IV. MITIGATION MONITORING AND REPORTING PROGRAM
IV. MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a MMRP for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects. The Lead Agency for the West Los Angeles Transportation Facility is the Metropolitan Transportation Authority, whereas, the City of Los Angeles Department of City Planning (City) and the Metropolitan Transportation Authority are the Co-Lead Agencies for the proposed Sunset Avenue Project. The Lead and Co-Lead Agencies are responsible for administering and implementing the MMRP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during project implementation prior to final approval of the proposed project. The primary purpose of the MMRP is to ensure that the mitigation measures identified in the EIR are implemented thereby minimizing identified environmental effects.

The MMRP for the proposed project will be in place through all phases of the project, including design (pre-construction), construction, and operation (post-construction both prior to and post-occupancy). The Metropolitan Transportation Authority will be responsible for implementing the mitigation measures which are applicable to the West Los Angeles Transportation Facility (i.e., noise mitigation measures) during post-occupancy. Otherwise, implementation of the mitigation program will be performed by the City of Los Angeles. The City shall be responsible for administering the MMRP activities to staff, other City departments (e.g., Department of Building and Safety, Department of Public Works, etc.), consultants, or contractors. The City will also ensure that monitoring is documented through reports and that deficiencies are promptly corrected. The designated environmental monitor (e.g., City building inspector, project contractor, certified professionals, etc., depending on the provisions specified below) will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems.

Each mitigation measure is categorized by impact area, with an accompanying identification of:

- The enforcement agency;
- The monitoring agency;
- The monitoring phase (i.e., the phase of the project during which the measure should be monitored);
IV. Mitigation Monitoring and Reporting Program

- Pre-construction
- Construction
- Post-construction (prior to and post-occupancy)

- The monitoring frequency; and
- The action indicating compliance with the mitigation measure(s).

A. AESTHETICS

West Los Angeles Transportation Facility

This project has no significant adverse aesthetic impacts; therefore, no mitigation is required.

Sunset Avenue Project

The Draft EIR identified a significant impact on aesthetics. A potential mitigation measure that was discussed in the Draft EIR, reducing building heights to 35 feet along the Sunset Avenue and Thornton Place frontages, was also the basis of the Reduced Height Alternative in the Draft EIR. Should the decision-makers determine to reduce the proposed project’s height, they will do so by approving the Reduced Height Alternative, not by imposing a height-reducing mitigation measure. Therefore, that mitigation measure has not been included in the MMRP.

B. AIR QUALITY

West Los Angeles Transportation Facility

Mitigation Measure WLA-B.1: All equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Throughout construction during field inspection
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance report submitted by project contractor.

Mitigation Measure WLA-B.2: General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would have their engines turned off when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Throughout construction during field inspection
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance report submitted by project contractor.

Mitigation Measure WLA-B.3: Use electricity from power poles, rather than temporary diesel or gasoline powered generators if or where feasible.

Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Throughout construction during field inspection
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance report submitted by project contractor.

Mitigation Measure WLA-B.4: Use on-site mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane) as feasible.

Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Throughout construction during field inspection
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance report submitted by project contractor.
Sunset Avenue Project

**Mitigation Measure Sunset-B.1:** All equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Throughout construction during field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance report submitted by project contractor.

**Mitigation Measure Sunset-B.2:** General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would have their engines turned off when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Throughout construction during field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance report submitted by project contractor.

**Mitigation Measure Sunset-B.3:** Use electricity from power poles, rather than temporary diesel or gasoline powered generators if or where feasible.

**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Throughout construction during field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance report submitted by project contractor.

**Mitigation Measure Sunset-B.4:** Use on-site mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane) as feasible.
Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Throughout construction during field inspection

Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance report submitted by project contractor.

C. HISTORIC RESOURCES

Metro Division 6—Venice Site and Associated Buildings

No mitigation measures regarding the buildings and structures located on this property are required to implement the proposed project because the property is not considered a historic resource for the purposes of CEQA.

Vietnam POW/MIA Memorial Mural

Mitigation Measure Sunset-C.1: Photography and Recordation. Prior to alteration, relocation, or demolition of the mural, a photographic documentation report shall be prepared by a qualified architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior’s Professional Qualification Standards for History, Architectural History, or Architecture pursuant to 36 CFR 61. This report shall document the significance of the mural and its physical conditions, both historic and current through photographs and text. Photographic documentation should be taken utilizing 35-mm black and white film. The photographer should be familiar with the recordation of historic resources. Photographs should be prepared in a format consistent with the Historic American Buildings Survey (HABS) standards for field photography. Copies of the report shall be submitted to the California Office of Historic Preservation, the City of Los Angeles Planning Department, the Los Angeles Public Library (Main Branch), and the Los Angeles Conservancy.

Enforcement Agency: Los Angeles Department of City Planning

Monitoring Agency: Deputy Historic Preservation Officer of the Los Angeles Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Prior to alteration or relocation of the mural
**IV. Mitigation Monitoring and Reporting Program**

**Action Indicating Compliance with Mitigation Measure(s):** Submittal of a photographic documentation report according to conditions set forth in this measure.

**Mitigation Measure Sunset-C.2: Relocation.** Prior to implementing any project related tasks associated with the west wall of the bus washing structure, the feasibility of relocating the mural to an off-site location should be explored by the Applicant to mitigate project impacts on this historic resource. The cost of such a feasibility assessment shall be financed by the Applicant and reviewed and approved by the Deputy Historic Preservation Officer of the City of Los Angeles’ Planning Department\(^{22}\) (Historic Preservation Officer) and a qualified conservator, architectural historian, historic architect, or historic preservation professional. A determination of a reasonable and acceptable cost for the mural’s relocation will be established between the Applicant, Metro, and the qualified conservator, architectural historian, historic architect, or historic preservation professional. The preservation consultant shall be selected and hired by the Applicant with the final approval by the Historic Preservation Officer and/or Metro. The consultant selected shall satisfy the Secretary of the Interior’s Professional Qualification Standards for History, Architectural History, or Architecture pursuant to 36 CFR 61 or those qualifications as defined by the American Institute for Conservation of Historic & Artistic Works (AIC).\(^{23}\) Relocation of the mural in whole to another publicly accessible location within the project area, if conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet “Moving Historic Buildings” by John Obed Curtis (1979), would fully mitigate the impact associated with this historic resource and the proposed project. Additionally, relocation of the mural off-site to a location with similar or compatible historical context (i.e. along a public roadway) would also fully mitigate the impact. However, prior to any relocation efforts the physical condition of the mural should be considered, assessed, and documented by a qualified conservator, historic architect and structural engineer. Additionally, the cost of relocation versus the overall historical and artistic value of the mural should be quantified in that assessment, to further evaluate relocation feasibility. A relocation plan for the mural shall also be financed by the Applicant and developed in conjunction with the qualified conservator, architectural historian, historic architect, or historic preservation professional. Additionally, the plan shall be reviewed and approved by the Historic Preservation Officer. Because this mitigation,

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\(^{22}\) Effective July 1, 2004, the City Planning Department has taken over functions previously performed by the Cultural Affairs Department.

with the recommended cost to Applicant limitation, would not directly or indirectly affect the objectives of the proposed project, it appears feasible.

**Enforcement Agency:** Los Angeles Department of City Planning  
**Monitoring Agency:** Deputy Historic Preservation Officer of the Los Angeles Department of City Planning  
**Monitoring Phase:** Pre-construction and construction  
**Monitoring Frequency:** Once upon the determination of reasonable and acceptable cost for the mural’s relocation and once upon the approval of a relocation plan  
**Action Indicating Compliance with Mitigation Measure(s):** A determination of a reasonable and acceptable cost for the mural’s relocation established between the Applicant, Metro, and the qualified conservator, architectural historian, historic architect, or historic preservation professional who satisfies the requirements set forth in this mitigation measure and approval of a relocation plan by the Historic Preservation Officer.

**Accidental Discovery of Human Remains or Vertebrate Fossil Resources**

**West Los Angeles Transportation Facility Site**

**Mitigation Measure WLA-C.1:** Should vertebrate fossil resources be encountered during construction of the proposed project, construction in the immediate area of the resource shall be suspended until the resource can be evaluated by a qualified paleontologist and recovery, if appropriate, can be completed. This measure shall include steps for appropriate conservation as may be merited by the resource. With implementation of this measure, potential impacts associated with encountering significant vertebrate fossil resources would be reduced to less-than-significant levels.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning  
**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** As needed during construction  
**Action Indicating Compliance with Mitigation Measure(s):** If no vertebrate fossil resources are found, compliance certification report
from the project contractor; if vertebrate fossil resources are found, mitigation plan(s) by a qualified paleontologist.

**Mitigation Measure WLA-C.2:** Within the project site, any traditional burial resources, which include archaeological sites, burial sites, ceremonial areas, gathering areas, or any other natural area important to a culture for religious or heritage reasons, would likely be associated with the Native American group known as the Gabrielino. No known traditional burial sites have been identified within the project site or in the vicinity. Nonetheless, any discovery of such resources would be treated in accordance with federal, state, and local regulations, including those outlined in the CEQA Guidelines Section 15064.5 (e). With implementation of this measure, potential project impacts in this category would be reduced to less-than-significant levels.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** As needed during construction

**Action Indicating Compliance with Mitigation Measure(s):** If no unanticipated archaeological discoveries are found, compliance certification report from the project contractor; if unanticipated archaeological discoveries are found, mitigation plan(s) by a qualified archaeologist.

**Sunset Avenue Site**

**Mitigation Measure Sunset-C.3:** Should vertebrate fossil resources be encountered during construction of the proposed project, construction in the immediate area of the resource shall be suspended until the resource can be evaluated by a qualified paleontologist and recovery, if appropriate, can be completed. This measure shall include steps for appropriate conservation as may be merited by the resource. With implementation of this measure, potential impacts associated with encountering significant vertebrate fossil resources would be reduced to less-than-significant levels.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
**IV. Mitigation Monitoring and Reporting Program**

**Monitoring Phase:** Construction

**Monitoring Frequency:** As needed during construction

**Action Indicating Compliance with Mitigation Measure(s):** If no vertebrate fossil resources are found, compliance certification report from the project contractor; if vertebrate fossil resources are found, mitigation plan(s) by a qualified paleontologist.

**Mitigation Measure Sunset-C.4:** Within the project site, any traditional burial resources, which include archaeological sites, burial sites, ceremonial areas, gathering areas, or any other natural area important to a culture for religious or heritage reasons, would likely be associated with the Native American group known as the Gabrielino. No known traditional burial sites have been identified within the project site or in the vicinity. Nonetheless, any discovery of such resources would be treated in accordance with federal, state, and local regulations, including those outlined in the CEQA Guidelines Section 15064.5 (e). With implementation of this measure, potential project impacts in this category would be reduced to less-than-significant levels.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** As needed during construction

**Action Indicating Compliance with Mitigation Measure(s):** If no unanticipated archaeological discoveries are found, compliance certification report from the project contractor; if unanticipated archaeological discoveries are found, mitigation plan(s) by a qualified archaeologist.

**D. GEOLOGY/SEISMIC HAZARDS**

**West Los Angeles Transportation Facility**

**Mitigation Measure WLA-D.1:** Remove all loose soil and other deleterious materials, including old foundations, prior to fill placement.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection
Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure WLA-D.2: A minimum of three feet of soil should be removed and recompacted as structural fill before support footings and slab-on-grade construction begins.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection
Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure WLA-D.3: The exposed bottom of removal areas should be scarified, mixed, and moisture conditioned to a minimum depth of eight inches.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection
Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure WLA-D.4: To reduce risk of foundation movement, it is recommended that footings be supported on structural fill or on deepened piles embedded into competent alluvium, not both.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure WLA-D.5: If the excavation to remove existing subsurface structures, pipelines, and loose fill soils extends below the minimum depth of over-excavation, it is recommended that all subsurface structures, utility lines, and uncontrolled fill extending below the over-excavation depth be removed to expose undisturbed, native soils across the entire building pad.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection
Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure WLA-D.6: All fill material should be placed in controlled, horizontal layers with optimum depth and moisture.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection
Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure WLA-D.7: Excavated soils, cleaned of deleterious materials (including rocks), can be re-used for fill.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection
IV. Mitigation Monitoring and Reporting Program

**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure WLA-D.8:** Each layer of fill under the building area within the upper 48 inches of the finished pad grade should be of similar composition to provide a relatively uniform expansion index beneath the building.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure WLA-D.9:** Materials to be used as compacted fill should be analyzed by the Geotechnical Engineer to determine the physical properties of the materials.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure WLA-D.10:** An evaluation of the consequences related to lateral settlement of the project’s proposed structure is recommended.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.
Mitigation Measure WLA-D.11: Prior to the start of the site preparation and/or construction. It is recommended that there be a meeting with the selected contractor and Advanced Geotechnical Services, Inc., to further discuss tasks related to the backfill of utility trenches, temporary excavations, foundation types and their installation, slab-on-grade, retaining wall design, drainage, structural pavement sections, and corrosive protection.24

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once prior to the start of the site preparation and/or construction

Action Indicating Compliance with Mitigation Measure(s): Meeting with the selected contractor and Advanced Geotechnical Services, Inc.

Sunset Avenue Project

Mitigation Measure Sunset-D.1: Remove all loose soil and other deleterious materials, including old foundations, prior to fill placement.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure Sunset-D.2: In areas to receive fill or to support slab-on-grade construction, a minimum of eight feet of the existing soils should be removed and recompacted as the structural fill in the proposed construction areas.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction

**IV. Mitigation Monitoring and Reporting Program**

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.3:** The exposed bottom of removal areas should be scarified, mixed, and moisture conditioned to a minimum depth of eight inches.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.4:** If the excavation to remove existing subsurface structures, pipelines, and loose fill soils extends below the minimum depth of over-excavation, it is recommended that all subsurface structures, utility lines, and uncontrolled fill extending below the over-excavation depth be removed to expose undisturbed, native soils across the entire building pad.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspection

**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.5:** All fill material should be placed in controlled, horizontal layers with optimum depth and moisture.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspection
**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.6:** To reduce risk of foundation movement, it is recommended that footings be supported on structural fill, and that the thickness of structural fill beneath the footings and the slab area be relatively uniform.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.7:** Due to the high moisture content, shallow groundwater, and high compressibility of the on-site native soil, additional stabilization methods may be required. Acceptable stabilization methods include: (1) float rock worked into the soft soils and covered with a filter fabric; (2) geofabric with a 24-inch-wide overlap between sheets; or (3) a combination of both.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.8:** If construction delays or the weather result in the drying of the fill surface, the surface should be scarified and moisture conditioned before the next layer of fill is added. Each new layer of fill should be placed on a rough surface so planes of weakness are not created in the fill.

**Enforcement Agency:** Los Angeles Department of Building and Safety
IV. Mitigation Monitoring and Reporting Program

**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.9:** Excavated soils, cleaned of deleterious materials (including rocks), can be re-used for fill.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.10:** Each layer of fill under the building area within the upper 24 inches of the finished pad grade should be of similar composition to provide a relatively uniform expansion index beneath the building.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Periodic field inspection sign off and quarterly compliance certification report by project contractor.

**Mitigation Measure Sunset-D.11:** Materials to be used as compacted fill should be analyzed by the Geotechnical Engineer to determine the physical properties of the materials.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction
Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure Sunset-D.12: An evaluation of the consequences related to the potential for 0.1 to 0.2 inches of lateral settlement of the project’s proposed structure is recommended.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Periodic field inspection sign off and quarterly compliance certification report by project contractor.

Mitigation Measure Sunset-D.13: Prior to the start of the site preparation and/or construction. It is recommended that there be a meeting with the selected contractor and Advanced Geotechnical Services, Inc., to further discuss tasks related to the backfill of utility trenches, temporary excavations, shallow foundations, slab-on-grade, retaining wall design, and drainage.25

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once prior to the start of the site preparation and/or construction

Action Indicating Compliance with Mitigation Measure(s): Meeting with the selected contractor and Advanced Geotechnical Services, Inc.

E. HAZARDOUS MATERIALS

West Los Angeles Transportation Facility

Mitigation Measure WLA-E.1: Soils impacted with total recoverable petroleum hydrocarbon (TRPH) concentrations of 1,000 mg/Kg or greater shall be excavated during the grading for the proposed project.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Department of Public Works

Monitoring Agency: Los Angeles Department of Building and Safety; Los Angeles Department of Public Works

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of grading permit; monthly

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading permit, Monthly Statements of Compliance.

Sunset Avenue Project

Mitigation Measure Sunset-E.1: A Transportation Plan shall be developed for the hauling of soils and debris from the project site.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of grading permit and haul route permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading permit and haul route permit.

F. WATER QUALITY

The proposed project would comply with all standards, guidelines, and requirements of the State NPDES Construction Activities and Industrial Permits, and City of Los Angeles requirements as part of these regulations. The SWPPP and a SUSMP would be developed specifically for the project site to address the individual characteristics of the site’s needs to treat potential storm water contamination. Compliance with these requirements is mandated by law to ensure that impacts to surface and groundwater quality are reduced to less than significant levels.
As such, these permits, plans, and BMPs are not considered to be mitigation measure, but integral parts of the project design and operation. Therefore, no mitigation measures are required.

G. LAND USE

West Los Angeles Transportation Facility

With implementation of the West Los Angeles Transportation Facility, land use impacts would be less than significant and no mitigation measures would be required.

Sunset Avenue Project

**Mitigation Measure Sunset-G.1:** The total number of units and market/affordable mix shall be consistent with California Code Section 65915, as reflected in LUP Policy I.A.13(a).

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at tract map approval
- **Action Indicating Compliance with Mitigation Measure(s):** Tract map approval.

**Mitigation Measure Sunset-G.2:** Any number of units in addition to 214 shall only be allowed upon a certified LCP amendment, based on a finding that no adverse impacts on coastal resources would result per LUP Policy I.A.13 (d).

- **Enforcement Agency:** Los Angeles Department of City Planning, California Coastal Commission
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at tract map approval
- **Action Indicating Compliance with Mitigation Measure(s):** Tract map approval.
H. NOISE

West Los Angeles Transportation Facility

Mitigation Measure WLA-H.1: The composite noise level emanating from the Transit Facility shall not exceed 84 dBA when measured at a distance of 25 feet from the site perimeter between the hours of 9:00 P.M. and 7:00 A.M.

Enforcement Agency: Metropolitan Transportation Authority
Monitoring Agency: Metropolitan Transportation Authority
Monitoring Phase: Post-Occupancy
Monitoring Frequency: Annually
Action Indicating Compliance with Mitigation Measure(s): Annual report on noise levels.

Mitigation Measure WLA-H.2: Employees shall not congregate in the roof-top parking area between the hours of 9:00 P.M. and 7:00 A.M. Signs stating such a message shall be posted conspicuously throughout the roof-top parking deck area.

Enforcement Agency: Metropolitan Transportation Authority
Monitoring Agency: Metropolitan Transportation Authority
Monitoring Phase: Post-Occupancy
Monitoring Frequency: Daily
Action Indicating Compliance with Mitigation Measure(s): Response to incidents, employee notification.

Mitigation Measure WLA-H.3: Employees shall not activate car alarms in the roof-top parking area between the hours of 9:00 P.M. and 7:00 A.M. Signs stating such a message shall be posted conspicuously throughout the roof-top parking facility area.

Enforcement Agency: Metropolitan Transportation Authority
Monitoring Agency: Metropolitan Transportation Authority
Monitoring Phase: Post-Occupancy
Monitoring Frequency: Daily
Action Indicating Compliance with Mitigation Measure(s): Response to incidents, daily notification.
Sunset Project

**Mitigation Measure Sunset-H.1:** Prior to the issuance of any grading, excavation, foundation, or building permits, the Applicant shall ensure that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 6:00 P.M. on Saturday.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection throughout construction.  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification by the project contractor.

**Mitigation Measure Sunset-H.2:** In the event pile driving is required, pile drivers shall be equipped with noise control having a minimum quieting factor of 10 dBA.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Periodic field inspection throughout construction.  
**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification by the project contractor.

**Mitigation Measure Sunset-H.3:** To the extent feasible, loading and staging areas must be located on site and away from noise-sensitive uses surrounding the project site.

**Enforcement Agency:** Los Angeles Department of Building and Safety  
**Monitoring Agency:** Los Angeles Department of Building and Safety  
**Monitoring Phase:** Pre-construction; construction  
**Monitoring Frequency:** Once at execution of grading or construction contract; once at issuance of grading or building permit  
**Action Indicating Compliance with Mitigation Measure(s):** Execution of grading or construction contract with mitigation measure provisions; issuance of grading or building permits.
Mitigation Measure Sunset-H.4: Heavy-duty trucks shall utilize a City-approved haul route that avoids noise-sensitive land uses to the maximum extent feasible.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; construction
Monitoring Frequency: Once at execution of grading or construction contract; once at issuance of grading, haul route, or building permit
Action Indicating Compliance with Mitigation Measure(s): Execution of grading or construction contract with mitigation measure provisions; issuance of grading, haul route, or building permits.

Mitigation Measure Sunset-H.5: During periods of active construction activity, an eight-foot temporary sound barrier (e.g., wood fence) shall be erected around the site perimeter such that the “line of sight” between construction activity and adjacent residential properties is obstructed.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Quarterly throughout construction.
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report by the project contractor.

Mitigation Measure Sunset-H.6: All pile driving within 75 feet of any off-site adjacent structure shall be conducted with equipment such as sonic pile driver, or similar type of equipment, which generates a level of ground-borne that is less than 0.2-inch per second of peak particle velocity at a reference distance of 50 feet.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; construction
Monitoring Frequency: Once at execution of grading or construction contract; once at issuance of grading or building permit
Action Indicating Compliance with Mitigation Measure(s): Execution of grading or construction contract with mitigation measure provisions; issuance of grading or building permits.
Mitigation Measure Sunset-H.7: All exterior walls, floor-ceiling assemblies (unless within a unit) and windows having a line of sight (30 degrees measured from the horizontal plane) of Pacific Avenue or Main Street shall be constructed with double-paned glass or an equivalent and in a manner to provide an airborne sound insulation system achieving a Sound Transmission Class of 50 (45 if field tested) as defined in the UBC Standard No. 35-1, 1982 edition. City of Los Angeles sign-off shall be required prior to obtaining a building permit. The Applicant, as an alternative, may retain an engineer registered in the State of California with expertise in acoustical engineering, who shall submit a signed report for an alternative means of sound insulation satisfactory to the City of Los Angeles which achieves a maximum interior noise of CNEL 45 (Residential).

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Acoustical analysis; issuance of building permit; issuance of Certificate of Occupancy.

I. TRANSPORTATION AND CIRCULATION

West Los Angeles Transportation Facility

Construction Mitigation

Mitigation Measure WLA-I.1: Prior to the issuance of construction permits the developer shall prepare Work Area Traffic Control Plans that at a minimum should include:

- Identification of a designated haul route to be used by construction trucks;
- Provide an estimate of the number to trucks trips and anticipated trips;
- Identification of traffic control procedures, emergency access provisions, and construction alternative crew parking locations;
- Identification of the on-site location of vehicle and equipment staging;
• Provide a schedule of construction activities;

• Limitations on any potential lane closures to off-peak travel periods;

• Scheduling the delivery of construction materials during non-peak travel periods, to the extent possible;

• Coordinating deliveries to reduce the potential of trucks waiting to unload building materials;

• Prohibiting parking by construction workers on neighborhood streets as determined in conjunction with city Staff.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once at execution of construction contract; monthly during construction.

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of any permit for the project; Monthly Statements of Compliance.

### Operational Mitigation

**Mitigation Measure WLA-I.2:** Provide intersection modifications, such as street widening and restriping at the intersection of Jefferson and La Cienega Boulevards to alleviate the tight right-turn. Widen Jefferson Boulevard along the south side west of La Cienega Boulevard and shift the traffic lanes southerly providing a wider westbound curb lane for buses to turn into. This mitigation measure is shown in Figure IV.I-6 (showing bus turning with a standard bus) and Figure IV.I-7 (showing bus turning with an articulated bus) on pages 355 and 356 of the Draft EIR, respectively. This street widening is within the proposed Exposition Light Rail Transit Project right-of-way and must be done in conjunction with any future Exposition transit project. The design of both projects shall be coordinated for compatibility.\(^{26}\)

Further, the traffic analysis identified an alternative mitigation measure for this intersection. This measure would reroute the inbound buses to continue southbound on La Cienega Boulevard to Rodeo Road and make the southbound right-turn at that intersection with another right turn from westbound Rodeo Road to northbound Jefferson Boulevard. The revised inbound route provides right-turn capacity that can accommodate the bus maneuvers but may create noise impact to nearby residential units. Supervisor Yvonne B. Burke’s motion of (Footnote continued on next page)
improvements at this intersection shall include restriping of the left-turn queuing lane on Jefferson Boulevard to northbound La Cienega Boulevard to increase the storage capacity, pursuant to discussions with LADOT.

**Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Plan check review and final inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits and a Certificate of Occupancy.

**Sunset Avenue Project**

**Construction Mitigation**

**Mitigation Measure Sunset-I.1:** Prior to the issuance of construction permits the developer shall prepare Work Area Traffic Control Plans that should include:

- Identification of a designated haul route to be used by construction trucks;
- Provision of an estimate of the number to trucks trips and anticipated trips;
- Identification of traffic control procedures (including, but not limited to, the use of a flagman during ingress and egress of trucks and heavy equipment), emergency access provisions, and construction alternative crew parking locations;
- Identification of the on-site location of vehicle and equipment staging;
- Provision of a schedule of construction activities;
- Limitations on potential lane closures to off-peak travel periods;

*September 25, 2003, Agenda Item No. 26, calls for avoiding this routing during peak periods, and the hours of 9:00 P.M. to 7:00 A.M. to avoid noise impact. Therefore, this alternative routing is not currently proposed. (The motion is included in the Draft EIR as Appendix H-1.)*
• Scheduling the delivery of construction materials during non-peak travel periods, to the extent possible;

• Coordination of deliveries to reduce the potential of trucks waiting to unload building materials (delivery trucks shall be brought onto and stored within the project site);

• Prohibition of parking by construction workers on neighborhood streets as determined in conjunction with City;

• Identification of off-site staging procedures for haul trucks during excavation;
  – Haul truck staging shall occur on a designated major arterial street or off-street parking lot where the potential for residential parking and traffic impacts are less than significant. Off-site trucks shall then be called to the site for loading operations;
  – Staging on Main Street shall be avoided to the extent feasible. Any staging on Main Street shall be very limited and allowed only on special occasions and pre-approved by the City via a street use permit

• Provision of off-street parking capacity for construction workers with sufficient capacity for those who cannot park on-site during the demolition, grading, and parking structure construction phases, with shuttle services as necessary.

**Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Transportation

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once at execution of construction contract; monthly during construction.

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of any permit for the project; Monthly Statements of Compliance.
Operational Mitigation

Mitigation Measure Sunset-I.2: Right-Turn Restrictions—The proposed Main Street non-residential access shall be restricted to right-turns only (i.e., no left-turn ingress or egress will be permitted at this driveway).

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Department of Public Works

Monitoring Agency: Los Angeles Department of Transportation; Los Angeles Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Plan check review and final inspection

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits and a Certificate of Occupancy.

Mitigation Measure Sunset-I.3: Main Street and Rose Avenue—Implement the improvement listed for Main Street and Rose Avenue pursuant to the Venice Community Plan Transportation Program by restriping the east- and westbound Rose Avenue approaches to Main Street to provide an exclusive left-turn lane and an optional thru/right-turn lane. Implementation of this improvement would require the removal of approximately four on-street parking spaces on Rose Avenue east of Main Street.

Enforcement Agency: Los Angeles Department of Transportation; Los Angeles Department of Public Works

Monitoring Agency: Los Angeles Department of Transportation; Los Angeles Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Plan check review and final inspection

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits and a Certificate of Occupancy.

Mitigation Measure Sunset-I.4: Main Street and Sunset Avenue—Modify the southbound Main Street approach to Sunset Boulevard to provide an optional thru/left-turn lane, one through lane and a right-turn lane. Restripe the westbound Sunset Avenue approach to Main Street to provide an exclusive right-turn lane and one optional thru/left-turn lane. Construct and restripe the west leg of the intersection to include one exclusive right-turn lane and one through/left-turn lane. Implementation of this improvement would require the
removal of approximately three on-street parking spaces on the west side of Main Street north of Sunset Avenue.

**Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Plan check review and final inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits and a Certificate of Occupancy.

**Mitigation Measure Sunset-I.5:** Upgrade the existing pedestrian crossings located across Main Street at Sunset Avenue and across Pacific Avenue at Sunset Avenue with flashing markers/signage; i.e., “Smart Crosswalks.”

**Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Plan check review and final inspection  
**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits and a Certificate of Occupancy.

**Mitigation Measure Sunset-I.6:** Lincoln Boulevard and Rose Avenue—The proposed project shall provide a fair-share contribution to the planning and implementation of the rapid bus transit system on Lincoln Boulevard currently under study by the Lincoln Corridor Task Force (LCTF).

**Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of Public Works  
**Monitoring Phase:** Pre-construction, construction  
**Monitoring Frequency:** Once at map recordation  
**Action Indicating Compliance with Mitigation Measure(s):** Funding or other financial guarantee prior to Tract Map recordation.
IV. Mitigation Monitoring and Reporting Program

Mitigation Measure Sunset-I.7: Pursuant to Section 6 of the Coastal Transportation Corridor Specific Plan (CTCSP), the applicant, except as exempted, shall pay or guarantee payment of a Transportation Impact Assessment Fee (TIA) prior to issuance of any building permit, as applicable.

**Enforcement Agency:** Los Angeles Department of Transportation; Los Angeles City Department of Public Works

**Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles City Department of Public Works

**Monitoring Phase:** Pre-construction, construction

**Monitoring Frequency:** Prior to issuance of any building permit

**Action Indicating Compliance with Mitigation Measure(s):** Payment or guarantee payment of a Transportation Impact Assessment Fee

Mitigation Measure Sunset-I.8: The applicant shall consult with LADOT for driveway and internal circulation requirements.

**Enforcement Agency:** Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Transportation

**Monitoring Phase:** Pre-construction, construction

**Monitoring Frequency:** Plan check review and final inspection

**Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits and a Certificate of Occupancy.

J. PARKING

West Los Angeles Transportation Facility Project

The Transportation Facility would have no adverse impacts on existing local parking resources and no mitigation measures are required.

Sunset Avenue Project

Mitigation Measure Sunset-J.1: Off-site parking areas, with adequate capacity to serve existing demand and construction worker demand, such as the public parking lot located one block north of the site shall be used for construction worker parking when on-site parking capacity is insufficient. Such off-site parking areas shall be located within walking distance of the project site or shuttle
service shall be provided by the contractor between the off-site parking areas and the project site.

**Enforcement Agency:** Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspection throughout construction

**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification report by the applicant during construction.

**Mitigation Measure Sunset-J.2:** With the implementation of Mitigation Measure Sunset-J.1, construction workers shall not be allowed to park on the residential neighborhood streets.

**Enforcement Agency:** Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspection throughout construction

**Action Indicating Compliance with Mitigation Measure(s):** Quarterly compliance certification report by the applicant during construction.

### K. UTILITIES

#### 1. Water

**West Los Angeles Transportation Facility**

Since this project would not result in significant adverse impacts to the City’s water supply or conveyance systems as confirmed by the service provider, mitigation measures are not required.
Sunset Avenue Project

This project also would not result in a significant adverse impact to the City’s water supply or conveyance systems, as confirmed by the service provider. Therefore, mitigation measures are not required.

2. Wastewater

West Los Angeles Transportation Facility

Since the West Los Angeles Transportation Facility would not result in any significant environmental impacts upon the City’s wastewater collection and treatment infrastructure, mitigation measures are not required.

Sunset Avenue Project

The increased wastewater generation attributable to the Sunset Avenue Project will not create an impact on existing wastewater collection and treatment infrastructure maintained by the City of Los Angeles. Therefore, no mitigation measures for the Sunset Avenue project are required.