

Appendix F

Mitigation Monitoring and Reporting Program



Mitigation Monitoring and Reporting Program

9900 Wilshire Boulevard
(One Beverly Hills) Project

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Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the 9900 Wilshire Boulevard (One Beverly Hills) Project, proposed in the City of Beverly Hills. The purpose of the MMRP is to ensure that the required mitigation measures identified in the 2008 Final Environmental Impact Report (2008 FEIR) and Supplemental Environmental Impact Report (SEIR) are implemented as part of the overall Project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during Project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified for the Proposed Project in the SEIR. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AESTHETICS, LIGHT, AND GLARE							
LG-1 Project light sources shall be shielded, directed downward when intended to illuminate walking or working surfaces, and focused on the Project site, to prevent light spillover onto adjacent properties or roadways.	The Project lighting plan filed with the Department of Community Development/Building & Safety Division shall comply with this requirement. The plan check engineers will review the plans to ensure that they comply with this requirement.	Prior to issuance of certificate of occupancy	Once prior to issuance of certificate of occupancy	Project Applicant, Community Development Department			
AIR QUALITY							
AQ-1 The Developer shall prepare a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries and haul routes to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.	Review of Construction Traffic Emission Management Plan to verify compliance and field verification that emissions from vehicles minimized.	Prior to the issuance of grading and construction permit. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-2 The Contractor shall ensure that the use of all construction equipment is suspended during first-stage smog alerts.	Field verification that the use of all construction equipment is suspended during first-stage smog alerts.	During grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-3 The Contractor shall promote the use of electricity or alternate fuels for on-site mobile equipment instead of diesel equipment to the extent feasible	Field verification that electricity or alternate fuels are used for on-site mobile equipment, where feasible.	During grading and construction. This measure shall be in	Periodically throughout grading and construction.	Project Applicant, Community Development Department			



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		effect until the issuance of the Certificate of Occupancy.					
AQ-4 The Contractor shall maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Verify that construction equipment is maintained according to manufacturer recommendations.	Prior to issuance of grading or construction permits. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-5 The Contractor shall promote the use of electric welders to avoid emissions from gas or diesel welders, to the extent feasible.	Field verification that electric welders are used to avoid emissions, to the extent feasible	During grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-6 The Contractor shall promote the use of on-site electricity or alternative fuels rather than diesel-powered or gasoline-powered generators to the extent feasible.	Field verification that electricity or alternate fuels are used for on-site mobile equipment, to the extent feasible	During grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-7 Prior to use in construction, the Project applicant and contractor will evaluate the feasibility of retrofitting the large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., will be evaluated. These	Verify that the Project applicant and contractor evaluated the feasibility of retrofitting the large off-road construction equipment that will be operating for	Prior to grading and construction. This measure shall be in effect until the issuance of the Certificate	Once before grading and construction and periodically throughout grading and construction.	Project Applicant, Community Development Department			



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technologies will be required if they are verified by the California Air Resources Board (CARB) and/or the U.S. Environmental Protection Agency (U.S. EPA) and are commercially available and can feasibly be retrofitted onto construction equipment.	significant periods.	of Occupancy.					
AQ-8 The Contractor shall ensure that traffic speeds on all unpaved roads are reduced to 15 mph or less.	Field verification that speeds on all unpaved roads are reduced to 15 mph or less.	Prior to issuance of grading permit	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-9 The Contractor shall ensure that the Project site is watered at least three times daily during dry weather.	Field verification that the site is watered at least three times daily during dry weather	During grading	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-10 The Contractor shall install wind monitoring equipment on site, to the extent feasible, and suspend grading activities when wind speeds exceed 25 mph per Southern California Air Quality Management District (SCAQMD) guidelines.	Field verification that the contractor installed wind monitoring equipment on site, to the extent feasible, and suspends grading activities when wind speeds exceed 25 mph	Prior to issuance of grading permit and during grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Once prior to grading and periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-11 The Contractor shall install water storage piles by hand or apply cover when wind events are declared (wind speeds in excess of 25 miles per hour).	Field verification that storage piles are watered when wind is in excess of 25 mph	During grading and construction.	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
AQ-12 The Contractor shall apply nontoxic chemical soil stabilizers on inactive construction areas (disturbed lands within construction Projects that are unused for at least four consecutive days).	Field verification that the contractor applies nontoxic chemical soil stabilizers on inactive construction areas	During grading and construction. This measure shall be in effect until the issuance of the Certificate	Periodically throughout grading and construction.	Project Applicant, Community Development Department			



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		of Occupancy.					
AQ-13 The Contractor shall replace ground cover in disturbed areas as quickly as possible.	Field verification that ground cover has been replaced in disturbed areas	During grading and construction. This measure shall be in effect until issuance of the Certificate of Occupancy.	Periodically throughout grading and construction.	Project Applicant, Community Development Department			
<p>AQ-14 The Project applicant shall retain a third-party air quality consultant to conduct continuous monitoring of the PM₁₀ (dust) concentrations during the Project demolition, excavation and grading phases of Project construction (approximately 92 work days) to determine compliance with applicable air quality standards and regulations. Monitoring shall be accomplished using DustTrak™ aerosol monitors or other similar monitoring networks and shall meet the following requirements:</p> <ul style="list-style-type: none"> • The third-party consultant shall be approved by the City of Beverly Hills Planning Department. • Costs for the monitoring network and tests by the third-party consultant shall be borne by the Project applicant. • Monitors shall be located in such a manner that appropriate upwind (background) and two downwind locations from the Project are selected. The locations shall be selected in order to monitor the Project's contribution to ambient PM10 concentrations and to minimize the influence of dust contributions from outside sources. One downwind monitoring station shall be located at or near the El Rodeo School's southern perimeter. The other downwind monitor shall be located in an 	The Community Development Department shall hire a third-party air quality consultant. Weekly monitoring reports shall be submitted to the Community Development Department for review. The Project applicant shall submit a corrective action plan and have such plan approved prior to commencement of demolition activities.	During demolition and grading.	Continuously throughout demolition and grading.	Project Applicant, Community Development Department			



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<p>area beyond the Project boundary where the general public could be present for a period of more than one hour. The upwind and downwind directions shall be based on the prevailing daytime wind direction in the vicinity of the Project site. All locations shall be approved by the third-party air quality consultant and the Community Development Director.</p> <ul style="list-style-type: none"> • The monitoring network shall include at least one anemometer to measure wind speeds and directions. • Each monitoring station shall be secured in such a manner to prevent access and tampering by unauthorized persons and to prevent damage to the equipment. • Each monitoring station shall be sited in a location with access to necessary infrastructure (e.g., electricity needs, foundation requirements, internet connectivity). • Monitors shall be calibrated using collocated filter-based samplers (Mini-Vol or other similar equipment). The third-party consultant shall calibrate the DustTrak™ monitors as needed to ensure that data is within acceptable margins of error as determined by manufacturer's specifications. • The 5-hour rolling average dust concentration threshold is equal to the threshold specified in SCAQMD Rule 403 (50 micrograms per cubic meter) as determined by the difference between the upwind and downwind stations. The 1-hour average dust concentration threshold shall be set at a level of 150 micrograms per cubic meter to provide sufficient warning for on-site construction managers or supervisors to implement corrective measures. An exceedance of 							



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<p>the 1-hour threshold shall not be deemed as a violation of any air quality standard or regulation.</p> <ul style="list-style-type: none"> Monitoring shall be continuous and provide data at 5-minute intervals. The data shall report rolling 5-hour and rolling 1-hour average PM10 concentrations. Monitoring shall be active on any day that construction activity occurs during the demolition, excavation, and grading phases of Project construction. Data shall be made available to the third-party consultant, the City of Beverly Hills, the Project applicant, and the on-site contractor on a secured internet website. The general public shall have access to 5-hour rolling average PM10 concentrations on a publicly accessible website. Monitors shall be equipped with a visual alarm (strobe light or similar) that shall notify appropriate on-site construction managers or supervisors if established thresholds are exceeded. Additionally, an email shall be sent to appropriate on-site construction managers or supervisors if specified PM10 thresholds are exceeded. All corrective measures, as necessary to reduce emissions to acceptable levels, shall be implemented immediately. If immediate implementation of a specific corrective measure will result in the creation of a hazardous situation, as determined by the Environmental Monitor, construction activity shall be allowed to continue for a reasonable period of time, as determined by the Environmental Monitor, until such time that it is safe to implement that 							



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<p>corrective measure. Corrective measures shall be documented by the construction contractor in a log book accessible to the third-party air quality consultant and the City of Beverly Hills. Records shall be maintained of the specific action taken, the time and date the corrective action was taken, and written verification by the appropriate on-site construction manager or supervisor that the corrective action was taken.</p> <ul style="list-style-type: none"> The Project applicant and contractor shall develop a corrective action plan. The plan shall be prepared and finalized prior to the commencement of Project demolition. The plan shall indicate steps to safely and adequately reduce on-site dust emissions. The plan shall contain a list of possible corrective measures. The measures shall include, but at not limited to, application of water or other soil stabilizers, temporary reduction in on-site vehicle speed, temporary reduction in construction activity, suspension of construction activity and other appropriate measures. The plan shall also require notification of the Principal of El Rodeo School and the Beverly Hills Unified School District Superintendent in the event of an exceedance of any of the established thresholds. The Project applicant and contractor shall obtain approval of the plan from the City of Beverly Hills Community Development Director prior to commencing demolition. 							
<p>AQ-15 The Project applicant and/or contractor shall comply with SCAQMD Rule 403 by ensuring visible dust emissions from the Project site do not go beyond the property line.</p> <ul style="list-style-type: none"> The Project applicant and/or contractor 	<p>The Project applicant and/or contractor shall comply with SCAQMD Rule 403 by ensuring visible dust emissions from the Project site do</p>	<p>During demolition, grading, and construction.</p>	<p>Continuously throughout demolition, grading, and construction.</p>	<p>Project Applicant, Community Development Department, Beverly Hills</p>			



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<p>shall designate a person located on-site who is trained and certified by the California Air Resources Board to conduct visible emissions evaluations (VEE). The designated person shall ensure compliance with SCAQMD Rule 403 by observing for visible dust emissions beyond the property line during daytime working hours. Observations shall be conducted in accordance with U.S. Environmental Protection Agency Method 9(Title 40, Code of Federal Regulation, Part 60, Appendix A).</p> <ul style="list-style-type: none"> The Beverly Hills Unified School District (BHUSD) shall provide the City of Beverly Hills with its schedule of outdoor activities and athletic events at El Rodeo School and Beverly Hills High School during the construction period as soon as the information becomes available. The City shall immediately provide this information to the Project applicant and contractor. The Project applicant and contractor shall require coordination of all construction activities so as minimize the occurrence of high-emitting fugitive dust construction activities during the scheduled outdoor events to the extent feasible. In the event visible dust emissions are observed beyond the property line, the designated person shall immediately inform a lead supervisor or other appropriate managing personnel. The supervisor shall immediately implement corrective measures. If visible dust emissions are anticipated to impact El Rodeo School, the supervisor shall notify the Principal of El Rodeo School and the Beverly Hills Unified School District 	<p>not go beyond the property line. Specifically, the Project applicant and/or contractor shall designate a person located on-site who is trained and certified by the CARB to conduct VEE. In the event visible dust emissions are observed beyond the property line, the designated person shall immediately inform a lead supervisor or other appropriate managing personnel. The Beverly Hills Unified School District shall provide the City of Beverly Hills with its schedule of outdoor activities and athletic events at El Rodeo School and Beverly Hills High School during the construction period as soon as the information becomes available.</p>			Unified School District			



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Superintendent. If immediate implementation of a corrective measure shall result in the creation of a hazardous situation, construction activity shall be allowed to continue for a reasonable period of time until such time that is it safe to implement corrective measures. Corrective measures shall be documented by the construction contractor in a log book accessible to the third-party air quality consultant and the City of Beverly Hills. Records shall be maintained of the specific action taken, the time and date the corrective action was taken, and written verification by the appropriate on-site construction manager or supervisor that the corrective action was taken.							
CULTURAL RESOURCES							
CR-1 The Robinsons-May department store shall be photographed with large-format black-and-white photography, and a written report, which follows Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) standards at a minimum Level 3 Recordation. The documentation shall be donated to a suitable repository, such as the City of Beverly Hills Public Library. The cost shall be borne by the Applicant.	The Project applicant shall hire an architectural historian qualified under the Secretary of the Interior's Standards. The Project applicant shall provide applicable photographs and reports to the Community Development Department.	Prior to issuance of grading and building permits.	Once prior to issuance of grading permit	Project Applicant, Community Development Department			
CR-2 The Applicant shall fund the production of a video of the Robinsons-May property showing the interiors and exteriors of the building and site to show its history. The video shall be placed in the City of Beverly Hills Public Library and posted on the City of Beverly Hills' website.	The Project applicant shall hire an architectural historian qualified under the Secretary of the Interior's Standards to produce the video.	Prior to issuance of demolition permits.	Once prior to issuance of demolition permit	Project Applicant, Community Development Department			
CR-3 Potentially historic street lights adjacent to	The Project applicant	Prior to	Once prior to	Project			



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the Project site shall be preserved and reinstalled along this section of Wilshire Boulevard and Santa Monica Boulevard, as appropriate, in consultation with the Project proponents, the City of Beverly Hills, and an architectural historian qualified under the Secretary of the Interior's Standards.	shall hire an architectural historian qualified under the Secretary of the Interior's Standards. Historic street lights will be relocated, as advised.	issuance of grading and building permits.	issuance of grading permit	Applicant, Community Development Department			
CR-4 If buried cultural resources are encountered during construction, all work shall be halted in the vicinity of the archaeological discovery until a qualified archaeologist can assess the nature and significance of the archaeological discovery, per CEQA Section 15064.5 (f). Recovery of significant archaeological deposits, if necessary, shall include but not be limited to, manual or mechanical excavations, monitoring, soils testing, photography, mapping, or drawing to adequately recover the scientifically consequential information from and about the archaeological resource. Further treatment may be required, including site recordation, excavation, site evaluation, and data recovery. Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the archaeologist.	The Project applicant shall provide proof that a certified archaeologist has investigated and has made appropriate recommendations.	Prior to Project construction.	Continuously throughout grading and construction.	Project Applicant, Community Development Department			
CR-5 If human remains are discovered during construction, the coroner and designated Native American representatives shall be notified in accordance with Public Resources Code Section 5097.98, Health and Safety Code Section 7050.5, and Section 15064.5 (d) of the State CEQA Guidelines. State Health and Safety Code Section 7050.5 states that if human remains are unearthed during construction, no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. In accordance with applicable regulations, construction activities shall halt in the event of discovery of human	The Project applicant shall provide proof that a certified archaeologist has investigated and has made appropriate recommendations.	During Project construction.	Continuously throughout grading and construction.	Project Applicant, Community Development Department			



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<p>remains, and consultation and treatment shall occur as prescribed by law. If human remains discovered are of Native American origin, it shall be necessary to comply with state laws relating to the disposition of Native American burials that fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).</p> <p>If the remains are determined to be Native American, the coroner shall contact the California Native American Heritage Commission to determine the most likely living descendant(s). The most likely living descendant shall determine the most appropriate means of treating the human remains and any associated grave artifacts and oversee disposition of the human remains and associated artifacts by the Project archaeologists.</p>							
<p>CR-6 In the event a previously unknown fossil is uncovered during Project construction, all work shall cease until a certified paleontologist can investigate the finds and make appropriate recommendations. Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the monitor.</p>	<p>The Project applicant shall provide proof that a certified paleontologist has investigated and has made appropriate recommendations.</p>	<p>During Project construction.</p>	<p>Continuously throughout grading and construction.</p>	<p>Project Applicant, Community Development Department</p>			
<p>GEOLOGY AND SOILS</p>							
<p>GEO-1 The Proposed Project shall be designed and constructed in accordance with recommendations contained in the Report of Geotechnical Investigation prepared by Mactec Engineering and Consulting, Inc. and other subsequent reports reviewed and accepted by the City of Beverly Hills, and in accordance with all applicable local, state, and federal regulations, such as the Uniform Building Code (UBC) and</p>	<p>The construction plans filled with the Department of Community Development/Building & Safety Division shall comply with this requirement. The plan check engineers will</p>	<p>Prior to construction</p>	<p>Once prior to construction</p>				



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Title 9 of the Beverly Hills Municipal Code.	review the plans to ensure that they comply with this requirement.						
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1 Any suspect lead based paint shall be sampled prior to any renovations or demolition activities. Any identified lead based paint located within buildings scheduled for renovation or demolition, or noted to be damaged, shall be abated by a licensed lead-based paint abatement contractor, and disposed of according to all state and local regulations.	Verify that remediation plans include notes and specific instructions outlining the process for implementation of this mitigation measure. The plan check engineers will review the plans to ensure that they comply with this requirement.	Prior to issuance of demolition permits	Once prior to demolition	Project Applicant, Community Development Department/ Building & Safety Division, Department of Public Works			
HAZ-2 In the event that the building is maintained on the site, the property owner shall ensure that the source(s) of moisture intrusion resulting in the growth of mold within the building are repaired.	Field verify that the site be inspected for moisture intrusion, and verify that a written report is submitted to the Community Development Department.	Prior to the issuance of the certificate of occupancy permit	Once prior to issuance of the certificate of occupancy permit	Project Applicant, Community Development Department			
HAZ-3 All old unused fluorescent light ballasts potentially containing PCBs shall be properly removed and disposed of prior to demolition activities.	Verify that the remediation plans include notes and specific instructions outlining the process for implementation of this mitigation measure. The plan check engineers will review the plans to ensure that they comply with this requirement.	Prior to the issuance of the certificate of occupancy permit	Once prior to issuance of the certificate of occupancy permit	Project Applicant, Community Development Department/ Building & Safety Division, Department of Public Works			
HYDROLOGY							
HYDRO-1 Prior to start of soil-disturbing activities at the site, a Notice of Intent (NOI) and	Verify that the Project applicant prepare a	Prior to issuance of	Once prior to issuance of any	Project Applicant,			



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Stormwater Pollution and Prevention (SWPPP) shall be prepared by the applicant in accordance with, and in order to partially fulfill, the California State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 (General Construction Permit). The SWPPP shall meet the applicable provisions of Sections 301 and 402 of the CWA and Title 9, Chapter 4, Article 5, Storm Water and Urban Runoff Pollution Control from the Beverly Hills Municipal Code by requiring controls of pollutant discharges that utilize best available technology (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. Examples of BAT/BCT that may be implemented during site grading and construction could include straw hay bales, straw bale inlet filters, filter barriers, and silt fences.	NOI and SWPPP.	any grading and building permits	grading or building permits	Community Development Department			
HYDRO-2 Prior to issuance of any grading or building permits, the Project applicant shall prepare and submit to the City of Beverly Hills a SWPPP to be administered throughout all phases of grading and Project construction. The SWPPP shall incorporate BMPs to ensure that potential water quality impacts during construction phases are minimized. Examples of practices that may be implemented during grading and construction could include straw hay bales, straw bale inlet filters, filter barriers, and silt fences.	Verify that the Project applicant prepared a Storm Water Pollution Prevention Plan.	Prior to issuance of any grading or building permits	Once prior to issuance of any grading or building permits	Project Applicant, Community Development Department			
NOISE							
NOISE-1 Prior to issuance of grading permits, the applicant shall submit a Construction Management Plan satisfactory to the Director of Community Development and the Building Official. The Building Official shall enforce noise attenuating construction requirements. The Construction Management Plan shall include, but not be limited to, the following: <ul style="list-style-type: none"> Excavation, grading, and other construction activities related to the Proposed Project shall 	The Project applicant shall submit a Construction Management Plan to the Director of Community Development prior to issuance of any grading or construction permits. The plan	During grading and construction	Continuously throughout grading and construction.	Project Applicant, Community Development Department, Beverly Hills Unified School District			



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<p>be restricted to the hours of operation allowed under Section 5-1-206, Restrictions on Construction Activity, of the City Municipal Code. Any deviations from these standards shall require the written approval of the Community Development Director.</p> <ul style="list-style-type: none"> • Stockpiling and vehicle staging areas shall be located as far away from occupied residences as possible, and screened from these uses by a solid noise attenuation barrier. Noise attenuation barriers constructed to the specifications identified in the bullet point below are capable of reducing noise levels by 14 dBA and 20 dBA. • Solid noise attenuation barriers (temporary barriers or noise curtains) with a sound transmission coefficient (STC) of at least 30 and a height of 12 feet shall be used along the Project's northern, western, and southern boundaries, and barriers with an STC of at least 30 and a height of 40 feet shall be used along the Project's eastern boundary during the construction phases associated with the development of the Project. A sound barrier height of 40 feet along the Project's eastern boundary is necessary to block line-of-sight between construction and the Beverly Hilton Hotel's guest rooms on Merv Griffin Way. Noise attenuation barriers constructed at the property lines to a height of 12 feet with an STC rating of at least 30 are capable of reducing noise levels by 14 dBA (FHWA, updated 2011). Noise attenuation barriers constructed to a height of 40 feet with an STC rating of at least 30 are capable of reducing noise levels by up to 20 dBA (FHWA, updated 2011). • All stationary construction equipment (e.g., air compressor, generators, etc.) shall be operated as far away from Beverly Hilton Hotel, and the residential and institutional uses 	<p>shall be reviewed by the Community Development Department and filed with the Building and Safety Division Prior to the issuance of grading permits. The plan check engineer will review the plan to insure that it complies with this measure. The inspectors in the field will also review the work to ensure that it complies with the requirements noted in the Construction Management Plan.</p>						



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<p>to the north of the Project site as possible. If this is not possible, the equipment shall be shielded with temporary sound barriers, sound aprons, or sound skins to the satisfaction of the Director of Community Development.</p> <ul style="list-style-type: none"> • Furthermore, the Project shall demonstrate to the satisfaction of the Director of Community Development that it capable of achieving an additional 1 dBA reduction either by restricting equipment from operating within 50 feet of the sound barrier along the eastern Project site boundary or by restricting the number of pieces of equipment operating on the Project site at any time. • Haul routes for removing excavated materials from the site shall be designed to avoid residential areas, and areas occupied by noise sensitive receptors (e.g., hospitals, schools, convalescent homes, etc.). • Prior to the start of every school year, the applicant shall obtain a schedule of testing periods at El Rodeo School. The applicant shall submit a construction schedule for review and approval by the Community Development Director and the Environmental Monitor that ensures that no construction activity generating the highest noise levels (e.g. demolition and grading) is undertaken during any designated testing periods at the school. Such testing periods typically occur for one week per semester; however, the exact dates and times will be determined by the School District. 							
<p>NOISE-2 The applicant shall implement sound attenuation features to reduce noise levels at all private outdoor livable spaces (i.e., balconies) on residence and hotel building floors 1 through 6 fronting Wilshire and Santa Monica Boulevards and Merv Griffin Way. Such features may include berms made of sloping mounds of earth, walls and fences constructed of a variety of materials, thick plantings of trees and shrubs, or combinations of</p>	<p>The Project plans filed with the Department of Community Development/Building & Safety Division shall comply with this requirement. The plan check engineers will review the plans to</p>	<p>Prior to the issuance of building permit.</p>	<p>Once prior to issuance of a grading permit</p>	<p>Community Development Department/ Building & Safety Division</p>			



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these materials, or the use of solid material for balcony construction such as double-paned or laminated glass, Plexiglas, or wood. Acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels at the exterior livable spaces do not exceed state land use standards for residences. This requirement shall be incorporated into the plans to be submitted by the applicant to the City of Beverly Hills for review and approval prior to the issuance of building permits.	ensure that they comply with this requirement.						
NOISE-3 The applicant shall incorporate building materials and techniques that reduce sound transmission through walls, windows, doors, ceilings, and floors of on-site residences in order to achieve interior noise levels that are below the state land use guidelines standards for interior noise. Such building materials and techniques may include double-paned windows, staggered studs, or sound-absorbing blankets incorporated into building wall design, or outdoor noise barriers erected between noise sources and noise-sensitive areas, such as berms made of sloping mounds of earth, walls and fences constructed of a variety of materials, thick plantings of trees and shrubs, or combinations of these materials. Acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels in the interior livable spaces do not exceed state standards for residences. This requirement shall be incorporated into the plans to be submitted by the applicant to the City of Beverly Hills for review and approval prior to the issuance of building permits.	The Project plans filed with the Department of Community Development/Building & Safety Division shall comply with this requirement. The plan check engineers will review the plans to ensure that they comply with this requirement.	Prior to the issuance of building permit.	Once prior to issuance of a grading permit	Community Development Department/ Building & Safety Division			
NOISE-4 The Project applicant shall coordinate with other Project applicants with Projects within a 1,000-foot radius that have overlapping constructions schedules regarding the following: <ul style="list-style-type: none"> All temporary roadway closures shall be coordinated to limit overlap of roadway closures; 	The collective team of the overlapping Projects shall submit a signed document explaining their collaborative plans to the Community	During grading and construction	Periodically throughout grading and construction.	Project Applicant, Community Development Department			



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<ul style="list-style-type: none"> All major deliveries for all Projects shall be coordinated to limit the occurrence of simultaneous deliveries. The applicants shall ensure that deliveries of items such as concrete and other high-volume items shall not be done simultaneously; The applicants shall coordinate regarding the loading and unloading of delivery vehicles. Any off-site staging areas for delivery vehicles shall be consolidated and shared; and Applicants or their representatives shall meet on a regular basis during construction to address any outstanding issues related to construction traffic, deliveries, and worker parking. 	Development Department for review to enforcement.						
FIRE PROTECTION AND EMERGENCY SERVICES							
FIRE-1 The proposed signal at the intersection of Santa Monica Boulevard and Merv Griffin Way shall be outfitted with an Opticom device, a traffic signal pre-emption used to control signalized intersections to allow the Beverly Hills Fire Department (BHFD) to provide a safe response route and to decrease response times to emergencies.	The Department of Public Works/Civil Engineering Division will prepare a plan to accommodate the proposed measure for the BHFD to review. The applicant will pay a fair share contribution to this measure.	Prior to the issuance of a certificate of occupancy and shall remain effective throughout the life of the project.	Once prior to issuance of a certificate of occupancy and shall remain effective throughout the life of the project.	Project applicant, Department of Public Works/Civil Engineering Division and Community Development Department, Fire Department			
FIRE-2 The 8-inch and 10-inch sections of the main feeding Hydrants No. 339, No. 340, No. 341, No. 342, and No. 343 along Wilshire Boulevard shall be replaced with a 12-inch main in order to achieve adequate fire flow for the Project. The line shall be replaced from the intersection of Wilshire Boulevard and Santa Monica Boulevard to the western boundary of the Project site. The Project applicant shall pay its "Fair Share" towards the upgrade of the 8-inch and 10-inch sections of the main feeding Hydrants No. 339, No. 340, No. 341, No. 342, and No. 343 along Wilshire Boulevard prior to the issuance of building permits. Upgrade of the main shall be completed concurrently with Project	The Department of Public Works/Civil Engineering Division will prepare a plan to accommodate the proposed measure. The applicant will pay a fair share contribution to this measure.	Prior to the issuance of a certificate of occupancy and shall remain effective throughout the life of the project.	Once prior to issuance of a certificate of occupancy and shall remain effective throughout the life of the project.	Project applicant, Department of Public Works/Civil Engineering Division and Community Development Department			



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
construction and prior to building occupancy. The Project applicant shall coordinate with the City so that construction of the upgraded main shall not conflict with construction of the proposed Project.							
TRANSPORTATION AND TRAFFIC							
TRAF 1 An Environmental Monitor shall be retained that will be responsible for monitoring compliance with the mitigation measures in the adopted Mitigation Monitoring Program. The name, phone number, and other contact information for the Environmental Monitor shall be posted on the construction trailer or other location visible to public view as determined by the Community Development Director. The developer shall deposit funds sufficient to pay for the Environmental Monitor who will be hired by and work for the City.	Verify that an independent Environmental Monitor has been retained. The Project applicant shall submit photographs of the posted contact information to the Community Development Department.	Before issuance of a grading permit and during grading and construction	Before issuance of a grading permit and throughout grading and construction, until the issuance of the certificate of occupancy	Project applicant, Community Development Department			
TRAF 2 The Environmental Monitor shall proactively inform the public of the ongoing Project progress and exceptions to the expected plans. This shall include sending a quarterly mailer to all property owners within 1,000 feet of the exterior boundaries of the property. The developer shall be responsible for the full cost of the mailer including postage. The Environmental Monitor shall also respond to requests for information and assistance from members of the public when impacts raise special concerns by members of the public.	Verify that the Environmental Monitor has been retained proactively informs the public of the ongoing Project progress and exceptions to the expected plans, including sending a quarterly mailer to all property owners within 1,000 feet of the exterior boundaries of the property and respond to requests for information	Before issuance of a grading permit and during grading and construction	Before issuance of a grading permit and throughout grading and construction, until the issuance of the certificate of occupancy	Project applicant, Community Development Department			
TRAF 3 The Construction Relations Officer shall be assigned and a hotline number shall be published on construction signage placed along the boundary of the Project site, along Wilshire Boulevard, Merv Griffin Way, and Santa Monica Boulevard to address day-to-day issues.	Verify that an independent Construction Relations Officer has been retained. The Project applicant shall submit photographs of the posted contact information to the	Before issuance of a grading permit and during grading and construction	Before issuance of a grading permit and throughout grading and construction, until the issuance of the certificate of	Project applicant, Community Development Department			



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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	Community Development Department.		occupancy				
TRAF 4 The Developer, Construction Relations Officer, and Environmental Monitor shall each provide monthly Project updates to the Community Development Department (CDD) Director, unless otherwise warranted due to resident complaints	The Developer, Construction Relations Officer, and Environmental Monitor shall each provide monthly Project updates to the CDD Director	Before issuance of a grading permit and during grading and construction	Before issuance of a grading permit and throughout grading and construction, until the issuance of the certificate of occupancy	Project applicant, Community Development Department			
TRAF 5 The Developer shall revise and finalize the Draft Construction Traffic Management Plan to minimize traffic flow interference from construction activities. The Final Construction Traffic Management Plan shall be submitted to the City and shall include plans to accomplish the following: <ul style="list-style-type: none"> Maintain existing access for land uses in the proximity of the Project site during Project construction. Schedule deliveries and pick-ups of construction materials as well as hauling of material offsite for non-peak travel periods. Coordinate haul trucks, deliveries and pick-ups to reduce the potential for trucks waiting to load or unload for protracted periods of time. Minimize obstruction of through-traffic lanes on Wilshire Boulevard and Santa Monica Boulevard, and prohibit obstruction of these same lanes that accommodate construction during peak hours. Construction equipment traffic from the contractors shall be controlled by flagmen. Designated transport routes for heavy trucks and haul trucks to be used over the duration of the proposed Project. Schedule vehicle movements to ensure that there are no vehicles waiting off site and 	The Project applicant shall submit a Construction Traffic Management Plan and a Construction Workers Parking Management Plan to the Director of Community Development prior to issuance of any grading or construction permits. The plan shall be reviewed by the Community Development Department and filed with the Building and Safety Division Prior to the issuance of grading permits. The plan check engineer will review the plan to insure that it complies with this measure. The inspectors in the field will also review the work to ensure that it	Prior to issuance of any grading or construction permits	Before issuance of a grading permit and throughout grading and construction, until the issuance of the certificate of occupancy	Project applicant, Community Development Department			



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>impeding public traffic flow on the surrounding streets.</p> <ul style="list-style-type: none"> Establish requirements for loading/unloading and storage of materials on the Project site, where parking spaces would be encumbered, length of time traffic travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrian and access to local businesses. Prior to submittal to the City of Beverly Hills, the Developer shall provide their Construction Traffic Management Plan and Construction Working Parking Management Plan to the Beverly Hills Unified School District and the Los Angeles County Metropolitan Transit Authority for their review and comment. The Developer shall notify the City of Beverly Hills of all comments received from these agencies related to the Construction Traffic Management Plan. Coordinate with adjacent businesses and emergency service providers to ensure adequate access exists to the Project site and neighboring businesses. Prohibit parking for construction workers except on the Project site and any designated off-site parking locations. These off-site locations will require the approval of the City of Beverly Hills. These off-site parking locations cannot include any parking garage in the City of Beverly Hills or any residential streets including Whittier Drive and those streets which connect to Whittier Drive. <p>The Final Construction Traffic Management Plan shall be submitted and approved by the City no later 30 days prior to commencement of construction and shall include 1) a requirement for use of double belly trucks to the maximum extent feasible to reduce the number of truck trips, 2) provisions for the Environmental Monitor to oversee</p>	<p>complies with the requirements noted in the Construction Traffic Management Plan and the Construction Workers Parking Management Plan.</p>						



9900 Wilshire Boulevard (One Beverly Hills) Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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and coordinate concurrent construction activities at 9900 Wilshire and the Beverly Hilton Project, 3) an Action Plan to avoid construction-related traffic congestion and how to respond to unforeseen congestion that may occur, and 4) requiring truck access and deliveries as well as hauling of material offsite in non-peak traffic periods.							
<p>TRAF 6 The Developer shall submit a Construction Workers Parking Plan identifying parking locations for construction workers. To the maximum extent feasible, all worker parking shall be accommodated on the Project site. During demolition and construction activities when construction worker parking cannot be accommodated on the Project site, the Plan shall identify alternate parking locations for construction workers and specify the method of transportation to and from the Project site for approval by the City 30 days prior to commencement of construction. The Construction Workers Parking Plan must include appropriate measures to ensure that the parking location requirements for construction workers will be strictly enforced. These include but are not limited to the following measures:</p> <ul style="list-style-type: none"> All construction contractors shall be provided with written information on where their workers and their subcontractors are permitted to park and provide clear consequences to violators for failure to follow these regulations. This information will clearly state that no parking is permitted on residential streets north of Wilshire or in public parking structures; No parking for construction workers shall be permitted except only within designated areas. The contractor shall be responsible for informing subcontractors and construction workers of this requirement, and if necessary as determined by the Community Development Director, for hiring a security guard to enforce these parking provisions. The contractor shall 	The primary contractor shall submit to the Community Development Department a program and affidavit attesting to the compliance with this measure as part of the Construction Workers Parking Plan, which will be reviewed by the Community Development Department/Building & Safety Department.	Prior to issuance of any grading or construction permits	Periodically throughout grading and construction.	Project applicant, Community Development Department			



9900 Wilshire Boulevard (One Beverly Hills) Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>be responsible for all costs associated with parking and the enforcement of this mitigation measure; and</p> <ul style="list-style-type: none"> In lieu of the above, the Project applicant/construction contractor has the option of phasing demolition and construction activities such that all construction worker parking can be accommodated on the Project site throughout the entire duration of demolition, excavation and construction activities. 							
<p>TRAF 7 The Project applicant shall revise the Project site plan to indicate on-site traffic control planned for the Project. At a minimum, all traffic control devices should be placed at all Project exits onto Wilshire Boulevard, Santa Monica Boulevard, and Merv Griffin Way prior to the occupancy of any of the new buildings proposed on the site.</p>	<p>The Department of Public Works/Civil Engineering Division will prepare a plan to accommodate the proposed measure. The applicant will pay a fair share contribution to this measure.</p>	<p>Prior to issuance of a Certificate of Occupancy</p>	<p>Prior to the issuance of a Certificate of Occupancy and shall remain effective throughout the life of the project.</p>	<p>Project applicant, Department of Public Works/Civil Engineering Division and Community Development Department</p>			
<p>TRAF 8 The Project applicant shall revise the Project site plan to increase the curb radius at the driveway on Wilshire Boulevard to allow vehicles traveling 25 to 35 mph to turn safely.</p>	<p>The Project design plans filed with the Department of Community Development/Building & Safety Division shall comply with this requirement. The plan check engineers and City Traffic Engineer will review the plans to ensure that they comply with this requirement.</p>	<p>Prior to issuance of any grading or construction permits</p>	<p>Prior to issuance of any grading or construction permits.</p>	<p>Project applicant, Department of Public Works/Civil Engineering Division and Community Development Department</p>			
<p>TRAF 9 The applicant for the 9900 Wilshire Project shall coordinate with the applicant for The Beverly Hilton Revitalization Plan Project during all phases of construction regarding the following:</p> <ul style="list-style-type: none"> All temporary roadway closures shall be 	<p>The collective team of the two Projects shall submit a signed document explaining their collaborative plans to the</p>	<p>During the grading and construction period</p>	<p>Once prior to the issuance of a grading or building permit, and regularly throughout</p>	<p>Project applicant, Department of Public Works/Civil Engineering</p>			



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>coordinated to limit overlap of roadway closures;</p> <ul style="list-style-type: none"> All major deliveries for both Projects shall be coordinated to limit the occurrence of simultaneous deliveries. The applicants shall ensure that deliveries of items such as concrete and other high-volume items shall not be done simultaneously; The applicants shall coordinate regarding the loading and unloading of delivery vehicles. Any off-site staging areas for delivery vehicles shall be consolidated and shared; and Applicants or their representatives shall meet on a regular basis during construction to address any outstanding issues related to construction traffic, deliveries, and worker parking. 	Community Development Department for review to enforcement.		grading and construction.	Division and Community Development Department			
WATER							
<p>WTR-1 The 8-inch and 10-inch sections of the main feeding Hydrants No. 339, No. 340, No. 341, No. 342, and No. 343 along Wilshire Boulevard shall be replaced with a 12-inch main in order to achieve adequate fire flow for the Project. The line shall be replaced from the intersection of Wilshire Boulevard and Santa Monica Boulevard to the western boundary of the Project site. The Project applicant shall pay its "Fair Share" towards the upgrade of the 8-inch and 10-inch sections of the main feeding Hydrants No. 339, No. 340, No. 341, No. 342, and No. 343 along Wilshire Boulevard prior to the issuance of building permits. Upgrade of the main shall be completed concurrently with Project construction and prior to building occupancy. The Project applicant shall coordinate with the City so that construction of the upgraded main shall not conflict with construction of the proposed Project.</p>	The Department of Public Works/Civil Engineering Division will prepare a plan to accommodate the proposed measure. The applicant will pay a fair share contribution to this measure.	Prior to the issuance of the certificate of occupancy permit	Once prior to issuance of the certificate of occupancy permit and shall remain effective throughout the life of the project.	Project applicant, Department of Public Works/Civil Engineering Division and Community Development Department			
WASTEWATER							
<p>WW-1 The proposed restaurant shall install a Fat, Oil and Grease (FOG) Interceptor to remove these substances from its wastewater before entering the sanitary sewer system. This device helps prevent</p>	This measure shall be implemented prior to issuance of the proposed restaurant's	Prior to the issuance of the proposed restaurant's	Once prior to the issuance of the proposed restaurant's	Project applicant, Los Angeles County Department of			



Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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these substances from clogging the sanitary sewer system. The device shall be regularly inspected by the Los Angeles County Department of Public Works.	business license and shall remain effective throughout the life of the Project.	business license	business license	Public Works			
ENERGY							
ENG-1 Prior to submittal of final plans, the applicant shall make necessary alterations to the generation or distribution system as required by Southern California Edison (SCE). The applicant shall then provide to the Beverly Hills Community Development Department a letter from SCE, which states that electricity will be provided to the proposed Project and that all applicable energy conservation features have been incorporated into the Project design.	The applicant shall provide to the Community Development Department a letter from SCE.	Prior to submittal of final plans	Once prior to submittal of final plans	Project applicant, Community Development Department			
ENG-2 Prior to submittal of final plans, the applicant shall complete a load survey in accordance with the Gas Company procedures and make any necessary alterations to the distribution system as required by the Gas Company. The applicant shall then provide to the Beverly Hills Community Development Department a letter from the Gas Company, which states that natural gas will be provided to the Proposed Project and that all applicable energy conservation features have been incorporated into the Project design.	The applicant shall provide to the Community Development Department a letter from the Gas Company.	Prior to submittal of final plans	Once prior to submittal of final plans	Project applicant, Community Development Department			

