and shall be intended to ensure that Native American concerns are taken into account during the construction process. The Native American consultant shall report findings to BOE or its archaeological consultant, which will</p>	Project Engineer	Project Plans and Specifications	Project Manager	Final Monitoring Report Submitted to South Coast Information Center (SCCIC)
		Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
	disseminate the information to the consulting Native American parties. The Native American parties identified by the NAHC shall be consulted regarding the treatment and final disposition of any materials of Native American origin found during the course of the project, if any, and will assist BOE in determining whether these materials constitute tribal cultural resources.				
GEOLOGY AND SOILS					
Impacts related to seismic-related ground failure and liquefaction during construction.	<p>GEO-2: All grading, excavation, and construction of foundations should be performed under the observation and testing of a qualified Geotechnical Engineer during the following stages:</p> <ul style="list-style-type: none"> • Site grading; • Excavation activities; • Construction of building foundations and footings; • Any other ground disturbing activities; and • When any unusual or unexpected geotechnical conditions are encountered. 	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
NOISE					
Potential to increase noise levels in areas immediately adjacent to the construction site.	<p>NOI-1: Construction equipment shall be properly maintained and equipped with mufflers.</p>	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	<p>NOI-2: Grading and construction equipment shall use rubber-tired equipment rather than metal-tracked equipment.</p>	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	<p>NOI-3: Equipment shall be turned off when not in use for an excess of five minutes, except for equipment that requires idling to</p>	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration

CONSTRUCTION PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
	maintain performance.				Records
	NOI-4: The public shall be notified in advance of the location and dates of construction hours and activities.	Project Manager	Public Outreach	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-5: Construction activities shall be prohibited between the hours of 9:00 p.m. and 7:00 a.m. when located within 500 feet of occupied sleeping quarters or other land uses sensitive to noise impacts associated with construction.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-6: A Noise Disturbance Coordinator shall be established by the construction contractor and will be responsible for responding to local complaints about construction noise. The Noise Disturbance Coordinator shall determine the cause of the concern (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the Noise Disturbance Coordinator.	Project Manager	Public Outreach	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-7: The Noise Disturbance Coordinator shall coordinate with the site administrator of the Los Angeles Law Library to avoid disruptions to normal operations.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-8: An eight-foot barrier constructed out of manufactured noise attenuating materials (e.g., soundproof panels instead of plywood) shall be erected on the western side of the Project site between the Los Angeles Law Library and construction activities. These barriers shall be capable of reducing noise	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
	levels by at least nine decibels as described in the material specification sheet provided by the manufacturer.				

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