

MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT

MITIGATION MONITORING PROGRAM

(SCH #2010031040)

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TABLE OF CONTENTS

SECTIONS **PAGE**

I INTRODUCTION I-1

II PROJECT DESCRIPTION II-1

 II.1 Project Elements II-1

 II.2 Construction Scenario II-5

III MONITORING PROGRAM..... III-1

TABLES **PAGE**

II.2-1 Anticipated Construction Equipment II-6

III-1 Martin Luther King, Jr. Medical Center Campus Redevelopment Project Mitigation
Monitoring Plan III-2

SECTION I INTRODUCTION

The California Environmental Quality Act [CEQA; Public Resources Code (PRC), Section 21000 et seq.] requires a Lead Agency or Responsible Agency that approves or carries out a project, where an Environmental Impact Report (EIR) has identified significant environmental effects, to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" [PRC, Section 21081.6 (a) (1)]. The County of Los Angeles (County) is the Lead Agency for the Martin Luther King, Jr. Medical Center Campus Redevelopment project. A public agency shall "provide that measures to mitigate or avoid significant impacts to the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design" [PRC, Section 21081.6 (b)].

SECTION II

PROJECT DESCRIPTION

The Martin Luther King, Jr. Medical Center Campus Redevelopment project (project) will involve the following improvements.

II.1 PROJECT ELEMENTS

The project entails two tiers. Tier I would involve development of the new Multi-Service Ambulatory Care Center (MACC) Building and the Ancillary Building. Tier I would also include tenant improvements to the following existing buildings: North Support Building, South Support Building, and the Plant Management Building; site improvements; and potential relocation of the MRI Building.

Tier II of the project would entail the reuse, replacement, or removal of the existing MACC Building (which will be vacant following construction of the new MACC Building in Tier I) and reuse, replacement, or removal of the following: Emergency Room, Storage Building, and Cooling Towers.¹ Tier II construction may entail additional master-planned mixed-use development, which may include the potential for medical offices, general offices, commercial and retail space, residential units, recreational areas, and other development that is appurtenant to and compatible with the primary land use, in support of the campus.

To establish a program of development level for the mixed-use portion of Tier II, the currently undeveloped areas of the campus (undeveloped in this case includes parking lots and structures, such as parking structures and certain storage or loading areas, but not buildings) were calculated, and adjustments were made for buildings to be reused, replaced, or removed and developed, to obtain a surface area from which to calculate allowable build-out. A maximum build-out of this remaining area was calculated using maximum build-out criteria from the Los Angeles County Zoning Code restrictions applicable to the site. Initially, this maximum build-out number was in excess of 2 million square feet and included zoning code allowances of a maximum of three stories in building height and a minimum of 10-percent open space (i.e., areas without structures). To determine a more accurate level of development for Tier II, the following assumptions were added: (1) open space site-wide would remain a minimum of 10 percent to maintain some of the current character of the site as an open and landscaped campus; (2) the site area to be set aside for the potential development of an up to 100-unit residential component, parking structures or parking lots, and walkways would be a maximum of 40 percent of the entire site; and (3) although a maximum of three stories would be allowed for new buildings, an average height of 2.5 stories was assumed.² With these assumptions added in, the maximum programmed development for Tier II could consist of up to 1,814,696 square feet.

Tier I of the project will result in a decrease of the existing square feet, as the functions of several existing buildings would be removed. Tier II of the project has the potential to result in a total floor area of up to 1,814,696 square feet (or a footprint of up to approximately 725,878 square feet) of new development. Given the net reduction in building floor area in Tier I, the net new development after completion of Tier I plus Tier II is 1,476,010 square feet of floor area.

¹ However, the functions of these buildings would be substituted.

² An average building size of 2.5 was used, although it is anticipated that the Tier II buildings would vary in size and may be taller than 2.5 stories.

Tier I Project Development

Tier I of the proposed project would entail the development of two new buildings: the new MACC Building and the Ancillary Building, tenant improvements in existing buildings, site improvements, and potential relocation of the MRI Building. Project-level environmental impact report (EIR) analysis is provided for Tier I.

Multi-Service Ambulatory Care Center Building

The proposed MACC Building would be a four-story building consisting of approximately 132,000 square feet of floor area. This building would house the walk-in clinic, outpatient imaging, outpatient surgery, and various other outpatient clinics that are currently operating in the existing MACC. The proposed building would most likely be of structural steel construction. The gravity system of the building would consist of lightweight fill over metal decking supported by steel beams and columns. Similar to the proposed Ancillary Building, the lateral-force-resisting system of the MACC Building can be any one of the following: moment frames, braced frames, or a combination of the two. The lateral-force-resisting system, whether moment frames or braced frames, would be located along the perimeter of the building, which would accommodate maximum flexibility for planning and space layout. The foundation for the new building would likely be a cast-in-place drilled pile foundation system.

Ancillary Building

The proposed Ancillary Building would be a two-story structure consisting of approximately 24,700 square feet of floor area. This building would house the campus kitchen and cafeteria, and administrative offices. The building would be constructed to the east of the new MACC. A new pedestrian footbridge would be provided at the east end of the building for connection to the existing Inpatient Tower for the transportation of materials and supplies. The bridge would most likely be constructed of steel with a seismic joint at the Inpatient Tower.

The new building would most likely be structural steel construction. The gravity system of the building would consist of lightweight fill over metal decking supported by steel beams and columns. The lateral-force-resisting system for the building can be any one of the following: moment frames, braced frames, or a combination of the two. It is anticipated that the lateral-force-resisting system, whether moment frames or braced frames, would be located along the perimeter of the building, which would accommodate maximum flexibility for planning and space layout. The foundation for the new building would likely be a cast-in-place drilled pile foundation system.

Tenant Improvements

The tenant improvements would be performed in the North Support Building to provide space for the MACC administrative departments. The South Support Building would be reorganized to serve as the main warehouse for the MACC. The South Support Building may also serve as a central distribution center for other Los Angeles County healthcare facilities in the area. Other tenant improvements would be performed in the Interns and Physicians and Plant Management Buildings for support functions to the MACC.

Site Improvements

The site work would consist of a new parking terrace, relocated entrance to the facility, new parking lots, restriping of existing lots, and new landscaping at the entry of the new MACC and its surrounding area. A space for an emergency generator and a service yard with technical (tech) dock positions that connect mobile radiology equipment would also be provided.

In addition, site work would include improvements at 120th Street at the northern boundary of the proposed project site. These site improvements would entail removing the existing cross walk and traffic signal at the new Oasis Clinic; adding a new crosswalk and traffic signal at the new campus (Medical Center Drive) entry; prohibiting curbside parking on both sides of 120th Street for a distance of approximately 300 feet east and 200 west of the new Medical Center Drive entrance;³ adding a left-turn lane westbound at the new Medical Center Drive entrance; removing and replacing approximately 500 linear feet of street at Medical Center Drive entrance and/or constructing inlets and extending the public storm drain to remedy potential drainage defects; repairing and/or replacing the curb, gutter, and sidewalk where necessary; and planting additional street trees and landscape.

Tier I would be expected to generate approximately 150 temporary construction jobs and no new permanent or operational staff positions, as Tier I would require only existing staff to be shifted into the new Tier I facilities.

Tier II Master Plan Development

Tier II of the project would entail the development of a campus-wide Master Plan. It is anticipated that the development described in the Master Plan would seek to prepare the project site for future mixed-use campus support development that would provide the health services necessary to respond to and address the needs of the community. Tier II would have the potential to build out approximately 1,814,696 square feet of development on the proposed project site with mixed uses, including medical office, commercial, retail, office space, recreation, and other development in support of the campus. In addition, up to 100 residential units, to be developed at a multifamily density consistent with surrounding residential area multifamily development densities, are proposed in Tier II. Although these buildings would be vacated as a component of Tier I, the Tier II components would entail the reuse, replacement, or removal of the existing MACC Building, Emergency Room, Storage Building, and Cooling Towers.

The Tier II components are conceptual at this time and, therefore, will be discussed only at a programmatic level in the EIR, as permitted under CEQA. Once the detailed future development plans for Tier II components are prepared, consistent with the guidelines for programmatic EIRs under CEQA, the projects will be examined in light of the program EIR analysis, to determine whether additional environmental document(s) must be prepared.

In accordance with §15168 of the State CEQA Guidelines, the program-level analysis that is provided in this EIR document for Tier II of the proposed project is intended to be prepared for a series of actions that can be characterized as one large project, such as a master plan. Through a programmatic EIR, the County seeks to provide the public, responsible agencies, and interested parties an opportunity for a more exhaustive consideration of the Tier II effects and alternative than would be practical in an EIR for each individual action; furthermore, the County can consider broad program-

³ This would remove approximately 30 curbside parking spaces on 120th Street. Adequate off-street parking is proposed to be provided on-site at the campus to account for the removal of these curbside-parking spaces.

wide mitigation measures at an early time when there is greater flexibility to deal with basic problems or cumulative impacts. It is understood, however, that subsequent activities described within Tier II of the proposed project must be evaluated in light of the programmatic EIR to determine whether additional environmental document(s) must be prepared.

Although some variation in the distribution of these uses (i.e., percentage of the total) may occur when the project is implemented, the description of Tier II elements are a reasonable projection at this time of the land use distribution for the purposes of environmental impact assessment.

Tier II development would be expected to generate approximately 150 temporary construction jobs that would vary according to the development and will be determined in the future Master Plan. Tier II also has the potential to result in a range of new permanent or operational staff positions. The County has estimated a conservative number of 100 jobs that could be associated with Tier II of the project.⁴

Leadership in Energy and Environmental Design Elements

On January 16, 2007, the County of Los Angeles Board of Supervisors approved the Countywide Energy and Environmental Policy. The Countywide Energy and Environmental Policy consists of programs that are designed to institute energy conservation and environmental stewardship into all County efforts.⁵ As part of the Countywide Energy and Environmental Policy, the County has established requirements for capital construction. The County requires that all new County buildings (greater than 10,000 square feet) under the County's Capital Project Program, which includes capital improvement and development projects, shall be Leadership in Energy and Environmental Design (LEED) certified at the silver level.⁶

Development of the new MACC Building and the Ancillary Building under Tier I of the proposed project are currently registered with the U.S. Green Building Council under LEED for New Construction (LEED-NC).⁷ The County will seek LEED silver certification for the MACC Building and the Ancillary Building.⁸ In addition, any County buildings that are more than 10,000 square feet that are developed under Tier II of the proposed project will be required to seek a minimum LEED silver certification. The LEED program recognizes and promotes a project's success in five areas: (1) sustainable sites, (2) water efficiency, (3) energy and atmosphere efficiencies, (4) materials and resources, and (5) indoor environmental quality. In addition, the federal government has a program titled Green Guide for Healthcare Construction (GGHC), which is designed to help hospitals navigate

⁴ This range is a conservative assessment based on coordination with the County. These numbers are based solely on estimates regarding what could occur as part of this project and do not reflect known or actual trends, although related labor forecasts completed by the U.S. Bureau of Labor Statistics (BLS) were reviewed. The U.S. BLS, November 2009 Monthly Labor Review (available at <http://www.bls.gov/opub/mlr/2009/11/mlr200911.pdf>) projected the following for the year 2018: jobs in the health care and service assistance field will account for approximately 12 percent; retail and trade would account for 10 percent; professional business would account for 14 percent; and leisure and hospitality would account for approximately 9 percent of the available nonfarm jobs in the United States in 2018.

⁵ County of Los Angeles. Accessed August 2010. "Energy and Environmental Efforts." Web site. Available at: http://green.lacounty.gov/green_buildings.asp

⁶ County of Los Angeles. Accessed August 2010. "Energy and Environmental Efforts." Web site. Available at: http://green.lacounty.gov/green_buildings.asp

⁷ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus—Campus Planning and Programming Report*. Los Angeles, CA.

⁸ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus—Campus Planning and Programming Report*. Los Angeles, CA.

through the LEED program. The proposed project would incorporate energy efficient and sustainable strategies throughout the construction, development, and operation of the proposed project.

The development of Tier I and Tier II of the proposed project would utilize and incorporate materials to ensure visual consistency and continuity at the proposed project site and within the surrounding area. The proposed project must adhere to the design goals presented in the campus planning and programming report that was prepared for the MLK Medical Center Campus by HMC Architects in 2009. The report stated that the proposed architecture should achieve the following:

- Respect the existing fabric of buildings;
- The selection of exterior material and architectural forms should make reference to the material palette of the existing campus while incorporating contemporary materials and building technologies to project the future vision of this campus;
- The juxtaposition and massing of the new buildings should be strategically located to allow visitors a pleasurable aesthetic experience; and
- The open spaces created in between the buildings are designed the variations in size, shape, and scale that are conducive to pedestrian travel through the campus.⁹

II.2 CONSTRUCTION SCENARIO

The information contained in the construction scenario for reasonably anticipated construction related activity for the proposed project tiers was developed based on assessments completed for projects of a comparable size and was used in the assessment of potential construction impacts to air quality, ambient noise levels, and traffic and circulation.

The construction of the proposed project would comply with all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants. Specific fire and line safety requirements for the construction of the proposed project would be reviewed for approval during each building's fire plan check. It is understood that there may be additional fire and other safety requirements that result from the plan check.

It is anticipated that the site Emergency Response and Evacuation plans will be updated for both Tier I and Tier II of the proposed project as appropriate and that these plans will address all campus development, as each building is completed.

It is also understood that communication with the County Fire Department, Sheriff's Department, and other emergency response agencies will continue throughout the development of both tiers of the proposed project. It is further understood that the County of Los Angeles would coordinate with the respective service agencies for Tier II of the proposed project to review the specific proposed development during the planning phase of the proposed project to confirm whether Tier II of the proposed project adequately meets the requirements of the respective service provider.

⁹ HMC Architects. 18 September 2009. *Martin Luther King, Jr. Medical Center Campus—Campus Planning and Programming Report*. Los Angeles, CA.

Tier I Construction Scenario

Tier I of the proposed project—which consists of the construction of the new MACC Building, the Ancillary Building, tenant improvements, site improvements, and potential relocation of the MRI Building—would require approximately 37 months to complete (March 2011 to April 2014). Construction at the proposed project site is anticipated to be in accordance with all federal, state, regional, and county regulations, including the National Pollution Discharge Elimination System and the County General Plan.^{10,11}

It is anticipated that construction related to Tier I for the proposed project may require the type of equipment listed below in Table II.2-1, *Anticipated Construction Equipment*. The information contained in Table II.2-1 will be used in the assessment of potential construction impacts to air quality, ambient noise levels, and traffic and circulation for Tier I of the proposed project. This information was prepared in consultation with the County of Los Angeles Department of Public Works, HMC Architects, and representatives from the American Institute of Architects.

**TABLE II.2-1
ANTICIPATED CONSTRUCTION EQUIPMENT**

Approximate Quantity	Type of Equipment or Vehicle	Approximate Duration of On-Site Construction Activity (in months)
2	Man lift	3
4	Pickup truck	8
2	Hand compactor	5
2	Crane	3
1	Concrete mixer	4
1	Backhoe	3
40–60	Crew members	8
50	Crew vehicles (maximum)	8
1	Pile Driver	6
1	Large Bulldozer	3
2	Dozer	3
1	Front-end loader	1
1	Water truck	2
1	Grader	1
5	Dump truck	6
16	Concrete mix truck	9
1	Roller	1
3	Fork lift / grade all	3

Site preparation and construction of the proposed project would be in accordance with all federal, state, and county building codes. Daily construction activities would be subject to County noise regulations. All construction-related activities would be scheduled in compliance with the County Noise Ordinance, which prohibits construction activities and operation of construction equipment between the hours of 8:00 p.m. and 7:00 a.m., Monday through Friday, or at any time on Sunday or

¹⁰ U.S. Environmental Protection Agency. 2009. *National Pollution Discharge Elimination System*. Available at: <http://cfpub.epa.gov/npdes/>

¹¹ County of Los Angeles Department of Regional Planning. 1980. *County of Los Angeles General Plan*. Available at: <http://planning.lacounty.gov/generalplan#gp-existing>

holidays. Work conducted on Saturdays would commence at 7:00 a.m. and cease no later than 5:00 p.m. Noise levels exceeding 65 dBA (decibels, A-weighted sound levels) for single-family residences and 70 dBA for multifamily residences during construction hours are prohibited.

The construction contractor would ensure that source-reduction techniques and the development of recycling programs during construction and operation of the proposed project are considered and implemented whenever possible.¹² In addition, employee vehicles, construction equipment and vehicles, and storage and materials used throughout the proposed project site would be located in a designated staging area in an effort to minimize impacts to the site, pedestrians, and medical center employee or visitor traffic.

It is anticipated that there would be grading activities associated with the development of Tier I of the proposed project. It is anticipated that the approximately 40,000 cubic yards of material would be exported from the site during construction of the proposed project. It is further anticipated that excavation may exceed 20 feet but would not be expected to be greater than 45 feet deep. It is anticipated that a geotechnical engineer would be available for observation and testing of the earthwork-related tasks to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills. Any unanticipated adverse conditions encountered would be evaluated by the proposed project engineering geologist and the soil engineer.¹³ The existing access roads to and the streets surrounding the proposed project site would be used to transport import, export, and other construction related materials to and from the proposed project site. Specifically, construction-related vehicles would access the proposed project site from the north and south of the campus.

North Haul Route

The north hauling route would consist of the following: a vehicle would exit I-105 at Wilmington Avenue, travel south on Wilmington Avenue to East 120th Street, turn right on East 120th Street, and head west to the north parking lot entrance. A vehicle would exit the site at the north parking lot and turn right, travel east on 120th Street, turn left on Wilmington Avenue, and travel north to I-105.

South Haul Route

The south-hauling route would consist of the following: a vehicle would exit I-105 at Wilmington Avenue, travel south to the alley at the southern border of the campus, and turn right onto the campus. A vehicle would exit the site by heading west toward Compton Avenue, turn right and travel north on Compton Avenue, turn right on East 120th Street, head east toward Wilmington Avenue, turn left on Wilmington Avenue, and travel north to I-105.

Further analysis regarding the structural integrity of the roads along the hauling routes may be required and reviewed by the County Department of Public Works. In the event that the designated roads described in the hauling routes do not meet the structural integrity required for the purposes of the proposed project, it is possible that reconstruction of these roadways would be required to increase the structural integrity, to handle increased loading.

¹² *Los Angeles County Code*. Title 12, "Environmental Protection," Chapter 20.87.08.060, "Approval of Recycling and Reuse Plan." Available at: <http://ordlink.com/codes/lacounty/index.htm>

¹³ URS. 14 May 2009. *Geotechnical Investigation*. Los Angeles, CA.

The construction contractor would be required to incorporate best management practices (BMPs) consistent with the guidelines provided in the California Storm Water Best Management Practice Handbooks: Construction.¹⁴ Should the construction period continue into the rainy season, supplemental erosion measures would need to be implemented, including, but not limited to, the following:

- Mulching
- Geotextiles and mats
- Earth dikes
- Temporary drains and gullies
- Silt fence
- Straw-bale barriers
- Sandbag barrier
- Brush or rock filter
- Sediment trap

The anticipated construction period would begin in March 2011 and conclude in April 2014. BMPs to control surface runoff and soil erosion would be required for construction taking place during rainy periods.

Construction equipment would be turned off when not in use. The construction contractor would ensure that all construction and grading equipment is properly maintained. All vehicles and compressors would utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times. It is currently anticipated that an average of 150 construction workers would be on-site at any given time during the construction of the proposed project.

Construction-related ingress and egress to the proposed project site would occur primarily off East 120th Street to the north or Wilmington Avenue to the east. Construction-related traffic delays and other nuisance traffic would be anticipated on the street identified above in the haul routes, as well as on the streets surrounding the campus as a result of the proposed project. The County would maintain the roads as necessary throughout the operation and maintenance of the proposed project. Furthermore, it is understood that all construction-related plans—including, but not limited to, hauling routes, construction scheduling (regarding deliveries of material, import/export, use of equipment, or other construction-related scheduling), and access to the proposed project—would be subject to the review and approval of the County Department of Public Works, Traffic and Lighting Division, and all other relevant agencies. Potential impacts related to construction, including potential impacts to the roadways surrounding the proposed project site, are further analyzed in this EIR.

Tier II Construction Scenario

The Tier II of the proposed project consists of a campus-wide Master Plan including up to 1,814,696 square feet of development on the proposed project site. The potential construction scenario for Tier II may be envisioned as a multiphase process to be completed concurrently with Tier I. The construction scenario is to develop Tier II within an approximately 10-year timeframe, between 2010 and 2020. For the purposes of the analysis contained in this document, a build-out year of 2020 has been assumed for Tier II of the proposed project. This analysis approach of the construction scenario has been

¹⁴ California Stormwater Quality Association. 2009. *California Stormwater Best Management Practice Handbooks: Construction*. Menlo Park, CA. Available at: http://www.cabmphandbooks.com/Documents/Construction/Section_3.pdf

developed based on an aggressive scenario (which allows the proposed project site to be developed to the maximum extent possible) to allow the consideration of a reasonable worst-case environmental impacts scenario, which encompasses the maximum anticipated impacts of the proposed project, in the event that the County chooses to complete up to 1,814,696 square feet of development.

The type and quantity of equipment that would potentially be used in construction of Tier II would vary for each component. However, for the purposes of this analysis, it is anticipated that development of Tier II would require multiple phases that would utilize equipment that is comparable to the equipment described in Table II.2-1 for each phase.

Site preparation and construction of the proposed project would be in accordance with all federal, state, and county building codes.

As with Tier I of the proposed project, the construction contractor would ensure that source-reduction techniques and the development of recycling programs during construction and operation of the proposed project are considered and implemented whenever possible.¹⁵ The construction contractor would be required to incorporate BMPs consistent with the guidelines provided in the California Storm Water Best Management Practice Handbooks: Construction.¹⁶

BMPs to control surface runoff and soil erosion would be required for construction taking place during rainy periods.

Any construction equipment used during the potential development of Tier II would be turned off when not in use to reduce idling to the maximum extent possible. The construction contractor would ensure that all construction and grading equipment is properly maintained. All vehicles and compressors would utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times. It is currently anticipated that on average, up to 400 construction workers would be on-site at any given time during the construction of the Tier II portion of the proposed project. It is also anticipated that approximately 60 County project and construction management staff would be at the site during Tier II construction. However, this number could vary as a result of the type an amount of work being completed on-site throughout the tier.

Construction-related ingress and egress to the proposed project site would occur primarily off East 120th Street to the north or Wilmington Avenue to the east.

¹⁵ *Los Angeles County Code*. Title 12, "Environmental Protection," Chapter 20.87.08.060, "Approval of Recycling and Reuse Plan." Available at: <http://ordlink.com/codes/lacounty/index.htm>

¹⁶ California Stormwater Quality Association. 2009. *California Stormwater Best Management Practice Handbooks: Construction*. Menlo Park, CA. Available at: http://www.cabmphandbooks.com/Documents/Construction/Section_3.pdf

SECTION III MONITORING PROGRAM

The mitigation monitoring program (MMP) contained herein satisfies the requirements of the California Environmental Quality Act (CEQA) as it relates to the Environmental Impact Report (EIR) for the Martin Luther King, Jr. Medical Center Campus Redevelopment project. The Draft EIR, dated August 31, 2010, was circulated for a 45-day public review and comment period.

The EIR identifies mitigation measures that have been incorporated into the project to avoid, reduce, and mitigate significant impacts for Tier I and Tier II of the Martin Luther King, Jr. Medical Center Campus Redevelopment project. Tier I mitigation measures were provided for the following impact areas: aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation and traffic. Tier II mitigation measures include aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation and traffic, and utilities and service systems. This MMP has been designed to ensure compliance with mitigation measures defined in the EIR during implementation of the project. This MMP would be adopted by the County of Los Angeles (County). Table III-1, *Martin Luther King, Jr. Medical Center Campus Redevelopment Project Mitigation Monitoring Plan*, lists those mitigation measures required by the County to mitigate or avoid significant impacts anticipated in association with the EIR project description. It shall be the responsibility of the County to carry out the MMP by imposing the requirements of the mitigation measures throughout the implementation of the proposed project.

The Monitoring Program element of the MMP describes each required mitigation measure organized by impact area, with an accompanying delineation of the following:

- The Responsible Agency (agency or agencies (or private parties) responsible for implementation)
- The Implementation Period (period of the project during which implementation of the mitigation measure is to be monitored)
- The Enforcement Agency (the agency with the power to enforce the mitigation measure)
- The Monitoring Agency (the agency to whom the reports are made)

As the indicated mitigation measures are completed, the Monitoring Agency will sign and date the MMP to indicate that the required mitigation measure has been completed for the subject period. The Monitoring Agency will also note the documentation (title of the monitoring report) that was submitted for each mitigation measure.

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Aesthetics						
Tier I						
Measure Aesthetics-1 All exterior lighting for building and on-site security lighting shall be shielded and directed downward to minimize the impacts on the surrounding land uses. New development shall not include large expanses of reflective or otherwise glare-producing surfaces (such as windows or walls) on three facade. In addition, any glazed north-facing facade shall be set over 200 feet from the street in order to ensure that it would not be subject to direct sunlight except very early and late in the day for a few winter days.	Preconstruction: County of Los Angeles Contract Architect; Construction: County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Field Monitoring Reports During Building Construction	(Signature/Date of Monitoring Agency)
Tier II						
Measure Aesthetics-1 All exterior lighting for building and on-site security lighting shall be shielded and directed downward to minimize the impacts on the surrounding land uses. New development shall not include large expanses of reflective or otherwise glare-producing surfaces (such as windows or walls) on three facade. In addition, any glazed north-facing facade shall be set over 200 feet from the street in order to ensure that it would not be subject to direct sunlight except very early and late in the day for a few winter days.	Preconstruction: County of Los Angeles Contract Architect; Construction: County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Field Monitoring Reports During Building Construction	(Signature/Date of Monitoring Agency)
Measure Aesthetics-2 The County of Los Angeles shall review all plans for the Tier II development. Contractors shall conform with all design features described in the Campus Planning and Programming Report, which is intended to serve as a guide for development at the project site to ensure visual consistency and continuity at the project site and within the surrounding area.	Preconstruction: County of Los Angeles Contract Architect; Construction: County of Los Angeles Construction Contractor	Tier II Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Campus Planning and Programming Report	(Signature/Date of Monitoring Agency)
Measure Aesthetics-3 All development shall be limited to three stories in height if the structure would be located along the western or eastern edge of the property. The existing setback includes the pediatric modular building/ oasis clinic located approximately 14 feet from the property line along the eastern boundary at Wilmington Avenue, Interns and Physicians Building at approximately 20 feet from property line along the western boundary at Compton Avenue, the Hawkins Building located at approximately 30 feet from property line along the northern boundary at 120th Street, and the Cooling Tower located at 44 feet from the property line along the south. Alternatively, if a structure would exceed three stories in height along the perimeter of the property (western or eastern perimeter only), at a minimum, the County of Los Angeles shall ensure that the building would be required stay within the approximately 20-foot and 14-foot existing campus respective western and eastern boundary setbacks to reduce shade and shadow impacts to adjacent land uses along Compton Avenue and Wilmington Avenue.	County of Los Angeles Contract Architect	Preconstruction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Aesthetics-4</p> <p>All development shall be limited to three stories in height if the structure would be located along the western or eastern edge of the property. The existing setback includes the pediatric modular building/ oasis clinic located approximately 14 feet from the property line along the eastern boundary at Wilmington Avenue, Interns and Physicians Building at approximately 20 feet from property line along the western boundary at Compton Avenue, the Hawkins Building located at approximately 30 feet from property line along the northern boundary at 120th Street, and the Cooling Tower located at 44 feet from the property line along the south.</p>	<p>Preconstruction: County of Los Angeles Contract Architect; Construction: County of Los Angeles Construction Contractor</p>	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Landscape Plans and Final Project Design Plans	(Signature/Date of Monitoring Agency)
Air Quality						
Tier I: Air quality mitigation measures are provided to reduce construction-phase criteria pollutant emissions to the maximum extent feasible and to ensure compliance with SCAQMD Rule 403 Fugitive Dust in order to reduce, prevent, or mitigate particulate matter emissions from the proposed project's construction phase.						
<p>Measure Air-1</p> <p>Water or a stabilizing agent shall be applied during Tier I to exposed surfaces in sufficient quantity to prevent generation of dust plumes. Soil moistening shall be required to treat exposed soil during construction of each element of the project to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. Prior to advertising for construction bids for each element, the plans and specifications shall be reviewed by the County of Los Angeles to ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to ensure that soil shall be moistened not more than 15 minutes prior to the daily commencement of soil-moving activities and three times a day, or four times a day under windy conditions (when winds exceed 25 miles per hour as instantaneous gusts), in order to maintain a soil moisture content of 12 percent, as determined by American Society for Testing and Materials method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. Environmental Protection Agency. The construction contractor shall demonstrate compliance with this measure through the submission of weekly monitoring reports to the County of Los Angeles. At a minimum, active operations shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type that is part of the active operation. The County of Los Angeles shall also ensure that the plans and specifications for each element of the project include a requirement for ground cover to be replaced in disturbed areas as quickly as practicable and that the County of Los Angeles appoints a construction relations officer to act as a community liaison concerning on-site construction activity including addressing issues related to fugitive dust generation.</p>	<p>County of Los Angeles' Project Engineer; County of Los Angeles Construction Contractor</p>	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Weekly Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-2</p> <p>Moistening or covering of excavated soil piles shall be required during Tier I to treat grading areas during construction of each element of the project to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. Prior to advertising for construction bids for the project, the County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to ensure that excavated soil piles are watered hourly for the duration of construction or covered with temporary coverings.</p>	<p>County of Los Angeles Construction Contractor</p>	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Air-3</p> <p>Discontinuing Tier I construction activities that occur on unpaved surfaces during windy conditions (when winds exceed 25 miles per hour as instantaneous gusts) shall be discontinued to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to cease construction activities that occur on unpaved surfaces during periods when winds exceed 25 miles per hour as instantaneous gusts.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-4</p> <p>Track-out during Tier I shall not extend 25 feet or more from an active operation, and track-out shall be removed at the conclusion of each workday. Track-out is defined by the South Coast Air Quality Management District as any bulk material that adheres to and agglomerates on the exterior surface of motor vehicles, haul trucks, and equipment (including tires) that have been released onto a paved road and can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element include the requirement for the construction contractor to ensure that the track-out shall not extend 25 feet or more from an active operation and that it would be removed at the conclusion of each workday. Street sweepers should also comply with SCAQMD Rules 1186 and 1186.1 and use reclaimed water, if available.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-5</p> <p>A wheel washing system shall be installed during Tier I, and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site. Washing of wheels leaving the construction site during construction of each element shall be required to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to clean adjacent streets of tracked dirt at the end of each workday or install on-site wheel-washing facilities.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-6</p> <p>All haul trucks hauling soil, sand, and other loose materials during Tier I shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions). All transport of soils to and from the project site for each element shall be conducted in a manner that avoids fugitive dust emissions and ensures compliance with current air quality standards. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to cover all loads of dirt leaving the site or to leave sufficient freeboard capacity in the truck to prevent fugitive dust emissions en route to the disposal site.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Air-7</p> <p>Traffic speeds on unpaved roads during Tier I shall be limited to 15 miles per hour. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element include the requirement for the construction contractor to ensure a traffic speed limited to 15 miles per hour.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-8</p> <p>Heavy-equipment Tier I operations shall be suspended during first- and second-stage smog alerts. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element include the requirement for the construction contractor to ensure heavy-equipment operations be suspended during first- and second-stage smog alerts.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-9</p> <p>All equipment shall be turned off when not in use. Engine idling of all equipment used during both construction and operation/maintenance shall be minimized and/or limited to no more than five minutes in accordance with state law. All equipment engines shall be maintained in good operating condition and in proposed tune per manufacturers' specification. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to ensure the construction equipment meet the aforementioned criteria. All on-site construction equipment shall be required to meet U.S. EPA Tier 2 or higher emissions standards according to the following:</p> <ul style="list-style-type: none"> • April 1, 2010, to December 31, 2011: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Air-10</p> <p>Wherever possible, contractors shall use materials that do not require painting or use pre-painted materials. In order to minimize emissions of volatile organic compounds, contractors shall use high-pressure, low-volume paint applicators with a minimum transfer efficiency of at least 50 percent and coatings and solvents with a volatile organic compound content lower than required under South Coast Air Quality Management District Rule 1113, Architectural Coatings:</p> <ul style="list-style-type: none"> • Clear wood finishes: 275 grams/liter • Floor coatings: 50 grams/liter • Sealers: waterproofing sealers 100 grams/liter; sanding sealers 275 grams/liter; all other sealers 100 grams/liter • Shellacs: Clear 730 grams/liter; pigmented 550 grams/liter • Stains: 100 grams/liter 	<p>County of Los Angeles Construction Contractor</p>	<p>Preconstruction and Construction</p>	<p>Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Final Plans and Specifications and Construction Monitoring Reports</p>	<p>(Signature/Date of Monitoring Agency)</p>
<p>Measure Air-11</p> <p>The following measures shall be implemented, wherever feasible, to reduce operational air quality impacts:</p> <ul style="list-style-type: none"> • Improve traffic flow by signal synchronization • Ensure County-owned campus vehicles use clean fuels such as compressed natural gas and that shuttle buses for the campus are "clean" buses, such as 2010 compliant vehicles • Require all County of Los Angeles and County of Los Angeles contractor vehicles and equipment to be properly tuned and maintained according to manufacturers' specifications • Provide services that promote ridesharing and vanpools • Provide charging stations or preferred parking for alternative technology vehicles • Provide preferred parking for carpools and vanpools • Reduce energy consumption by providing alternative energy sources on site and installing energy-efficient appliances 	<p>County of Los Angeles Construction Contractor</p>	<p>Operation</p>	<p>County of Los Angeles Department of Public Works (monitoring report review)</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Operational Guidelines and Site Monitoring Reports</p>	<p>(Signature/Date of Monitoring Agency)</p>
Tier II						
<p>Measure Air-1</p> <p>Water or a stabilizing agent shall be applied during Tier I to exposed surfaces in sufficient quantity to prevent generation of dust plumes. Soil moistening shall be required to treat exposed soil during construction of each element of the project to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. Prior to advertising for construction bids for each element, the plans and specifications shall be reviewed by the County of Los Angeles to ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to ensure that soil shall be moistened not more than 15 minutes prior to the daily commencement of soil-moving activities and three times a day, or four times a day under windy conditions (when winds exceed 25 miles per hour as instantaneous gusts), in order to maintain a soil moisture content of 12 percent, as determined by American Society for Testing and Materials method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. Environmental Protection Agency. The construction contractor shall demonstrate compliance with this measure through the submission of weekly</p>	<p>County of Los Angeles Construction Contractor</p>	<p>Preconstruction and Construction</p>	<p>Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Final Plans and Specifications and Weekly Monitoring Reports</p>	<p>(Signature/Date of Monitoring Agency)</p>

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Air-5</p> <p>A wheel washing system shall be installed during Tier II, and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site. Washing of wheels leaving the construction site during construction of each element shall be required to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to clean adjacent streets of tracked dirt at the end of each workday or install on-site wheel-washing facilities.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-6</p> <p>All haul trucks hauling soil, sand, and other loose materials during Tier II shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions). All transport of soils to and from the project site for each element shall be conducted in a manner that avoids fugitive dust emissions and ensures compliance with current air quality standards. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to cover all loads of dirt leaving the site or to leave sufficient freeboard capacity in the truck to prevent fugitive dust emissions en route to the disposal site.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-7</p> <p>Traffic speeds on unpaved roads during Tier II shall be limited to 15 miles per hour. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element include the requirement for the construction contractor to ensure a traffic speed limited to 15 miles per hour.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)
<p>Measure Air-8</p> <p>Heavy-equipment Tier II operations shall be suspended during first- and second-stage smog alerts. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element include the requirement for the construction contractor to ensure heavy-equipment operations be suspended during first- and second-stage smog alerts.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Final Plans and Specifications and Construction Monitoring Reports	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Air-9</p> <p>All equipment shall be turned off when not in use. Engine idling of all equipment used during both construction and operation/maintenance shall be minimized and/or limited to no more than five minutes in accordance with state law. All equipment engines shall be maintained in good operating condition and in proposed tune per manufacturers' specification. Prior to advertising for construction bids for each element of the project, the County of Los Angeles shall ensure that the plans and specifications for each element of the project include the requirement for the construction contractor to ensure the construction equipment meet the aforementioned criteria. All on-site construction equipment shall be required to meet U.S. EPA Tier 2 or higher emissions standards according to the following:</p> <ul style="list-style-type: none"> • April 1, 2010, to December 31, 2011: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 	<p>County of Los Angeles Construction Contractor</p>	<p>Preconstruction and Construction</p>	<p>Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Final Plans and Specifications and Construction Monitoring Reports</p>	<p>(Signature/Date of Monitoring Agency)</p>
<p>Measure Air-10</p> <p>Wherever possible, contractors shall use materials that do not require painting or use pre-painted materials. In order to minimize emissions of volatile organic compounds, contractors shall use high-pressure, low-volume paint applicators with a minimum transfer efficiency of at least 50 percent and coatings and solvents with a volatile organic compound content lower than required under South Coast Air Quality Management District Rule 1113, Architectural Coatings:</p> <ul style="list-style-type: none"> • Clear wood finishes: 275 grams/liter • Floor coatings: 50 grams/liter • Sealers: waterproofing sealers 100 grams/liter; sanding sealers 275 grams/liter; all other sealers 100 grams/liter • Shellacs: Clear 730 grams/liter; pigmented 550 grams/liter • Stains: 100 grams/liter 	<p>County of Los Angeles Construction Contractor</p>	<p>Preconstruction and Construction</p>	<p>Preconstruction: County of Los Angeles Department of Public Works (plan check process); Construction: County of Los Angeles Department of Public Works</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Final Plans and Specifications and Construction Monitoring Reports</p>	<p>(Signature/Date of Monitoring Agency)</p>

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Air-11</p> <p>The following measures shall be implemented, wherever feasible, to reduce operational air quality impacts:</p> <ul style="list-style-type: none"> • Improve traffic flow by signal synchronization • Ensure County-owned campus vehicles use clean fuels such as compressed natural gas and that shuttle buses for the campus are “clean” buses, such as 2010 compliant vehicles • Require all County of Los Angeles and County of Los Angeles contractor vehicles and equipment to be properly tuned and maintained according to manufacturers’ specifications • Provide services that promote ridesharing and vanpools • Provide charging stations or preferred parking for alternative technology vehicles • Provide preferred parking for carpools and vanpools • Reduce energy consumption by providing alternative energy sources on site and installing energy-efficient appliances 	<p>County of Los Angeles Construction Contractor</p>	<p>Operation</p>	<p>County of Los Angeles Department of Public Works (monitoring plan review)</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Operational Guidelines and Site Monitoring Reports</p>	<p>(Signature/Date of Monitoring Agency)</p>
<p>Cultural Resources: Implementation of the following mitigation measures are recommended to avoid, reduce, or eliminate the potential impacts related to cultural resources.</p>						
<p>Tier I</p>						
<p>Measure Cultural-1, Paleontological Resources</p> <p>The impacts to cultural resources related directly or indirectly to the destruction of a unique paleontological resource from the proposed project shall be reduced to below the level of significance by monitoring, salvage, and curation of unanticipated paleontological resources discovered during ground-disturbing activities in previously undisturbed native soils located 15 or more feet below the ground surface that would have the potential to contact extant older Quaternary Alluvium. Ground-disturbing activities include, but are not limited to, drilling, excavation, trenching, and grading. If paleontological resources are encountered during ground-disturbing activities, the County of Los Angeles shall require and be responsible for salvage and recovery of those resources consistent with standards for such recovery established by the Society of Vertebrate Paleontology:</p> <ul style="list-style-type: none"> • Paleontological Resources Sensitivity Training is required for all project personnel prior to the start of ground-disturbing activities. This brief (approximately 15 minute) field training reviews what fossils are, what fossils might potentially be found, and the appropriate procedures to follow if fossils are found. • Prior to any ground-disturbing activities, the County of Los Angeles shall be responsible for creating a site plan that indicates all locations of ground-disturbing activities that affect previously undisturbed native soils in areas located 15 feet below the ground surface or further and have the potential to contact older Quaternary Alluvium. • A qualified paleontologist shall be retained to implement a monitoring and recovery program in any area identified as having the potential to contain unique paleontological resources. • Construction monitoring by a qualified paleontological monitor shall be implemented during all ground-disturbing activities that affect previously undisturbed native soils in areas located 15 feet below the ground surface or further and have the potential to contact older Quaternary Alluvium. Should a potentially unique paleontological 	<p>County of Los Angeles</p>	<p>Construction</p>	<p>County of Los Angeles Department of Public works (monitoring log and report review)</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Daily Monitoring Log Mitigation Report and Technical Report if fossil localities are discovered</p>	<p>(Signature/Date of Monitoring Agency)</p>

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>resource be encountered, ground-disturbing activities within 100 feet shall cease until a qualified paleontologist assesses the find.</p> <ul style="list-style-type: none"> • If fossil localities are discovered, the paleontologist shall assess the find and proceed accordingly. This includes the controlled collection of fossil and geologic samples for processing. • Daily logs shall be kept by the qualified paleontological monitor during all monitoring activities. The daily monitoring log shall be keyed to a location map to indicate the area monitored, the date, and assigned personnel. In addition, this log shall include information of the type of rock encountered, fossil specimens recovered, and associated specimen data. • All significant specimens collected shall be appropriately prepared, identified, and catalogued prior to their placement in a permanent accredited repository. The qualified paleontologist shall be required to secure a written agreement with a recognized repository, regarding the final disposition, permanent storage, and maintenance of any significant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered as a result of the specified monitoring program. The written agreement shall specify the level of treatment (i.e., preparation, identification, curation, cataloguing, etc.) required before the fossil collection would be accepted for storage. In addition, a technical report shall be completed. • Within 90 days of the completion of any salvage operation or monitoring activities, a mitigation report shall be submitted to the County of Los Angeles with an appended, itemized inventory of the specimens. The report and inventory, when submitted to the County of Los Angeles, signify the completion of the program to mitigate impacts to paleontological resources. 						
<p>Measure Cultural-2, Human Remains</p> <p>Although the discovery of human remains is not anticipated during ground-disturbing activities for the proposed project, a process has been delineated for addressing the unanticipated discovery of human remains:</p> <ul style="list-style-type: none"> • Unanticipated Discovery of Human Remains (Public Resources Code 5097). The Los Angeles County Coroner shall be notified within 24 hours of the discovery of human remains. Upon discovery of human remains, there shall be no further excavation or disturbance of the site or any of that area reasonably suspected to overlie adjacent human remains until the following conditions are met: <ul style="list-style-type: none"> ▪ The Los Angeles County Coroner has determined that no investigation of the cause of death is required ▪ Whenever the Native American Heritage Commission receives notification of a discovery of Native American human remains from the Los Angeles County Coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. If the remains are of Native American origin, the descendants from the deceased Native Americans shall complete their inspection and make recommendations or preferences in writing to the landowner or the person responsible for the excavation work, for treatment or disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98 	County of Los Angeles	Construction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	N/A	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Tier II						
<p>Measure Cultural-1, Paleontological Resources</p> <p>The impacts to cultural resources related directly or indirectly to the destruction of a unique paleontological resource from the proposed project shall be reduced to below the level of significance by monitoring, salvage, and curation of unanticipated paleontological resources discovered during ground-disturbing activities in previously undisturbed native soils located 15 or more feet below the ground surface that would have the potential to contact extant older Quaternary Alluvium. Ground-disturbing activities include, but are not limited to, drilling, excavation, trenching, and grading. If paleontological resources are encountered during ground-disturbing activities, the County of Los Angeles shall require and be responsible for salvage and recovery of those resources consistent with standards for such recovery established by the Society of Vertebrate Paleontology:</p> <ul style="list-style-type: none"> • Paleontological Resources Sensitivity Training is required for all project personnel prior to the start of ground-disturbing activities. This brief (approximately 15 minute) field training reviews what fossils are, what fossils might potentially be found, and the appropriate procedures to follow if fossils are found. • Prior to any ground-disturbing activities, the County of Los Angeles shall be responsible for creating a site plan that indicates all locations of ground-disturbing activities that affect previously undisturbed native soils in areas located 15 feet below the ground surface or further and have the potential to contact older Quaternary Alluvium. • A qualified paleontologist shall be retained to implement a monitoring and recovery program in any area identified as having the potential to contain unique paleontological resources. • Construction monitoring by a qualified paleontological monitor shall be implemented during all ground-disturbing activities that affect previously undisturbed native soils in areas located 15 feet below the ground surface or further and have the potential to contact older Quaternary Alluvium. Should a potentially unique paleontological resource be encountered, ground-disturbing activities within 100 feet shall cease until a qualified paleontologist assesses the find. • If fossil localities are discovered, the paleontologist shall assess the find and proceed accordingly. This includes the controlled collection of fossil and geologic samples for processing. • Daily logs shall be kept by the qualified paleontological monitor during all monitoring activities. The daily monitoring log shall be keyed to a location map to indicate the area monitored the date, and assigned personnel. In addition, this log shall include information of the type of rock encountered; fossil specimens recovered, and associated specimen data. • All significant specimens collected shall be appropriately prepared, identified, and catalogued prior to their placement in a permanent accredited repository. The qualified paleontologist shall be required to secure a written agreement with a recognized repository, regarding the final disposition, permanent storage, and maintenance of any significant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered as a result of the specified monitoring program. The written agreement shall specify the level of treatment (i.e., preparation, 	County of Los Angeles	Construction	County of Los Angeles Department of Public Works (monitoring log and report review)	County of Los Angeles Department of Public Works	Daily Monitoring Log Mitigation Report and Technical Report if fossil localities are discovered	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>identification, curation, cataloguing, etc.) required before the fossil collection would be accepted for storage. In addition, a technical report shall be completed.</p> <ul style="list-style-type: none"> • Within 90 days of the completion of any salvage operation or monitoring activities, a mitigation report shall be submitted to the County of Los Angeles with an appended, itemized inventory of the specimens. The report and inventory, when submitted to the County of Los Angeles, signify the completion of the program to mitigate impacts to paleontological resources. 						
<p>Measure Cultural-2, Human Remains</p> <p>Although the discovery of human remains is not anticipated during ground-disturbing activities for the proposed project, a process has been delineated for addressing the unanticipated discovery of human remains:</p> <ul style="list-style-type: none"> • Unanticipated Discovery of Human Remains (Public Resources Code 5097). The Los Angeles County Coroner shall be notified within 24 hours of the discovery of human remains. Upon discovery of human remains, there shall be no further excavation or disturbance of the site or any of that area reasonably suspected to overlie adjacent human remains until the following conditions are met: <ul style="list-style-type: none"> ▪ The Los Angeles County Coroner has determined that no investigation of the cause of death is required, and ▪ Whenever the Native American Heritage Commission receives notification of a discovery of Native American human remains from the Los Angeles County Coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. If the remains are of Native American origin, the descendants from the deceased Native Americans shall complete their inspection and make recommendations or preferences in writing to the landowner or the person responsible for the excavation work, for treatment or disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	County of Los Angeles	Construction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	N/A	(Signature/Date of Monitoring Agency)
<p>Measure Cultural-3, Historical Resources</p> <p>Potentially significant adverse impacts to historical resources have been identified in relation to five historical resources as a result of implementation of the Tier II project: the Martin Luther King, Jr. Medical Center Campus Historic District, MACC, Augustus F. Hawkins Comprehensive Medical Health Center, Interns and Physicians Building, and Dr. H. Claude Hudson Auditorium. Three mitigation measures have been identified in association with Tier II to reduce impacts to the maximum extent practicable. In the event that the five historical resources are not removed or otherwise impacted through significant modifications or alterations to the character-defining features of these resources, this impact would be less than significant and would not require mitigation.</p> <p>Tier II impacts to four significant historical resources (Multi-Service Ambulatory Care Center [MACC], Augustus F. Hawkins Comprehensive Medical Health Center, Interns and Physicians Building, and Dr. H. Claude Hudson Auditorium) and the integrity of the Martin Luther King, Jr. Medical Center Campus Historic District (a fifth historic resource) shall be reduced to below the level of significance through utilization of the Secretary of the Interior's Standards for the</p>	County of Los Angeles Architectural Historian	Preconstruction	Preconstruction: County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Treatment of Historic Properties with Guidelines of Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings for any proposed alterations, including all site work, structural upgrades, architectural, and mechanical systems improvements and repairs. The work shall conform to the standards and guidelines for "rehabilitation." Conformance with the Secretary of the Interior's Standards shall be monitored by an architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards. Completion of this mitigation measure shall be monitored and enforced by the County of Los Angeles.						
<p>Measure Cultural-4, Historical Resources</p> <p>Tier II impacts resulting from demolition or substantial alteration of significant historical resources not in conformance with the Secretary of the Interior's Standards shall be reduced to the maximum extent feasible through archival documentation of as-found condition. Prior to the initiation of construction activities, the County of Los Angeles shall ensure that documentation of the Martin Luther King, Jr. Medical Center Campus Historic District, Multi-Service Ambulatory Care Center (MACC), Augustus F. Hawkins Comprehensive Medical Health Center, Interns and Physicians Building, and/or Dr. H. Claude Hudson Auditorium is completed in accordance with Historic American Buildings Survey (HABS) requirements for donated material. The documentation shall be in the form of a Historic American Building Survey and shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation. The documentation shall include large-format photographic recordation, detailed historic narrative report, measured architectural drawings, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to Historic American Building Survey for inclusion in the Library of Congress. Archival copies of the documentation also would be available at the Martin Luther King, Jr. Medical Center campus and maintained by the County of Los Angeles.</p>	County of Los Angeles Architectural Historian	Preconstruction		County of Los Angeles Department of Public Works	Historic American Building Survey	(Signature/Date of Monitoring Agency)
<p>Measure Cultural-5, Historical Resources</p> <p>Impacts resulting from the loss of integrity of the Martin Luther King, Jr. Medical Center Campus Historic District such that its significance is materially impaired will be reduced to the maximum extent feasible through the development of a retrospective exhibit detailing the history of the Martin Luther King, Jr. Medical Center Campus Historic District, its significance, and its important details and features. The retrospective exhibit shall be in the form of a physical exhibit installed on the Martin Luther King, Jr. Medical Center Campus, which is located either within a building or on a freestanding kiosk or comparable structure or installation on the property. The exhibit should commemorate the historic appearance of the district and provide the public with sufficient information to understand its historic significance.</p> <p>The exhibit shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The exhibit should be completed within a period of no more than two years from the date of completion of Tier II of the proposed project.</p>	County of Los Angeles Architectural Historian	Construction and Post Construction	County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	Retrospective Exhibit in the form of a physical exhibit Commemorative Kiosk Imaging models of the buildings, as incorporated into exhibit	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Geology and Soils: Implementation of the following mitigation measures are recommended to avoid, reduce, or eliminate the potential impacts related to geology and soils. Potential impacts to soil erosion or loss of topsoil, unstable geologic unit or soil, and expansive soil would be reduced to below the level of significance through the implementation of California Building Code and other standard design measures required for permit approval.						
Tier I						
Measure Geology-1 The construction contractor shall incorporate best management practices consistent with the guidelines provided in the California Storm Water Best Management Practice Handbooks: Construction. As discussed in the Geotechnical Investigation that was prepared for the project site, earthwork at the project site should be performed in conformance with the Los Angeles County Building Code and other guidelines provided in the geotechnical study, and under the observation and testing of a geotechnical engineer, in order to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills.	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Geology-2 Due to seismic compliance standards established by the Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or as required, the construction contractor shall incorporate project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or required standards, and thus further reduce any potential for impacts resulting from unstable geologic units and soils. The County of Los Angeles shall conform to measures described in the project geotechnical study(ies) to ensure compliance throughout the construction and development of the project.	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Geology-3 A geotechnical engineer shall be present on site for observation of earth-moving activities (such as site preparation, excavation) to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills. Any unanticipated adverse conditions encountered shall be evaluated by the project engineering geologist and the soil engineer.	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Tier II						
Measure Geology-1 The construction contractor shall incorporate best management practices consistent with the guidelines provided in the California Storm Water Best Management Practice Handbooks: Construction. As discussed in the Geotechnical Investigation that was prepared for the project site, earthwork at the project site should be performed in conformance with the Los Angeles County Building Code and other guidelines provided in the geotechnical study, and under the observation and testing of a geotechnical engineer, in order to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills.	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Geology-2 Due to seismic compliance standards established by the Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or as required, the construction contractor shall incorporate project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or required standards, and thus further reduce any potential for impacts resulting from unstable	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
geologic units and soils. The County of Los Angeles shall conform to measures described in the project geotechnical study(ies) to ensure compliance throughout the construction and development of the project.						
Measure Geology-3 A geotechnical engineer shall be present on site for observation of earth-moving activities (such as site preparation, excavation) to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of structural fills. Any unanticipated adverse conditions encountered shall be evaluated by the project engineering geologist and the soil engineer.	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Greenhouse Gases: The incorporation of GHG emission mitigation measure GHG-1 would ensure a full implementation of sustainable building design for the proposed project to assist the County in attaining the goal of reducing GHG emissions to 1990 levels by the year 2020 as required by AB 32. The California Office of Attorney General's guidance to local agencies for addressing GHG emission impacts is recommended for consideration by the County to increase sustainability and reduce GHG emission impacts associated with operation of the proposed project. Among the 52 general applicable project-level measures that can be applied to a diverse range of projects, seven (7) measures have been incorporated into the design of Tier I of the proposed project. It is anticipated that these measures would also be incorporated in the design for Tier II of the proposed project. The CARB's guidance on 44 early action measures to reduce GHG emissions has been considered by the County in order to reduce GHG emission impacts associated with implementation of the proposed project. In developing mitigation measures for the proposed project, only the feasible GHG emission reduction early action measures provided by the CARB that are also applicable to the proposed project have been recommended for incorporation.						
Tier I						
Measure Greenhouse Gases-1 Prior to construction of the proposed project, the final design plan and schemes for Tier I shall be reviewed to ensure that the County of Los Angeles conforms to its commitments pursuant to the California Climate Action Registry and the greenhouse gas emissions reduction targets established in Assembly Bill 32 are dependent on the incorporation of this mitigation measure, which is based on seven (7) of the sustainable design strategies or comparable measures recommended by the California Office of Attorney General to reduce carbon dioxide (CO2) emissions per capita: <ul style="list-style-type: none"> • Design buildings to be energy efficient. Site buildings to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use • Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings • Create water-efficient landscapes • Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on site can drastically reduce the need for energy-intensive imported water at the site.) • Include mixed-use, infill, and higher density in development projects to support the reduction of vehicle trips, promote alternatives to individual vehicle travel, and promote efficient delivery of services and goods • Incorporate provisions for future public transit into project design • Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio The review shall further ensure that all applicable sustainable design measures or comparable measures have been incorporated into the final project design.	County of Los Angeles	Preconstruction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Tier II						
<p>Measure Greenhouse Gases-1</p> <p>Prior to construction of the proposed project, the final design plan and schemes for Tier II shall be reviewed to ensure that the County of Los Angeles conforms to its commitments pursuant to the California Climate Action Registry and the greenhouse gas emissions reduction targets established in Assembly Bill 32 are dependent on the incorporation of this mitigation measure, which is based on seven (7) of the sustainable design strategies or comparable measures recommended by the California Office of Attorney General to reduce carbon dioxide (CO2) emissions per capita:</p> <ul style="list-style-type: none"> • Design buildings to be energy efficient. Site buildings to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use • Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings • Create water-efficient landscapes • Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on site can drastically reduce the need for energy-intensive imported water at the site.) • Include mixed-use, infill, and higher density in development projects to support the reduction of vehicle trips, promote alternatives to individual vehicle travel, and promote efficient delivery of services and goods • Incorporate provisions for future public transit into project design • Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio <p>The review shall further ensure that all applicable sustainable design measures or comparable measures have been incorporated into the final project design.</p>	County of Los Angeles	Preconstruction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Hazards & Hazardous Materials: Implementation of the following mitigation measures are recommended to avoid, reduce, or eliminate the potential impacts related to hazards and hazardous materials.						
Tier I						
<p>Measure Hazards-1</p> <p>To reduce surface water quality impacts related to the accidental release of hazardous materials during construction, the County of Los Angeles shall ensure through its construction permitting process, or through enforcement of contractual obligations for its own projects, that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended by California Department of Transportation, and the California Regional Water Quality Control Board, Los Angeles Region (including National Pollution Elimination Discharge Permits for storm water prior to construction. A Spill Prevention Control and Countermeasures Plan shall be developed as a part of these requirements to address the handling of petroleum or other hazardous</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	California Department of Transportation California Regional Water Quality Control Board, Los Angeles Region	County of Los Angeles Department of Public Works California Department of Transportation California Regional Water Quality Control Board, Los Angeles Region	Spill Prevention Control and Countermeasures	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
materials during refueling, operations and maintenance and other construction-related activities. The agencies noted here shall regulate through the permitting process the monitoring and enforcement of this mitigation measure as required by law.						
<p>Measures Hazards-2</p> <p>To avoid exposure to asbestos-containing materials and lead-based paints during demolition, construction, and remediation activities, the County of Los Angeles and the Office of Statewide Health Planning and Development shall require that all such materials and wastes be identified and an Operations and Maintenance Plan developed prior to the issuance of demolition permits for each structure constructed prior to 1979. The Operations and Maintenance Plan shall ensure compliance with all applicable federal, state, and local requirements and specify all work to be done, including lead and asbestos surveys of structures to be demolished, proper handling and storage of lubricants and fuels for construction equipment, and methods for remediation of asbestos-containing materials and lead-based paints, if necessary. The Operations and Maintenance Plan shall be submitted to the County of Los Angeles Department of Health Services for review and approval prior to initiation of construction and demolition activities for the Multi-Service Ambulatory Care Center building, emergency room, storage building, and cooling towers. The Operations and Maintenance Plan shall, as appropriate and necessary, conform to the requirements of the Los Angeles County Department of Health Services (Local Enforcement Agency), South Coast Air Quality Management District, the Los Angeles Regional Water Quality Control Board, and the Department of Toxic Substances Control. Compliance with the Operations and Maintenance Plan shall be monitored by the County of Los Angeles Regional Planning Department throughout construction and demolition.</p> <p>To reduce impacts related to the accidental release of hazardous materials during construction, the County of Los Angeles shall ensure through its construction permitting process, or through enforcement of contractual obligations for its own projects, that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended by California Department of Transportation, and the California Regional Water Quality Control Board, Los Angeles Region (including National Pollution Elimination Discharge Permits for storm water prior to construction. These agencies shall regulate through the permitting process the monitoring and enforcement of this mitigation measure as required by law.</p>	Construction Contractor	Preconstruction and Construction	County of Los Angeles Department of Health Services	County of Los Angeles	Operations and Maintenance Plan	(Signature/Date of Monitoring Agency)
<p>Measure Hazards-3</p> <p>Prior to the issuance of grading permits for development, the County of Los Angeles shall ensure that a Soil Management Plan is prepared for the project site and that the Office of Statewide Health Planning and Development reviews the grading plans to ensure that the construction contractor is required to stop work and notify the Certified Unified Program Agency of the unanticipated encounter of underground storage tanks during grading activities. In the event that any leaking underground storage tanks are located or encountered, the County of Los Angeles Department of Public Works shall be notified and the underground storage tank shall be remediated in accordance with County of Los Angeles guidelines and consistent with specifications of the Department of Toxic Substances Control and other relevant standards. The County of Los Angeles Fire Department Health Hazardous Materials Division shall be notified of all other contaminated soils encountered during construction-related site activities.</p>	County of Los Angeles	Preconstruction	Office of Statewide Health Planning and Development	County of Los Angeles Department of Public Works	Soil Management Plan	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Hazards-4</p> <p>To avoid exposure to asbestos-containing materials, lead-based paints, and petroleum hydrocarbon–contaminated soils during routine transport and disposal for both the construction phase and operational phase of the project, the County of Los Angeles shall require that the construction contractor store, use, and transport all hazardous materials in compliance with all relevant regulations and guidelines. The routine transport of hazardous materials to and from the Martin Luther King, Jr. Medical Center Campus during construction and operation of the elements of the project shall be accomplished via Wilmington Avenue, Compton Avenue, and 119th Street. Compliance shall be determined by monitoring by regulatory agencies. Transport, storage, and handling of construction-related hazardous materials shall be consistent with the guidelines provided by the California Department of Transportation, Los Angeles Regional Water Quality Control Board, the South Coast Air Quality Management District, and the Certified Unified Program Agency. Each agency shall regulate and enforce, through permitting and record keeping, the monitoring and enforcement of this mitigation measure.</p>	Construction Contractor	Construction and Operation	California Department of Transportation Los Angeles Regional Water Quality Control Board South Coast Air Quality Management District Certified Unified Program Agency	County of Los Angeles Department of Public Works	Permits and Construction Logs / Records	(Signature/Date of Monitoring Agency)
<p>Measure Hazards-5</p> <p>At least 30 days prior to approval of Tier I final plans and specifications for development, the Office of Statewide Health Planning and Development shall review and provide comments on the plans and specifications to ensure compliance with all requirements of the Department of Toxic Substances Control and in order to verify that the site remains unlisted on the Hazardous Materials and Substance Sites List maintained by the California Environmental Protection Agency, Department of Toxic Substances Control.</p>	County of Los Angeles	Preconstruction	Office of Statewide Health Planning and Development Department of Toxic Substances Control	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Tier II						
<p>Measure Hazards-1</p> <p>To reduce surface water quality impacts related to the accidental release of hazardous materials during construction, the County of Los Angeles shall ensure through its construction permitting process, or through enforcement of contractual obligations for its own projects, that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended by California Department of Transportation, and the California Regional Water Quality Control Board, Los Angeles Region (including National Pollution Elimination Discharge Permits for storm water prior to construction. A Spill Prevention Control and Countermeasures Plan shall be developed as a part of these requirements to address the handling of petroleum or other hazardous materials during refueling, operations and maintenance and other construction-related activities. The agencies noted here shall regulate through the permitting process the monitoring and enforcement of this mitigation measure as required by law.</p>	County of Los Angeles Construction Contractor	Preconstruction and Construction	California Department of Transportation California Regional Water Quality Control Board, Los Angeles Region	County of Los Angeles Department of Public Works California Department of Transportation California Regional Water Quality Control Board, Los Angeles Region	Spill Prevention Control and Countermeasures	(Signature/Date of Monitoring Agency)
<p>Measure Hazards-2</p> <p>To avoid exposure to asbestos-containing materials and lead-based paints during demolition, construction, and remediation activities, the County of Los Angeles and the Office of Statewide Health Planning and Development shall require that all such materials and wastes be identified and an Operations and Maintenance Plan developed prior to the issuance of demolition permits for each structure constructed prior to 1979. The Operations and Maintenance Plan shall ensure compliance with all applicable federal, state, and local requirements and specify all work to be done, including lead and asbestos surveys of structures to be demolished, proper handling and</p>	Construction Contractor	Preconstruction and Construction	County of Los Angeles Department of Health Services	County of Los Angeles Department of Public Works	Operations and Maintenance Plan	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>storage of lubricants and fuels for construction equipment, and methods for remediation of asbestos-containing materials and lead-based paints, if necessary. The Operations and Maintenance Plan shall be submitted to the County of Los Angeles Department of Health Services for review and approval prior to initiation of construction and demolition activities for the MACC building, emergency room, storage building or the cooling towers. The Operations and Maintenance Plan shall, as appropriate and necessary, conform to the requirements of the Los Angeles County Department of Health Services (Local Enforcement Agency), South Coast Air Quality Management District, the Los Angeles Regional Water Quality Control Board, and the Department of Toxic Substances Control. Compliance with the Operations and Maintenance Plan shall be monitored by the County of Los Angeles Regional Planning Department throughout construction and demolition.</p> <p>To reduce impacts related to the accidental release of hazardous materials during construction, the County of Los Angeles shall ensure through its construction permitting process, or through enforcement of contractual obligations for its own projects, that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended by California Department of Transportation, and the California Regional Water Quality Control Board, Los Angeles Region (including National Pollution Elimination Discharge Permits for storm water prior to construction. These agencies shall regulate through the permitting process the monitoring and enforcement of this mitigation measure as required by law.</p>						
<p>Measure Hazards-3</p> <p>Prior to the issuance of grading permits for development, the County of Los Angeles shall ensure that a Soil Management Plan is prepared for the project site and that the Office of Statewide Health Planning and Development reviews the grading plans to ensure that the construction contractor is required to stop work and notify the Certified Unified Program Agency of the unanticipated encounter of underground storage tanks during grading activities. In the event that any leaking underground storage tanks are located or encountered, the County of Los Angeles Department of Public Works shall be notified and the underground storage tank shall be remediated in accordance with County of Los Angeles guidelines and consistent with specifications of the Department of Toxic Substances Control and other relevant standards. The County of Los Angeles Fire Department Health Hazardous Materials Division shall be notified of all other contaminated soils encountered during construction-related site activities.</p>	County of Los Angeles	Preconstruction	Office of Statewide Health Planning and Development	County of Los Angeles Department of Public Works	Soil Management Plan	(Signature/Date of Monitoring Agency)
<p>Measure Hazards-4</p> <p>To avoid exposure to asbestos-containing materials, lead-based paints, and petroleum hydrocarbon-contaminated soils during routine transport and disposal for both the construction phase and operational phase of the project, the County of Los Angeles shall require that the construction contractor store, use, and transport all hazardous materials in compliance with all relevant regulations and guidelines. The routine transport of hazardous materials to and from the Martin Luther King, Jr. Medical Center Campus during construction and operation of the elements of the project shall be accomplished via Wilmington Avenue, Compton Avenue, and 119th Street. Compliance shall be determined by monitoring by regulatory agencies. Transport, storage, and handling of construction-related hazardous materials shall be consistent with the guidelines provided by the California Department of Transportation, Los Angeles Regional Water Quality Control Board, the South Coast Air Quality Management District, and the Certified Unified Program Agency. Each agency shall regulate and enforce, through permitting and record keeping, the monitoring and enforcement of this mitigation measure.</p>	Construction Contractor	Construction and Operation	California Department of Transportation Los Angeles Regional Water Quality Control Board South Coast Air Quality Management District Certified Unified Program Agency	County of Los Angeles Department of Public Works	Permits and Construction Logs / Records	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Hazards-5</p> <p>At least 30 days prior to approval of Tier II final plans and specifications for development, the Office of Statewide Health Planning and Development shall review and provide comments on the plans and specifications to ensure compliance with all requirements of the Department of Toxic Substances Control and in order to verify that the site remains unlisted on the Hazardous Materials and Substance Sites List maintained by the California Environmental Protection Agency, Department of Toxic Substances Control.</p>	County of Los Angeles	Preconstruction	Office of Statewide Health Planning and Development Department of Toxic Substances Control	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
Hydrology and Water Quality: Implementation of the following mitigation measures are recommended to avoid, reduce, or eliminate the potential impacts related to hydrology and water quality.						
Tier I						
<p>Measure Hydro-1</p> <p>The County of Los Angeles shall ensure that the construction, landscape features, and site grading for Tier I of the project comply with standard best management practices set forth by the Regional Water Quality Control Board. Prior to final plans and specifications for all elements of the project, the County of Los Angeles shall review the plans and specifications for all elements to ensure that the plans and specifications require the construction contractor to prepare a Standard Urban Stormwater Mitigation Plan for construction activities and implement best management practices for construction, materials, and waste handling activities, which will include, but not be limited to:</p> <ul style="list-style-type: none"> • Scheduling excavation, grading, and paving activities for dry weather periods. • Controlling the amount of runoff crossing the construction site by means of berms and drainage ditches to divert water flow around the site. • Identifying potential pollution sources from materials and wastes that will be used, stored, or disposed of on the site. • Informing contractors and subcontractors about the clean storm water requirements and enforce their responsibilities in pollution prevention through a contractual agreement • Sweeping the streets surrounding the proposed project site daily and trash removal throughout the construction of the project to avoid degradation of water quality. 	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Standard Urban Stormwater Mitigation Plan	(Signature/Date of Monitoring Agency)
<p>Measure Hydro-2</p> <p>The construction contractor shall incorporate Standard Urban Stormwater Mitigation Plan requirements and best management practices to mitigate storm water runoff, which include the following:</p> <ul style="list-style-type: none"> • The incorporation of bio-retention facilities located within the project area • The incorporation of catch basin filtration systems • The use of porous pavements to reduce runoff volume 	Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
<p>Measure Hydro-3</p> <p>In the event that groundwater is encountered during Tier I construction, the County of Los Angeles shall require the construction contractor complete the dewatering operations in accordance with the established National Pollution Discharge Elimination System permit requirements.</p>	Construction Contractor	Construction	Construction Contractor	County of Los Angeles Department of Public Works	National Pollution Discharge Elimination System permit	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Tier II						
<p>Measure Hydro-1</p> <p>The County of Los Angeles shall ensure that the construction, landscape features, and site grading for Tier II of the project comply with standard best management practices set forth by the Regional Water Quality Control Board. Prior to final plans and specifications for all elements of the project, the County of Los Angeles shall review the plans and specifications for all elements to ensure that the plans and specifications require the construction contractor to prepare a Standard Urban Stormwater Mitigation Plan for construction activities and implement best management practices for construction, materials, and waste handling activities, which will include, but not be limited to:</p> <ul style="list-style-type: none"> • Scheduling excavation, grading, and paving activities for dry weather periods. • Controlling the amount of runoff crossing the construction site by means of berms and drainage ditches to divert water flow around the site. • Identifying potential pollution sources from materials and wastes that will be used, stored, or disposed of on the site. • Informing contractors and subcontractors about the clean storm water requirements and enforce their responsibilities in pollution prevention through a contractual agreement • Sweeping the streets surrounding the proposed project site daily and trash removal throughout the construction of the project to avoid degradation of water quality. 	County of Los Angeles Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Standard Urban Stormwater Mitigation Plan	(Signature/Date of Monitoring Agency)
<p>Measure Hydro-2</p> <p>The construction contractor shall incorporate Standard Urban Stormwater Mitigation Plan requirements and best management practices to mitigate storm water runoff, which include the following:</p> <ul style="list-style-type: none"> • The incorporation of bio-retention facilities located within the project area • The incorporation of catch basin filtration systems • The use of porous pavements to reduce runoff volume 	Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
<p>Measure Hydro-3</p> <p>In the event that groundwater is encountered during Tier I construction, the County of Los Angeles shall require the construction contractor complete the dewatering operations in accordance with the established National Pollution Discharge Elimination System permit requirements.</p>	Construction Contractor	Construction	Construction Contractor	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency))
<p>Measure Hydro-4</p> <p>To ensure that operational impacts associated with Tier II remain below the level of significance, the County of Los Angeles shall require that best management practices and sustainable practices, such as regularly removing vegetation and debris from curbs, catch basins, and outlets; limiting the amount of pesticides and fertilizers used in landscaping, and other best management practice as recommended by the Environmental Protection Agency or in the California Stormwater Best Management Practice Handbooks as ongoing maintenance measures, are implemented into a maintenance plan for the campus.</p>	County of Los Angeles	Operation	County of Los Angeles Department of Public Works	County of Los Angeles Department of Public Works	N/A	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Noise: Implementation of the following mitigation measures are recommended to avoid, reduce, or eliminate the potential impacts related to noise.						
Tier I						
<p>Measure Noise-1</p> <p>The County of Los Angeles shall require that the plans and specifications require that construction equipment be equipped with state-of-the-art noise-muffling devices. Barriers or curtains shall be required to be installed close to equipment to shield the equipment from the receptor. Barriers or curtains utilized at the project site shall be required to reduce A-weighted construction noise levels at nearby sensitive receptors by a minimum of 10 dB. The height and length of the barriers or curtains shall be determined based on location of construction activity and receptor.</p> <p>Because of the close proximity of the source and receptors, the noise impact would be dependent on the location of the noise sources. Prior to the start of demolition and construction, the contractor shall develop a noise control plan based on the actual equipment that will be used during demolition and construction, and the location of various demolition and construction activities. If the actual equipment noise levels are not available, equipment noises shall be measured in the field. The noise control plan shall predict the noise levels with actual equipment and with barriers or curtains in place. In addition, the plan shall take into account the demolition and equipment mix that would be operated at the same time. Equipment mix and/or the number of equipment operating shall be considered in reducing the noise levels.</p>	Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Noise Control Plan	(Signature/Date of Monitoring Agency)
<p>Measure Noise-2</p> <p>Prior to the completion of final plans and specifications, the County of Los Angeles shall ensure that the plans and specifications include a requirement that all demolition and construction equipment be properly maintained. All vehicles and compressors shall utilize exhaust mufflers. Engine enclosure covers as designed by the manufacturer shall be in place at all times. The County of Los Angeles shall monitor the use of heavy equipment during all demolition and construction activities to ensure conformance with the requirements of properly maintained heavy equipment.</p>	County of Los Angeles	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
<p>Measure Noise-3</p> <p>The distance at which impact pile driving would not exceed a peak particle velocity of 0.2 inch per second at a residence would be 55 feet. Therefore, the County of Los Angeles shall require that impact pile driving not be utilized within 55 feet of a residential structure. Should pile driving be necessary within 55 feet of a residence, sonic pile driving shall be utilized.</p>	Construction Contractor	Construction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
<p>Measure Noise-4</p> <p>The County of Los Angeles shall ensure that mechanical noise generated by the project is less than 45 dBA at residences immediately south (approximately 50 feet) of the project. This shall be achieved by implementing one, or a combination of more than one of the following strategies: utilizing quiet mechanical systems; locating mechanical systems away from residences (mechanical systems that produce a noise level of 55 dBA at 50 feet would need to be located a minimum of 160 feet from residences to bring mechanical noise levels below 45 dBA at residences), or utilizing insulating screens to break the line-of-site between the mechanical systems and nearby residences.</p>	Construction Contractor	Construction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Tier II						
<p>Measure Noise-1</p> <p>The County of Los Angeles shall require that the plans and specifications require that construction equipment be equipped with state-of-the-art noise-muffling devices. Barriers or curtains shall be required to be installed close to equipment to shield the equipment from the receptor. Barriers or curtains utilized at the project site shall be required to reduce A-weighted construction noise levels at nearby sensitive receptors by a minimum of 10 dB or to the maximum extent possible. The height and length of the barriers or curtains shall be determined based on the location of the construction activity and receptor.</p> <p>Because of the close proximity of the source and receptors, the noise impact would be dependent on the location of the noise sources. Prior to the start of demolition and construction, the contractor shall develop a noise control plan based on the actual equipment that will be used during demolition and construction, and the location of various demolition and construction activities. If the actual equipment noise levels are not available, equipment noises shall be measured in the field. The noise control plan shall predict the noise levels with actual equipment and with barriers or curtains in place. In addition, the plan shall take into account the demolition and equipment mix that would be operated at the same time. Equipment mix and/or the number of equipment operating shall be considered in reducing the noise levels.</p>	Construction Contractor	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Noise Control Plan	(Signature/Date of Monitoring Agency)
<p>Measure Noise-2</p> <p>Prior to the completion of final plans and specifications, the County of Los Angeles shall ensure that the plans and specifications include a requirement that all demolition and construction equipment be properly maintained. All vehicles and compressors shall utilize exhaust mufflers. Engine enclosure covers as designed by the manufacturer shall be in place at all times. The County of Los Angeles shall monitor the use of heavy equipment during all demolition and construction activities to ensure conformance with the requirements of properly maintained heavy equipment.</p>	County of Los Angeles	Preconstruction and Construction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
<p>Measure Noise-3</p> <p>The distance at which impact pile driving would not exceed a peak particle velocity of 0.2 inch per second at a residence would be 55 feet. Therefore, the County of Los Angeles shall require that impact pile driving not be utilized within 55 feet of a residential structure. Should pile driving be necessary within 55 feet of a residence, sonic pile driving shall be utilized.</p>	Construction Contractor	Construction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)
<p>Measure Noise-4</p> <p>The County of Los Angeles shall ensure that mechanical noise generated by the project is less than 45 dBA at residences immediately south (approximately 50 feet) of the project. This shall be achieved by implementing one, or a combination of more than one of the following strategies: utilizing quiet mechanical systems; locating mechanical systems away from residences (mechanical systems that produce a noise level of 55 dBA at 50 feet would need to be located a minimum of 160 feet from residences to bring mechanical noise levels below 45 dBA at residences), or utilizing insulating screens to break the line-of-site between the mechanical systems and nearby residences.</p>	Construction Contractor	Construction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Final Plans and Specifications	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
Transportation and Traffic: Implementation of the following mitigation measures are recommended to avoid, reduce, or eliminate the potential impacts related to transportation and traffic.						
Tier I						
<p>Measure Traffic-1</p> <p>To reduce the traffic-related construction impacts, the County of Los Angeles shall require the construction contractor to provide a Construction Traffic Management Plan that is prepared in accordance with the California Department of Transportation's Construction Manual and Manual on Uniform Traffic Control Devices. The Construction Traffic Management Plan shall at the minimum address:</p> <ul style="list-style-type: none"> • Timing of deliveries of heavy equipment and building materials • Directing construction traffic with a flag person • Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic • Identifying if improvements to the intersection of 120th Street, Wilmington Avenue, or Compton Avenue are necessary to accommodate the turning radii needed by large trucks accessing site • Identifying multiple alternate ingress/egress access point for the circulation of traffic and emergency response vehicles • Determining the need for construction work hours and arrival/departure times outside peak traffic periods • Ensuring access for emergency vehicles to the project site • Temporary closure of travel lanes or disruptions to street segments and intersections during materials delivery, transmission line stringing activities, or any other utility connections • Maintaining access to adjacent property • Specification of both construction-related vehicle travel and oversize load haul routes, the minimization of construction traffic during the AM and PM peak hour, distributing construction traffic flow across alternative routes to access the proposed project site, and avoiding residential neighborhoods to the maximum extent feasible • Identification of vehicle safety procedures for entering and exiting site access roads 	Construction Contractor	Preconstruction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Construction Traffic Management Plan	(Signature/Date of Monitoring Agency)
Tier II						
<p>Measure Traffic-1</p> <p>To reduce the traffic-related construction impacts, the County of Los Angeles shall require the construction contractor to provide a Construction Traffic Management Plan that is prepared in accordance with the California Department of Transportation's Construction Manual and Manual on Uniform Traffic Control Devices. The Construction Traffic Management Plan shall at the minimum address:</p> <ul style="list-style-type: none"> • Timing of deliveries of heavy equipment and building materials • Directing construction traffic with a flag person • Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic • Identifying if improvements to the intersection of 120th Street, Wilmington Avenue, or Compton Avenue are necessary to accommodate the turning radii needed by large trucks accessing site 	Construction Contractor	Preconstruction	County of Los Angeles Department of Public Works (plan check process)	County of Los Angeles Department of Public Works	Construction Traffic Management Plan	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<ul style="list-style-type: none"> Identifying multiple alternate ingress/egress access point for the circulation of traffic and emergency response vehicles Determining the need for construction work hours and arrival/departure times outside peak traffic periods Ensuring access for emergency vehicles to the project site Temporary closure of travel lanes or disruptions to street segments and intersections during materials delivery, transmission line stringing activities, or any other utility connections Maintaining access to adjacent property Specification of both construction-related vehicle travel and oversize load haul routes, the minimization of construction traffic during the AM and PM peak hour, distributing construction traffic flow across alternative routes to access the proposed project site, and avoiding residential neighborhoods to the maximum extent feasible Identification of vehicle safety procedures for entering and exiting site access roads 						
<p>Measure Traffic-2</p> <p>In order to address the Tier II project impacts, the County of Los Angeles shall complete the following improvements:</p> <ul style="list-style-type: none"> Compton Avenue / Imperial Highway, County of Los Angeles / City of Los Angeles: Re-stripe westbound approach to provide a separate right-turn lane. I-105 / Imperial Highway: Provide a third northbound, left-turn lane by widening off-ramp by 10 feet for approximately 150 to 200 feet. Wilmington Avenue / El Segundo Boulevard: Re-stripe eastbound and westbound approaches to have separate right-turn lanes. Allow buses to go through the intersection from the right-turn lanes. Central Avenue / 120th Street: Re-stripe northbound approach to provide a separate right-turn lane. Also, widen the east leg by 3 feet on each curbside (i.e., reduce sidewalk along 120th Street east of Central Avenue by 3 feet for approximately 120 feet and re-stripe westbound 120th Street approach to provide a left-turn, two through lanes and a separate right-turn lane. Wilmington Avenue / I-105 Eastbound Ramps, County of Los Angeles / California Department of Transportation: Provide an additional eastbound lane by widening (reducing the raised median on the ramp) the off-ramp. The eastbound approach shall have a left-turn lane, shared left-right turn lane, and a separate right-turn lane. The sidewalks on both sides of Wilmington Avenue (as noted above) shall be reduced by 2 feet and the Wilmington Avenue roadway shall be widened by 2 feet on both sides (a total of 4 feet) from the south leg of this intersection. Provide an additional northbound left-turn lane by widening (reducing the medians). Wilmington Avenue / 118th Street, County of Los Angeles: Widen Wilmington Avenue roadway by 2 feet on both sides and re-stripe to provide two through lanes, a shared through right-turn lane and dual left-turn lanes along the southbound approach. Re-stripe the westbound approach to provide a separate right-turn lane and a shared left-through lane. Northbound approach shall have the same lane geometry as existing conditions. Under cumulative conditions, widen 118th Street roadway by 4 feet and re- 	County of Los Angeles	Preconstruction	Preconstruction: County of Los Angeles Department of Public Works (plan check process); construction: Construction Contractor (plan implementation)	County of Los Angeles Department of Public Works County of Los Angeles Traffic and Lighting Division	Conceptual Signing and Striping Plans	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>stripe to provide a separate right-turn lane and shared left-through lane along the eastbound approach.</p> <ul style="list-style-type: none"> Wilmington Avenue / 120th Street–119th Street, County of Los Angeles: Widen Wilmington Avenue roadway by 2 feet on both sides and restripe the southbound approach to provide a separate right-turn lane, three through lanes, and a left-turn lane. <p>Re-stripe northbound approach to provide a shared through-right turn lane, two through lanes, and a left-turn lane. Remove median adjacent to northbound approach to facilitate three southbound receiving lanes. Restrict parking along Wilmington Avenue roadway during morning and evening peak periods along the eastside of Wilmington between 120th Street and Martin Luther King, Jr. Hospital Driveway entrance.</p> <p>Widen 120th Street west of Wilmington Avenue for 250 feet, on the south side by 2 feet, and re-stripe the eastbound approach to provide a separate right-turn lane, dual left-turn lanes, and a through lane. The westbound approach of 119th Street would have the same lane geometry as existing conditions.</p> <ul style="list-style-type: none"> Wilmington Avenue / Martin Luther King, Jr. Hospital Entrance–120th Street, County of Los Angeles: Re-stripe southbound approach to provide a separate right-turn lane, two through lanes, and a left-turn lane. Provide three northbound receiving lanes and restrict on-street curb parking along the eastside of Wilmington Avenue between Martin Luther King, Jr. Hospital Driveway and 120th Street and 120th Street and 119th Street during morning and evening peak hours. <p>Remove the median within the hospital entrance and re-stripe the driveway to provide dual left-turn lanes, a through lane, and a separate right-turn lane along the eastbound approach. Re-stripe to provide one receiving lane.</p> <p>The appropriate conceptual signing and striping plans shall be submitted to the County of Los Angeles Department of Public Works, Traffic and Lighting Division for review and approval during the planning phase.</p>						
<p>Measure Traffic-3</p> <p>In order to address the Tier II cumulative projects impacts, using County of Los Angeles traffic study guidelines, the following mitigation measures shall be implemented to alleviate the cumulative significant impacts:</p> <ul style="list-style-type: none"> Avalon Boulevard / El Segundo Boulevard, County of Los Angeles: Widen northbound approach by 2 feet and re-stripe the approach to provide a left turn lane, two through lanes, and a separate right-turn lane (10 feet, 10 feet, 10 feet, 12 feet). The approach could be widened by narrowing the 5-foot-wide median to a 3-foot-wide median, or by reducing the 12-foot-wide sidewalk to a 10-foot-wide sidewalk. This widening would need to occur all the way to an alley located approximately 100 feet south of the intersection. The bus stop at this approach would continue to be located at the same location; however, buses would be allowed to go straight through the intersection. Alameda Street / El Segundo Boulevard, County of Los Angeles / Compton: Re-stripe northbound/southbound approaches and provide a southbound right-turn lane. The lanes along the north leg shall be re-striped to provide 13-foot and 11-foot receiving lanes; 10-foot, 11-foot, 10-foot, and 12-foot approach lanes for southbound left-turn lane, southbound through lanes, and southbound right-turn lanes, respectively. The 	Construction Contractor	Preconstruction	<p>County of Los Angeles Department of Public Works</p> <p>County of Los Angeles Traffic and Lighting Division</p>	<p>County of Los Angeles Department of Public Works</p> <p>County of Los Angeles Traffic and Lighting Division</p>	Conceptual Signing and Striping Plans	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>lanes along the south leg would have a 13-foot shared right through-way, 11-foot through lane, 10-foot left-turn lane, 12-foot receiving lane, and a 20-foot receiving lane. Remove two on-street parking spaces along the southbound approach during peak hours.</p> <ul style="list-style-type: none"> Alameda Street / 103rd Street, County of Los Angeles / Lynwood: Re-stripe eastbound approach to provide a 10-foot, left-turn lane and a 12-foot, left-right shared lane. The receiving lane would be re-striped for 18.5 feet. Central Avenue / Rosecrans Avenue, County of Los Angeles / Compton: Re-stripe westbound approach to provide a separate right-turn lane. Allow buses to go through the intersection from the right-turn lane. Central Avenue / El Segundo Boulevard, County of Los Angeles / Compton: Re-stripe southbound approach to provide a separate right-turn lane. Widen northbound approach by reducing median by 1 foot to 2 foot. Provide re-striping to show a separate northbound right-turn lane. Allow buses to go through the intersection from the right-turn lane. Alameda Street / Imperial Highway, County of Los Angeles / City of Lynwood: Re-stripe southbound approach to provide the following roadway geometry: two left-turn lanes, two through lanes, and one right-turn lane. <p>The appropriate conceptual signing and striping plans shall be submitted to the County of Los Angeles Department of Public Works, Traffic and Lighting Division for review and approval during the planning phase.</p>						
<p>Measure Traffic-4</p> <p>Along the southbound approach of Alameda Street, the County of Los Angeles shall provide two left-turn lanes, two through lanes and one right-turn lane instead of one left-turn lane, two through lanes and a separate right-turn lane (i.e., add a second left turn lane). In addition, the County of Los Angeles shall provide the required signal hardware and supporting software to facilitate a right-turn arrow signal indication for southbound right-turn overlap with eastbound-westbound left-turns at the intersection.</p>	County of Los Angeles Department of Traffic and Lighting	Construction and post-construction	County of Los Angeles Department of Public Works County of Los Angeles Traffic and Lighting Division	County of Los Angeles Department of Public Works County of Los Angeles Traffic and Lighting Division	Conceptual Signing and Striping Plans	
<p>Utilities and Service Systems: Implementation of the following mitigation measures are recommended to avoid, reduce, or eliminate the potential impacts related to utilities and service systems.</p>						
<p>Tier II</p>						
<p>Measure Utilities-1</p> <p>Prior to issuance of the permits to connect to the sewer system, the County of Los Angeles shall ensure payment of the connection fee for the capital facilities has been submitted to the appropriate Sanitation Districts of Los Angeles County for compliance with the California Health and Safety Code.</p>	County of Los Angeles	Preconstruction	Sanitation Districts of Los Angeles County	Sanitation Districts of Los Angeles County	Payment of the connection fee	(Signature/Date of Monitoring Agency)

**TABLE III-1
MARTIN LUTHER KING, JR. MEDICAL CENTER CAMPUS REDEVELOPMENT PROJECT MITIGATION MONITORING PLAN, Continued**

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Report	Signature/Date
<p>Measure Utilities-2</p> <p>The County of Los Angeles shall review the plans and specifications for the project and the parking facilities to ensure that adequate service areas are provided for trash and recycling receptacles for compliance with applicable federal, state, and local statutes related to solid waste, and to reduce direct and cumulative impacts from project operation and maintenance to below the level of significance. Prior to advertising for construction bids for the new building, the County of Los Angeles shall ensure that the plans and specifications designating locations for trash receptacles and recycling receptacles are in conformance with the California Solid Waste Reuse and Recycling Access Act of 1991. Wherever trash receptacles are provided throughout the project site, a recycling receptacle for plastic, aluminum, and metal shall also be provided. Signs encouraging patrons to recycle shall be posted near each recycling receptacle.</p> <p>To ensure conformance with the Solid Waste Management Act of 1989, the County of Los Angeles shall require the construction contractor to manage the solid waste generated during construction of each element of the project by diverting at least 50 percent of solid waste from disposal in landfills, particularly Class III landfills, through source reduction, reuse, and recycling of construction and demolition debris. The construction contractor shall submit a construction solid waste management plan to the County of Los Angeles for approval prior to initiation of demolition activities. The construction contractor shall demonstrate compliance with the solid waste management plan through the submission of monthly reports during construction and demolition activities that estimate total solid waste generated and diversion of 50 percent of the solid waste.</p>	<p>County of Los Angeles</p> <p>Construction Contractor</p>	<p>Preconstruction</p>	<p>County of Los Angeles Department of Public Works (plan check process)</p>	<p>County of Los Angeles Department of Public Works</p>	<p>Final Plans and Specifications</p> <p>Construction Solid Waste Management Plan</p>	<p>(Signature/Date of Monitoring Agency)</p>