Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the One Beverly Hills Overlay Specific Plan Project. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Final 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 Final SEIR. Where an impact was identified to be less than significant, no mitigation measures were required. 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 will document the timing of monitoring compliance.

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							
MM-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 City shall verify that the Unified Lighting Plan, which includes all project exterior and landscaping lighting includes appropriate shielding and placement of lighting. The City shall inspect project lighting for consistency with the Unified Lighting Plan.	Review and approval of a Unified Lighting Plan before issuance of building permits for the installation of project lighting. Review and verification of installed lighting prior to issuance of Certificate of Occupancy.	Review and approval once prior to issuance of building permits for lighting installation. Review and verification once prior to issuance of Certificate of Occupancy.	Project Applicant, Community Development Department			
Air Quality							
MM-AQ-1. Prior to issuance of a grading, demolition, or building permit, whichever comes first, 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. The Construction Traffic Emission Management Plan shall be submitted to the City of Beverly Hills Community Development Department, and reviewed and approved by the appropriate City Departments/Divisions (e.g., Building and Safety, Planning, Transportation).	The Project Applicant shall prepare and submit the Construction Traffic Emissions Management Plan for City review and approval. Field verification shall be completed to document that emissions from vehicles are minimized.	Review and approval of the plan prior to issuance of any construction-related permits. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Review and approval once prior to issuance of any construction permits. Periodic field verification throughout grading and construction.	Project Applicant, Construction Contractor, Community Development Department			

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MM-AQ-2. The Contractor shall ensure that the use of all fossil-fueled construction equipment is suspended during first-stage smog alerts.[1]	Field verification and written documentation that the use of all construction equipment is suspended during first-stage smog alerts shall be submitted to the City.	During all construction phases. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodic field verification throughout construction.	Project Applicant, Construction Contractor, Community Development Department			
MM-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 and written documentation that electricity or alternate fuels are used for on-site mobile equipment, where feasible, shall be provided to the City.	During all project construction phases. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Field verification periodically throughout construction.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-4. The Contractor shall maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Field verification and written documentation that construction equipment is maintained according to manufacturer recommendations shall be provided to the City.	During all project construction phases. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout project construction.	Project Applicant, Construction Contractor, Community Development Department			

[1] First-stage smog alerts were issued when the ozone concentration reached 0.20 ppm, which corresponds to an eight-hour ozone air quality index (AQI) of 300 or a one-hour ozone AQI of 196 (USEPA 2014). SCAQMD no longer issues first-stage smog alerts. However, use of fossil-fueled construction equipment shall be suspended on the project site when the eight-hour ozone AQI equals or exceeds 300 and when the one-hour ozone AQI equals or exceeds 196.

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MM-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 and written documentation that electric welders are used, where feasible, shall be provided to the City.	During all project construction phases. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout project construction.	Project Applicant, Construction Contractor, Community Development Department			
MM-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 and written documentation that electric generators are used, where feasible, shall be provided to the City.	During all project construction phases. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout project construction.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-7. Prior to use in construction, the Developer and Contractor shall 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., shall be evaluated. These technologies shall be required if they are verified by the California Air Resources Board (CARB) and/or the United States Environmental Protection Agency (USEPA) and are	Verification that the Project Applicant and Construction Contractor evaluated the feasibility of retrofitting the large off-road construction equipment shall be submitted to the City.	Prior to and during grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			

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commercially available and can feasibly be retrofitted onto construction equipment. Prior to the start of each construction phase, the Contractor shall submit an equipment inventory report to the City of Beverly Hills Community Development Department for review and approval. The equipment inventory report shall indicate which equipment will not be operating for significant periods (and will thus be excluded from consideration for retrofits) and which equipment will be retrofitted. For all equipment that will operate for significant periods but will not be retrofitted, the equipment inventory report shall provide substantial evidence as to why retrofits are not available or feasible.							
MM-AQ-8. The Contractor shall use tandem trucks (also known as double belly dump trucks) with a minimum capacity of 28 cubic yards (CY) for hauling soil material from the project site.	Verification that the Project Applicant and Construction Contractor have arranged for and continue the use of tandem trucks for soil hauling shall be provided to the City.	Prior to and during grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout construction.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-9. Demolition and grading phases shall not be conducted concurrently. Each demolition or grading phase must be fully completed before commencement of the subsequent demolition or grading phase.	Field verification and written documentation that demolition and grading activities are not conducted concurrently shall be provided to the City.	Prior to and during demolition and grading phases.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits.	Project Applicant, Construction Contractor, Community Development Department			

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			Periodically during demolition and grading phases.				
MM-AQ-10. The Contractor shall ensure that traffic speeds on all unpaved roads are reduced to 15 miles per hour (mph) or less.	Field verification and written documentation that speeds on all unpaved roads are reduced to 15 mph or less shall be provided to the City.	Prior to grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-11. The Contractor shall ensure that the project site is watered at least three times daily during dry weather.	Field verification and written documentation that the site is watered at least three times daily during dry weather shall be provided to the City.	Prior to and during grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-12. The Contractor shall install wind monitoring equipment on site, to the extent feasible, and suspend grading activities when wind speeds exceed 25 mph per the South Coast Air Quality Management District (SCAQMD) guidelines.	Field verification and written documentation shall be provided to the City that illustrates the Contractor installed wind monitoring equipment on site, to the extent feasible, and suspends grading activities when wind speeds exceed 25 mph.	Prior to and during grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			

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MM-AQ-13. The Contractor shall water storage piles or apply cover when wind events are declared (wind speeds in excess of 25 mph).	Field verification and written documentation that storage piles are watered when wind is in excess of 25 mph shall be provided to the City.	Prior to and during grading and construction. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-14. 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 and written documentation that the contractor applies nontoxic chemical soil stabilizers on inactive construction areas shall be provided to the City.	Prior to and during all construction phases. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-15. The Contractor shall replace ground cover in disturbed areas as quickly as possible.	Field verification and written documentation that ground cover has been replaced in disturbed areas shall be provided to the City.	Prior to and during all construction phases. This measure shall be in effect until the issuance of the Certificate of Occupancy.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			
MM-AQ-16. The project proponent shall establish a third-party air quality consultant to conduct monitoring of the PM_{10} (dust) concentrations during the project demolition, excavation, and	The Community Development Department shall hire a third-party air quality consultant. Weekly monitoring reports documenting compliance	Prior to and during demolition, grading, and excavation phases of construction.	Ensure measure is identified on Project plans prior to issuance of grading or construction	Project Applicant, Community Development Department			

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grading phases of project construction (approximately 588 workdays) to determine compliance with applicable air quality standards. Monitoring shall be accomplished using DustTrak™ aerosol monitors or other similar monitoring network and shall meet the following requirements: ▪ 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 PM_{10} concentrations and to minimize the influence of dust contributions from outside sources. One downwind monitoring station shall be located near El Rodeo School's southern perimeter. The other downwind monitor shall be located in an 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	with applicable air quality regulations and the air quality mitigation measures contained in this MMRP 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.		permits. Continuously throughout demolition, grading, and excavation phases of construction. Weekly reports documenting conditions and compliance.				

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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. ▪ 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							

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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 the 1-hour threshold shall not be deemed as a violation of any air quality standard or regulation. ▪ Monitoring shall be continuous and provide data at 5-minute intervals. The data shall report rolling 5-hour and rolling 1-hour average PM_{10} 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 average PM_{10} 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							

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supervisors if established thresholds are exceeded. Additionally, an email shall be sent to appropriate on-site construction managers or supervisors if specified PM_{10} 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 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. ▪ The project applicant and contractor shall develop a							

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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 are 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.							
MM-AQ-17. 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. ▪ The project applicant and/or contractor shall designate a	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. Specifically, the project applicant and/or contractor shall designate a	Prior to and during all construction phases.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Continuously throughout all	Project Applicant, Construction Contractor, Community Development Department, Beverly Hills Unified School			

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person located on-site who is trained and certified by CARB 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 USEPA Method 9 (Title 40, Code of Federal Regulations, Part 60, Appendix A). ▪ The project applicant and/or contractor shall obtain a schedule of outdoor activities and athletic events at El Rodeo School and Beverly Hills High School during the construction period from the City or the Beverly Hills Unified School District as soon as the information becomes available, The City shall immediately provide this information to the project applicant and contractor. Provided that the Beverly Hills Unified School District has provided the scheduling information in a timely manner, the project applicant and contractor shall require coordination of all construction activities so as to minimize the occurrence of high-emitting fugitive dust construction activities during the scheduled outdoor events	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 the 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.		construction phases.	District			

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to the extent feasible. ▪ In the event visible dust emissions are observed beyond the property line, the designated person shall immediately inform the 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 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 it is safe to implement corrective measures. Corrective measures shall be documented by the construction contractor in a log book accessible to a 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.							

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Biological Resources							
MM-BIO-1. The project applicant/contractor should conduct all demolition, construction, ground disturbance, and vegetation clearing activities (collectively referred to as "construction activities") in such a way as to avoid protected nesting birds. To that end, no construction activities should be initiated during the avian breeding and nesting season (February 1 – August 31). If, however, construction activity is initiated during the avian breeding and nesting season (February 1 – August 31), a pre-construction survey shall be conducted by a qualified biologist for active bird nests (those containing eggs or nestlings, or with juvenile birds still dependent on the nest). The survey shall be conducted by a qualified biologist no more than seven days prior to the initiation of construction activities. The nesting bird survey shall cover the construction footprint plus a buffer of 500 feet, as feasible. In the event access to private, off-site areas is denied, areas can be surveyed from the project site with binoculars or other means. Any active nests that are present during the pre-construction survey shall be avoided until determined by the biologist to no longer be active. The biologist shall determine appropriate avoidance	The City shall verify that construction is scheduled outside of the bird breeding season; if construction is to occur during the bird breeding season, the City shall verify and review the completion of a nesting bird survey and survey results. If nests are found, the City shall verify through field monitoring the compliance with established buffer. If construction is delayed after the survey has been conducted, an additional nesting bird survey shall be conducted such that no more than seven days have elapsed between the last survey and the commencement of construction activities.	Review and verification prior to issuance of any construction permit.	Review and verification once prior to issuance of any construction permit. After each additional survey (as necessary).	Project Applicant, Construction Contractor, Community Development Department, Project Biologist			

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buffers for each nest based on species, nest location, and types of disturbance proposed in the vicinity of the nest. If construction activities are delayed after the survey has been conducted, the qualified biologist shall conduct an additional nesting bird survey such that no more than seven days have elapsed between the last survey and the commencement of construction activities.							
MM-BIO-2. If demolition is scheduled outside of the bat maternity season (April 1–August 31), a pre-construction clearance survey shall be conducted within two weeks prior to demolition of the gas station site buildings to determine whether bats are roosting. If bats are confirmed absent, the buildings may be removed. If bats are present, the building shall not be demolished until the steps described below are completed. If bats are determined to be present during the pre-construction clearance survey, prior to demolition of the Spanish tile-roofed buildings, a qualified bat biologist shall install or directly supervise installation of humane eviction devices and exclusionary material to evict bats that are present and to prevent bats from roosting in the buildings. Implementation of the humane	The Project Applicant shall conduct a pre-construction bat survey of the gas station site in the two weeks prior to the start of demolition activities. The City shall verify and review completion of a bat survey and survey results. If bats are found, the City shall verify that humane eviction or the provisioning of replacement roosting sites is completed at least 10-14 days prior to construction activities.	Review and verification prior to issuance of any construction permit.	Review and verification once prior to issuance of any construction permit.	Project Applicant, Construction Contractor, Community Development Department, Project Biologist			

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eviction/exclusions is typically performed in the fall (September or October) preceding construction activity at each structure to avoid impacts to hibernating bats during the winter months or during the maternity season (typically from April 1 through August 31 in Southern California), when flightless young are present. Humane evictions/exclusions cannot be performed during the bat maternity season because this would result in "take" of juvenile bats and should be avoided during the winter because bats are not consistently active and may be hibernating. Any humane eviction/exclusion devices must be installed at least 10 to 14 days prior to the demolition of a structure housing bats to allow sufficient time for the bats to vacate the roost(s). If demolition is scheduled during the bat maternity season (April 1–August 31), a pre-construction clearance survey shall be conducted within two weeks of demolition of the gas station site buildings to determine whether maternity colonies use the gas station site buildings. If the pre-construction clearance survey determines maternity colonies use the gas station site buildings or their use of the buildings cannot be ruled out, replacement bat roosting habitat structures shall be installed on site. The design of							

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these structures shall be developed in coordination with a bat biologist who has experience designing roosting habitat mitigation to ensure that appropriate crevice sizes and adequate thermal characteristics are included in the specifications. The aspect and location of the roost structures shall also be determined in coordination with a bat biologist.							
Cultural Resources							
MM-CR-3a. In the event a previously unknown artifact is uncovered during project construction, all work shall cease until a certified archaeologist 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.	The Project Applicant shall notify the Community Development Department if a previously unknown artifact is uncovered. If resources are found and/or exposed, the applicant shall provide proof that a certified archaeologist has investigated and has made appropriate recommendations.	During ground disturbing construction activities.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Continuously throughout ground disturbing construction activities.	Project Applicant, Construction Contractor, Community Development Department, Archaeological Construction Monitor			
MM-CR-3b. Potentially historic sign posts adjacent to the project site on Merv Griffin Way shall be preserved and reinstalled in approximately the same locations, 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.	The Project Applicant, under the direction of the Community Development Department shall hire an architectural historian qualified under the Secretary of the Interior's Standards. Historic sign posts shall be preserved and reinstalled, as advised.	Prior to issuance of the Certificate of Occupancy.	Once prior to issuance of Certificate of Occupancy.	Project Applicant, Community Development Department, Project Architectural Historian			

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MM-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 Guidelines* 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 applicant shall notify the Community Development Department if a buried cultural resource is uncovered. If resources are found and/or exposed, the applicant shall provide proof that a certified archaeologist has investigated and has made appropriate recommendations.	During ground disturbing construction activities.	Ensure measure is identified on Project plans prior to issuance of grading or construction permits. Continuously throughout ground disturbing construction activities.	Project Applicant, Construction Contractor, Community Development Department, Archaeological Construction Monitor			
MM-CR-5b. If human remains are found, State of California Health and Safety Code, Section 7050.5, states that no further disturbance should occur until the County Coroner has made a determination of origin and disposition pursuant to California Public Resources Code, Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains	If human remains are found and/or exposed, the Project Applicant shall document and submit written proof that the procedures listed in this mitigation measure have been implemented and complied with.	During all project construction activities.	Continuously throughout project construction.	Project Applicant, Construction Contractor, Community Development Department, Archaeological Construction Monitor			

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are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant should complete the inspection of the site within 48 hours of being granted access and provide recommendations for the treatment of the remains.							
MM-CR-7. Because the period of significance for the property is relatively modern (1955-1966), efforts shall be made to document oral histories of individuals who have relevant knowledge and experience with the cultural and social history of the property during this time period. Individuals with valuable institutional knowledge of the property should be interviewed to capture this history before it is lost forever. Outreach shall be conducted to identify a maximum of two individuals to complete interviews, not to exceed one hour each. Outreach should include but not be limited to coordination with the Hilton Worldwide Holdings, Inc. (formerly Hilton Hotels Corporation) and former associates and/or family of Welton Becket. Interviews shall be conducted using audio and/or video documentation and shall be transcribed. The resulting interview materials shall be offered to a minimum of two local organizations such as the Beverly Hills Historical Society and	The Project Architectural Historian, under the direction of the Community Development Department, shall record one to two interviews with individuals who have relevant knowledge and experience regarding the history of the project site. Copies of the interview shall be provided to at least two local organizations.	Prior to issuance of grading and building permits.	Once prior to issuance of grading and building permits.	Project Applicant, Community Development Department, Project Architectural Historian			

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the Beverly Hills Public Library (Historical Collection).							
MM-CR-8. An interpretive plaque discussing the history of the property, its significance, and its important details and features shall be installed at the site. The plaque shall be installed by the project proponent prior to issuance of building occupancy permits on a publicly accessible building or in a publicly accessible outdoor location on the project site. The plaque shall include images and details from the previously prepared Historic American Buildings Survey (HABS) documentation, oral histories, and any collected research pertaining to the historic property. The content 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 (National Park Service 1983). Installation of the plaque shall be completed within one year of the date of completion of construction of the proposed project.	The Project Applicant shall hire a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History to prepare an interpretive plaque discussing the significance and history of the project site. The plaque shall be installed by the Project Applicant in a publicly accessible area of the project site.	Verification of plaque design prior to issuance of Certificate of Occupancy. Field verification of plaque installation within one year of the completion of construction.	Once prior to issuance of Certificate of Occupancy and field verification once in the first year after construction is completed.	Project Applicant, Community Development Department, Project Architectural Historian			
Energy							
MM-ENG-1. Prior to issuance of building permits, 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	The Project Applicant shall obtain a will-serve letter from SCE and provide it to the Community Development Department.	Prior to issuance of grading and building permits.	Once prior to issuance of grading and building permits.	Project Applicant, Community Development Department			

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Beverly Hills Community Development Department a letter from SCE that states that electricity will be provided to the proposed project and that all applicable energy conservation features have been incorporated into the project design.							
MM-ENG-2. Prior to issuance of building permits, the applicant shall complete a load survey in accordance with the Southern California Gas Company (SoCal Gas) 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 SoCal Gas, 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 Project Applicant shall obtain a will-serve letter from the SoCal Gas and provide it to the Community Development Department.	Prior to issuance of grading and building permits.	Once prior to issuance of grading and building permits.	Project Applicant, Community Development Department			
Geology and Soils							
MM-GEO-1. A Registered Civil Engineer and Certified Engineering Geologist shall complete a final geotechnical investigation specific to the proposed project. The geotechnical evaluation shall include, but not be limited to, an estimation of both vertical and horizontal anticipated peak ground accelerations and seismic design parameters. The proposed project shall be designed and constructed	The Project Applicant shall hire a Registered Civil Engineer and Certified Engineering Geologist to complete a final geotechnical investigation. The report shall be furnished to the Building Official for review and approval. The grading and structural design plans shall comply with the recommendations contained	Prior to issuance of grading and building permits.	Once prior to issuance of grading and building permits.	Project Applicant, Construction Contractor, Community Development Department			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
in accordance with recommendations contained in the site-specific geotechnical investigation and in accordance with all applicable local, state, and federal regulations, such as the California Building Code (CBC) and Title 9 of the Beverly Hills Municipal Code. All buildings shall be engineered to withstand the expected ground acceleration that may occur at the project site. The building designs shall take into consideration the most current and applicable seismic attenuation methods that are available. Recommendations contained in the site-specific geotechnical investigation shall be reviewed and approved by the Building Official and incorporated into final grading and structural design plans, as deemed appropriate by the Community Development Director. Compliance with these requirements shall be verified by the City of Beverly Hills prior to the issuance of a building permit.	in the geotechnical investigation and all applicable local, state, and federal regulations.						
Hazards and Hazardous Materials							
MM-HAZ-1. Any suspect lead-based paint (LBP) 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	The Project Applicant shall hire a licensed lead abatement contractor to sample any suspect LBP prior to demolition activities. If LBP is identified, the Community Development Department shall verify that remediation plans include notes and specific instructions outlining the	Prior to issuance of demolition permits.	Once prior to issuance of demolition permits.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Remediation			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
and local regulations.	process for implementation of this mitigation measure. The plan check engineers shall review the plans to ensure that they comply with this requirement.			Specialist			
MM-HAZ-2. Construction activities shall comply with SCAQMD Rule 1403 - Asbestos Emissions from Demolition/Renovation Activities. This rule is intended to limit asbestos emissions from demolition or renovation of structures and the associated disturbance of asbestos-containing materials (ACMs) generated or handled during these activities. The rule requires that SCAQMD be notified before demolition or renovation activity occurs. This notification includes a description of structures and methods utilized to determine the presence of or absence of asbestos. All ACMs found on the site shall be removed prior to demolition or renovation in accordance with the requirements of Rule 1403.	The Project Applicant shall hire a licensed asbestos abatement contractor to sample any suspect ACM prior to demolition activities. If ACM is identified, the Community Development Department shall verify that remediation plans include notes and specific instructions outlining the process for implementation of this mitigation measure. The plan check engineers shall review the plans to ensure that they comply with this requirement.	Prior to issuance of demolition permits.	Once prior to issuance of demolition permits.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Remediation Specialist			
MM-HAZ-3. Prior to demolition activities, the sampling of suspect materials for lead content shall be conducted. If these surfaces are determined to contain concentrations of lead at or above regulatory limits, their removal by a licensed abatement contractor in accordance with applicable regulations shall be necessary prior to demolition or renovation	The Project Applicant shall hire a licensed lead abatement contractor to sample suspect lead prior to demolition activities. If lead is identified, the Community Development Department shall verify that remediation plans include notes and specific instructions outlining the process for	Prior to issuance of demolition permits.	Once prior to issuance of demolition permits.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Remediation Specialist			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
activities.	implementation of this mitigation measure. The plan check engineers shall review the plans to ensure that they comply with this requirement.						
MM-HAZ-4. During demolition or renovation activities, the airborne lead concentration shall not exceed the Permissible Exposure Level (PEL), as required by the California Occupational Health and Safety Administration (Cal/OSHA), Title 8, California Code of Regulations (CCR), Construction Safety Orders for Lead, Section 1532.1.	The Project Applicant shall hire a licensed lead abatement contractor to sample the airborne lead concentration during to demolition and renovation activities. If airborne lead concentration exceed the PEL, the Contractor shall halt work and follow the directions of the Remediation Specialist. This measure shall also be included in the remediation plans. The plan check engineers shall review the plans to ensure that they comply with this requirement.	Prior to issuance of demolition permits and throughout demolition, if required.	Once prior to issuance of demolition permits. Continuously throughout demolition, if required.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Remediation Specialist			
MM-HAZ-5. The demolition debris waste stream shall be analyzed for lead content during materials separation to ensure compliance with USEPA regulations related to transportation and disposal of hazardous materials.	The Community Development Department shall verify that remediation plans include notes and specific instructions outlining the process for implementation of this mitigation measure. The plan check engineers shall review the plans to ensure that they comply with this requirement.	Prior to issuance of demolition permits and throughout demolition.	Once prior to issuance of demolition permits. Continuously throughout demolition.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Remediation Specialist			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
MM-HAZ-6. All personnel workers potentially exposed to lead-containing materials shall be trained and protected in accordance with federal OSHA regulations.	Proof of training and protection (e.g., sign in sheets, worker protection plan, etc.) in accordance with federal OSHA regulations shall be provided to the Community Development Department.	Prior to issuance of demolition permits and throughout demolition, as required.	Once prior to demolition activities. Periodically throughout demolition, as required.	Project Applicant, Construction Contractor, Community Development Department			
MM-HAZ-7. Fluorescent light ballast labels shall be inspected prior to demolition. If the ballast labels do not include the statement "No PCBs", the ballast(s) shall be properly removed by a licensed PCB removal contractor and disposed of as PCB-containing waste prior to demolition.	The Remediation Specialist shall inspect fluorescent light ballast labels prior to demolition. If the ballast labels do not include the statement "No PCBs", the ballast(s) shall be properly removed by a licensed PCB removal contractor and disposed of as PCB-containing waste prior to demolition. The Community Development Department shall verify that remediation plans include notes and specific instructions outlining the process for implementation of this mitigation measure. The plan check engineers shall review the plans to ensure that they comply with this requirement.	Verification of compliance prior to demolition activities.	Once prior to demolition activities.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Remediation Specialist			
MM-HAZ-8. The project shall comply with the closure conditions as directed in the Closure Permit to be issued by the Los Angeles County Department of Public Works Environmental Programs Division (LACDPW EPD)and shall meet, at a minimum, the applicable	The Project Applicant shall coordinate with LADWP EPD for the proper removal and closure of the UST on the gas station site. The Project Applicant shall notify the Beverly Hills Unified School District and El Rodeo School	Prior to issuance of demolition permit and throughout demolition.	Once prior to issuance of demolition permit. Periodically throughout demolition, as required.	Project Applicant, Construction Contractor, LADWP EPD, Beverly Hills Unified School District, Community			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
requirements of California Health and Safety Code Division 20, Chapter 6.7, Section 25298, California Code of Regulations Title 23, Division 3, Chapter 16, Sections 2670 through 2672, and the Los Angeles County Code. Additionally, the project applicant shall provide noticing to Beverly Hills Unified School District and to the administrative office of El Rodeo School at the time of the underground storage tank (UST) removal and upon receipt of approval of a UST Closure Permit from the LACDPW EPD.	via written mail and email of UST removal and approval of the UST Closure Permit. The Project Applicant shall also provide UST closure documentation to the Community Development Department.			Development Department			
Hydrology and Water Quality							
MM-HYDRO-1. Prior to the start of soil-disturbing activities at the site, a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) shall be prepared in accordance with, and in order to partially fulfill, the California SWRCB Order No. 99-08-DWQ, NPDES General Permit No. CAS000002 (General Construction Permit). The SWPPP shall meet the applicable provisions of Sections 301 and 402 of the Clean Water Act (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	The Project Applicant shall prepare a NOI and SWPPP.	Prior to issuance of any grading and building permits.	Once prior to issuance of any grading and building permits.	Project Applicant, Community Development Department, Department of Public Works			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
that may be implemented during site grading and construction could include straw hay bales, straw bale inlet filters, filter barriers, and silt fences.							
MM-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 Standard Urban Stormwater Mitigation Plan (SUSMP), to be prepared in accordance with the Los Angeles County Manual for the Standard Urban Storm Water Mitigation Plan, which details the requirements of the SUSMP.	The Project Applicant shall prepare an SUSMP.	Prior to issuance of any grading and building permits.	Once prior to issuance of any grading and building permits.	Project Applicant, Community Development Department, Department of Public Works			
Noise							
MM-NOISE-1. Prior to issuance of grading permits, the Developer 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 noise attenuation measures: ▪ Excavation, grading, and other construction activities related to the proposed project shall comply with Section 5-1-206, Restrictions on Construction Activity, of the Beverly Hills Municipal Code. Any deviations from these standards shall require the written approval of	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 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 shall review the plan to ensure that it complies with this measure. Prior to the start of every school year, the Project Applicant shall obtain a schedule of testing periods at El Rodeo School. The construction schedule shall	Prior to issuance of grading permits and field verification throughout project construction.	Once prior to issuance of grading permits and periodically throughout project construction.	Project Applicant, Construction Contractor, Community Development Department, Beverly Hills Unified School District			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
the City Building Official. ▪ Stockpiling and vehicle staging areas shall be located as far away as practicable from residences to the north and El Rodeo School. ▪ All heavy-duty stationary construction equipment (e.g., air compressors, generators, etc.) shall be placed so that emitted noise is directed away from the nearest sensitive receivers (i.e., residences to the north and El Rodeo School). ▪ Whenever practicable, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. ▪ Haul routes for removing excavated materials from the site shall be designed to avoid residential areas and areas occupied by noise-sensitive receivers (e.g., hospitals, schools, convalescent homes, etc.). ▪ Prior to the start of every school year, the Developer shall obtain a schedule of testing periods at El Rodeo School. The Developer 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	ensure that no construction activity generating the highest noise levels (e.g., simultaneous demolition, grading, and building) is undertaken during any designated testing periods at the school.						

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					Initial	Date	Comments
the highest noise levels (e.g., simultaneous demolition, grading, and building) 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 Beverly Hills Unified School District. ▪ For construction activities occurring during the City's allowed hours of construction (weekdays, excluding public holidays, 8:00 a.m. to 6:00 p.m.), the following shall be required: ▫ All equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained residential grade mufflers consistent with manufacturers' standards that provide at least a 5-dBA reduction in noise levels. ▫ The Contractor shall use portable sound enclosures for all generators and air compressors that provide at least a 10-dBA reduction in noise levels. ▪ For construction activities occurring outside the City's allowed hours of construction, the following shall be required:							

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
▫ Simultaneous occurrence of two or more construction phases (demolition, site preparation, grading, building, paving, and architectural coating) shall be prohibited unless the project applicant reduces the number of construction equipment used for each overlapping phase and it can be demonstrated through a quantitative acoustical analysis prepared by a qualified professional that this reduced construction equipment portfolio utilized for overlapping phases will not result in noise levels in excess of 5 dBA above ambient noise levels. The acoustical analysis shall be reviewed and approved by the City prior to allowing simultaneous occurrence of two or more construction phases outside the City's allowed hours of construction. ▫ All equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards that provide at least a 20-dBA reduction in noise							

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					Initial	Date	Comments
levels. ▫ The Contractor shall use portable sound enclosures for all generators and air compressors that provide at least a 10-dBA reduction in noise levels.							
MM-NOISE-2. The Developer shall implement sound attenuation features to reduce noise levels at all private outdoor livable spaces (i.e., balconies) and outdoor dining areas. Such features may include double-paned or laminated glass, or Plexiglas. Acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels at the exterior livable spaces and outdoor dining areas do not exceed the City's noise/land use standards for residences, hotels, and commercial uses. This requirement shall be incorporated into the plans to be submitted by the Developer to the City of Beverly Hills for review and approval prior to the issuance of building permits.	The Project Applicant shall implement sound attenuation features to reduce noise levels at all private outdoor livable spaces (i.e., balconies) and outdoor dining areas. Acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels at the exterior livable spaces and outdoor dining areas do not exceed the City's noise/land use standards for residences, hotels, and commercial uses. The Community Development Department shall verify that project plans comply with this requirement. Plan check engineers shall review the project plans to ensure they comply with this requirement.	Prior to issuance of building permits and prior to issuance of Certificate of Occupancy.	Once prior to issuance of building permits. Acoustical analysis to be conducted prior to issuance of Certificate of Occupancy.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Acoustical Engineer			
MM-NOISE-3. The Developer shall incorporate building materials and techniques that reduce sound transmission through walls, windows, doors, ceilings, and floors of on-site residences in order to	The Project Applicant shall incorporate building materials and techniques that reduce sound transmission through walls, windows, doors, ceilings, and	Prior to issuance of building permits.	Once prior to issuance of building permits.	Project Applicant, Construction Contractor, Community Development Department/			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
achieve interior noise levels in habitable rooms that are below the CCR Title 24 standard for interior noise of 45 CNEL. Such building materials and techniques may include double-paned windows, staggered studs, or sound-absorbing blankets incorporated into building wall design. All exterior wall assemblies (including windows and wall components) shall meet a minimum STC 40 rating to ensure the adequate attenuation of noise at a range of frequencies. All residential units shall be provided with forced-air mechanical ventilation with non-operable windows. Acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels in habitable rooms do not exceed the CCR Title 24 standard of 45 CNEL. This requirement shall be incorporated into the plans to be submitted by the Developer to the City of Beverly Hills for review and approval prior to the issuance of building permits.	floors of on-site residences in order to achieve interior noise levels in habitable rooms. Acoustical analysis shall be performed prior to the issuance of an occupancy permit to demonstrate that noise levels in habitable rooms do not exceed significance thresholds. The Community Development Department shall verify that project plans comply with this requirement. Plan check engineers shall review the project plans to ensure they comply with this requirement.			Building and Safety Division, Project Acoustical Engineer			
MM-NOISE-4. Prior to the start of construction and during construction, the Developer shall coordinate with the 9900-9908 South Santa Monica Boulevard Project and 140 South Lasky Drive Project Developers regarding the following: ▪ All temporary roadway closures shall be coordinated to limit	The Project Applicant shall submit a signed document explaining their collaborative construction plans to the Community Development Department for review and enforcement.	Document verification prior to start of grading and construction activities and compliance verification throughout all construction phases.	Once prior to start of construction and periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
overlap of roadway closures; and ▪ All major deliveries for the three projects shall be coordinated to limit the occurrence of simultaneous deliveries. The Developers shall ensure that deliveries of items such as concrete and other high-volume items will not be done simultaneously.							
CONDITION NOISE-5. Prior to issuance of grading permits, the Developer shall submit a Construction Management Plan satisfactory to the Director of Community Development and the Building Official, which Plan shall include noise attenuating construction requirements. The Construction Management Plan shall include, but not be limited to, the following noise attenuation measures: ▪ Prior to start of construction phases that would extend into 2023, the Developer shall obtain a schedule of tournament events from the Los Angeles Country Club for the 2023 US Open. The Developer 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.,	The Developer shall submit a Construction Management Plan to the Director of Community Development and the Building Official for review and enforcement, specifically with regard to avoiding construction activities generating the highest noise levels (e.g., simultaneous demolition, grading, and building construction) during the 2023 US Open. Additionally, all reasonable efforts are taken to reduce construction noise during the 2023 US Open.	Document verification prior to start of demolition, grading, and construction activities and compliance verification during the 2023 US Open.	Once prior to start of construction and periodically throughout the 2023 US Open.	Project Applicant, Construction Contractor, Community Development Department/ Building and Safety Division, Project Acoustical Engineer			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
simultaneous demolition, grading, and building construction) is undertaken during the 2023 US Open and that all reasonable efforts are taken to reduce construction noise that may disrupt tournament play to the maximum extent feasible. The Building Official shall enforce noise attenuating construction requirements.							
Public Services							
MM-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 shall prepare a plan to accommodate the proposed measure for the BHFD to review. The applicant shall pay a fair share contribution to this measure.	Prior to the issuance of a Certificate of Occupancy. This measure shall remain in effect throughout the life of the project.	Once prior to issuance of a Certificate of Occupancy.	Project Applicant, Department of Public Works/Civil Engineering Division, Community Development Department, Beverly Hills Fire Department			
Transportation and Traffic							
MM-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	The Community Development Department shall retain an independent Environmental Monitor. The Project Applicant shall submit photographs to the Community Development Department illustrating that the contact information has been posted on the project site.	Prior to issuance of grading permit and throughout all construction phases.	Verification once prior to issuance of a grading permit. Continuous field verification of compliance with the MMRP measures until the issuance of a Certificate of Occupancy.	Project Applicant, Construction Contractor, Community Development Department			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
sufficient to pay for the Environmental Monitor who will be hired by and work for the City.							
MM-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.	The Community Development Department shall obtain written verification from the Environmental Monitor that quarterly mailers are being sent to property owners and that public inquiries regarding the project are being responded to.	Before issuance of a grading permit and throughout all construction phases.	Verification once prior to issuance of a grading permit and continuously throughout all construction phases until issuance of a Certificate of Occupancy.	Project Applicant, Construction Contractor, Environmental Monitor, Community Development Department			
MM-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 North Santa Monica Boulevard to address day-to-day issues.	The Community Development Department shall verify that an independent Construction Relations Officer has been retained. The Project Applicant shall submit photographs to the Community Development Department illustrating that the contact information has been posted on the project site.	Prior to issuance of a grading permit and throughout all construction phases.	Once prior to issuance of a grading permit and continuously throughout all construction phases until issuance of a Certificate of Occupancy.	Project Applicant, Construction Contractor, Community Development Department			
MM-TRAF-4. The Developer, Construction Relations Officer, and Environmental Monitor shall each provide monthly project updates to the Community Development Department Director, unless	The Developer, Construction Relations Officer, and Environmental Monitor shall each provide monthly project updates to the Director of Community Development	Prior to issuance of a grading permit and throughout all construction phases.	Once prior to issuance of a grading permit and monthly throughout all construction	Project Applicant, Construction Contractor, Environmental Monitor, Construction			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
otherwise warranted due to resident complaints.	Department.		phases until issuance of a Certificate of Occupancy.	Relations Officer, Community Development Department			
MM-TRAF-5. The Developer shall submit a Construction Traffic Management Plan to include plans to accomplish the following: ▪ Maintain existing access for land uses in the proximity of the project site during project construction; ▪ Schedule deliveries and pick-ups of construction materials to non-peak travel periods, to the maximum extent feasible; ▪ 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 North Santa Monica Boulevard; ▪ Construction equipment traffic from the contractors shall be controlled by flag persons; ▪ Designate transport routes for heavy trucks and haul trucks to be used over the duration of the project; ▪ Schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets; ▪ Establish requirements for	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 grading or construction permits. The plan shall be reviewed by the Community Development Department and Public Works Department – Transportation Division and filed with the Building and Safety Division Prior to the issuance of grading permits. The plan check engineer shall review the plan to ensure that it complies with this measure. The inspectors in the field shall also review the work to ensure that it complies with the requirements noted in the Construction Traffic Management Plan and the Construction Workers Parking Management Plan.	Prior to issuance of a grading permit and throughout all construction phases.	Once prior to issuance of a grading permit and field verification continuously throughout all construction phases until issuance of a Certificate of Occupancy.	Project Applicant, Community Development Department/ Building and Safety Division, Public Works Department/ Transportation Division			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
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; ▪ The Developer shall coordinate with Beverly Hills Unified School District (BHUSD) in developing the Construction Traffic Management Plan and shall notify BHUSD of any traffic or pedestrian lane disruptions on Wilshire Boulevard in advance; ▪ The Developer shall coordinate with the Los Angeles Country Club regarding the US Open tournament activities at the club when developing the Construction Traffic Management Plan and shall coordinate with the Los Angeles Country Club to ensure no traffic or pedestrian lane disruptions on Wilshire Boulevard occur during US Open tournament activities; ▪ Coordinate with adjacent businesses and emergency service providers to ensure adequate access exists to the project site and neighboring businesses; ▪ Coordinate with Metro							

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
regarding the bus stop relocation at least 30 days prior to start of construction; ▪ 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 residential streets including Whittier Drive and those streets which connect to Whittier Drive. The Final Construction Traffic Management Plan shall be submitted and approved by the City no later than 30 days prior to commencement of construction and shall include: ▪ A requirement for use of double belly trucks to reduce the number of truck trips; ▪ Provisions for the Environmental Monitor to oversee and coordinate concurrent construction activities at the 9900-9908 South Santa Monica Boulevard Project and 140 South Lasky Drive Project; ▪ An Action Plan to avoid construction-related traffic congestion and how to respond to unforeseen congestion that may occur; ▪ Requiring truck access and							

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					Initial	Date	Comments
deliveries in non-peak traffic periods to the greatest extent feasible; and ▪ Prohibition of queuing of construction-related vehicles on public streets in the City.							
MM-TRAF-6. The Developer shall submit a Construction Workers Parking Plan that identifies 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 shall include the shuttling of workers to and from the project site using zero emissions vehicles. The Plan shall be submitted for approval by the City at least 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: ▪ All construction contractors shall be provided with written information on where their workers and their subcontractors are permitted to park and provide clear	The Project Applicant and 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 shall be reviewed by the Community Development Department/Building and Safety Division and Public Works Department/Transportation Division. The Construction Workers Parking Plan shall be adhered to.	Prior to issuance of grading and building permits and during all construction phases.	Once prior to issuance of grading and building permits. Field verification periodically throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department/ Building Safety Division, Public Works Department/ Transportation Division			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
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 Boulevard or south of South Santa Monica Boulevard or in public parking structures; ▪ No parking for construction workers shall be permitted within 500 feet of the nearest point of the project site except within designated areas. The contractor shall be responsible for informing subcontractors and construction workers of this requirement, and if necessary, for hiring a security guard to enforce these parking provisions. The contractor shall be responsible for all costs associated with parking and the enforcement of this mitigation measure; and ▪ 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.							

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					Initial	Date	Comments
MM-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 shall be placed at all project exits onto Wilshire Boulevard, North Santa Monica Boulevard, and Merv Griffin Way prior to occupancy of the new buildings proposed on the site.	The Project Applicant shall revise the project site plan to indicate on-site traffic control planned for the project, which shall be reviewed by the Community Development Department/Building. The plan check engineers, and City Traffic Engineer shall review the plans to ensure that they comply with this requirement.	Prior to issuance of a Certificate of Occupancy.	Prior to issuance of a Certificate of Occupancy. This measure shall remain in effect throughout the life of the project.	Project Applicant, Community Development Department, Department of Public Works/Civil Engineering and Transportation Divisions			
MM-TRAF-8. Traffic control devices, and specifically stop signs, shall be installed at each driveway exit point prior to building occupancy.	The Project Applicant will ensure installation of traffic control devices, and specifically stop signs, at each driveway exit point is included on the site plans. The Community Development Department/Building and Safety Division shall verify that project design plans comply with this requirement. The plan check engineers and City Traffic Engineer shall review the plans to ensure that they comply with this requirements.	Prior to issuance of grading and building permits, and prior to issuance of a Certificate of Occupancy.	Once prior to issuance of grading and building permits. Once prior to issuance of a Certificate of Occupancy.	Project Applicant, Community Development Department, Department of Public Works/Civil Engineering and Transportation Divisions			
MM-TRAF-9. The project applicant shall ensure that the curb radius at the driveway at Wilshire Boulevard and the westerly edge of the project will allow vehicles to turn safely.	The Project Applicant shall ensure that the site plans show the curb radius at the driveway at Wilshire Boulevard and the westerly edge of the project will allow vehicles traveling to turn safely. The Community	Prior to issuance of grading and building permits.	Once prior to issuance of grading and building permits.	Project Applicant, Community Development Department, Department of Public Works/Civil Engineering and Transportation			

Mitigation Measure	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
	Development Department/Building and Safety Division shall verify that project design plans comply with this requirement. The plan check engineers and City Traffic Engineer shall review the plans to ensure that they comply with this requirements.			Divisions			
MM-TRAF-10. The applicant for the proposed project shall coordinate with the applicants for certain adjacent projects, including 9900-9908 South Santa Monica Boulevard Project and 140 South Lasky Drive Project and the City of Beverly Hills during all phases of construction regarding the following: ▪ All temporary roadway closures for the proposed project shall be coordinated to limit overlap of roadway closures; ▪ All major deliveries for the proposed project 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; and ▪ The applicants shall coordinate regarding the loading and unloading of delivery vehicles; ▪ Applicants or their representatives shall meet on a	The Project Applicant shall submit a signed document explaining their collaborative construction plans to the Community Development Department and the Public Works Department/Engineering Division for review and enforcement.	Document verification prior to start of construction activities and compliance verification throughout all construction phases.	Once prior to start of construction and periodically throughout all construction phases.	Project Applicant, Community Development Department/ Building Safety Division and Public Works Department/ Engineering Division			

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regular basis during construction to address any outstanding issues related to construction traffic, deliveries, and worker parking.							
Tribal Cultural Resources							
MM-TCR-1. Retain a Qualified Principal Investigator. A qualified principal investigator, defined as an archaeologist who meets the Secretary of the Interior's Standards for professional archaeology and has had a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California, shall be retained to carry out all mitigation measures related to archaeological and historical resources (hereafter qualified archaeologist). The qualified archaeologist shall be contacted in the event of an inadvertent archaeological discovery.	The Project Applicant shall retain a Qualified Principal Investigator that meets the Secretary of the Interior's Standards for professional archaeology and has had a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Principal Investigator shall provide proof that the procedures and measures listed in this mitigation measure have been implemented and complied with.	Verification prior to the start of grading activities. This measure shall be in effect until issuance of a Certificate of Occupancy.	Once prior to start of grading activities. This measure shall apply continuously throughout all grading and construction phases.	Project Applicant, Community Development Department			
MM-TCR-2. Preconstruction Worker Training. At the project kickoff and before construction activities begin, the qualified archaeologist or their designee shall provide training to construction personnel on information regarding regulatory requirements for the protection of cultural resources including tribal cultural resources. As part of this training, construction personnel will be briefed on proper	The Project Applicant or Contractor will provide written verification (e.g., course materials, sign in sheets, etc.) that the Qualified Archaeologist has provided training to all construction personnel prior to the start of construction.	Verification prior to the start of construction activities. Periodic verification throughout construction period that new construction workers have received the training. This measure shall be in effect until issuance of a Certificate of Occupancy.	Once prior to start of construction activities. This measure shall apply continuously throughout all construction phases.	Project Applicant, Construction Contractor, Community Development Department, Project Qualified Principal Investigator			

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procedures to follow should unanticipated cultural resources discoveries be made during construction. Workers will be provided contact information and protocols to follow in the event that inadvertent discoveries are made. If necessary, the qualified archaeologist can create a training video, PowerPoint presentation, or printed literature that can be shown to new workers and contractors to avoid continuous training throughout the course of the project.							
MM-TCR-3. Retain Native American Monitoring. Native American monitoring shall be conducted by a representative of the Gabrieleño Band of Mission Indians-Kizh Nation and a representative of the Gabrieleño/Tongva San Gabriel Band of Mission Indians, hereafter referred to collectively as "Monitoring Tribes"). Monitoring shall occur during all project-related, initial ground-disturbing construction activities (i.e. grubbing, tree removal, boring, grading, excavation, potholing, drilling and trenching etc.). The tribal monitors shall complete daily monitoring logs that shall provide descriptions of the day's activities, including construction activities, locations, soil and any cultural materials identified. Once excavation is completed for a portion of the project site and	The Project Applicant or Contractor will verify that the approved Native American monitors are retained and verify that the monitors are on-site during ground-disturbing activities. The Project Applicant shall provide proof that the procedures and measures listed in this mitigation measure have been implemented and complied with.	Verification that monitors have been retained prior to start of construction activities. Monitoring shall occur during ground disturbing activities.	Verification once prior to start of construction activities. Monitoring continuously throughout ground disturbing activities.	Project Applicant, Construction Contractor, Community Development Department, Project Qualified Principal Investigator			

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entered into the daily monitoring log, the monitoring of an area shall be considered complete. The on-site monitoring shall end when all ground-disturbing activities at the project site are completed, or when the representatives of one or both Monitoring Tribes have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources of their respective Tribe. Additionally, the qualified archaeologist, in consultation with the City and the Native American monitor, may recommend the reduction or termination of monitoring depending upon observed conditions (e.g., no resources encountered within the first 50 percent of ground disturbance). Should neither the Gabrieleño Band of Mission Indians – Kizh Nation and/or the Gabrieleño/Tongva San Gabriel Band of Mission Indians not have sufficient qualified staff, or not provide monitoring services at market rates, after consultation between the two tribes and the City's Director of Community Development, the applicant may contract with a different firm to provide a Native American monitor, subject to approval by the City of Beverly Hills Director of Community Development. If one of the Monitoring Tribes opts not to							

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engage in monitoring activities required herein, Developer can proceed with the project provided that the other Monitoring Tribe provides the monitoring required by this mitigation measure.							
MM-TCR-4. Unanticipated Discovery of Tribal Cultural Resources. In the event a Native American monitor identifies cultural or archeological resources, the monitor shall be given the authority to temporarily halt construction in the immediate vicinity and within 50 feet of the discovery and to contact the qualified archaeologist to investigate the find and determine if it is a tribal cultural resource under CEQA by the City of Beverly Hills in consultation with the ancestrally related tribe(s) and qualified archaeologist. Construction activities can continue in areas 50 feet away from the find and not associated with the cultural resource location. In the event of a find during ground disturbing activities, the Gabrieleño Band of Mission Indians-Kizh Nation and the Gabrieleño/Tongva San Gabriel Band of Mission Indians shall be notified by the City to provide recommendations as to the treatment and disposition of the find(s). Cultural Resources Monitoring and Mitigation Plan shall be developed to outline monitor procedures.	The Project Applicant and Contractor will verify that archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native American monitor. If resources are found and exposed, the Project Applicant shall provide proof that a qualified specialist as listed in the mitigation measure has investigated and has made appropriate recommendations.	During ground disturbing activities.	This measure shall apply continuously throughout all ground disturbing activities.	Project Applicant, Construction Contractor, Community Development Department, Project Qualified Principal Investigator, Project Archaeological Monitor, Project Native American Monitor			

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MM-TCR-5. Unanticipated Discovery of Human Remains. In the event that human remains are encountered at the project site, all work in the immediate vicinity of the burial must cease, and any necessary steps to ensure the integrity of the immediate area shall be taken. The Los Angeles County Coroner will be immediately notified. The Coroner must then determine whether the remains are Native American. Should the Coroner determine the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC), who shall in turn, notify the person they identify as the most likely descendent (MLD). Further actions shall be determined in part by the recommendations of the MLD. The MLD has 48 hours of being granted access to the project site to complete their inspection and make recommendations or preferences for treatment of the remains. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, re-inter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC. Procedures of conduct following the discovery of human remains	If human remains are found and/or exposed, all work in the immediate vicinity of the burial must cease, and any necessary steps to ensure the integrity of the immediate area shall be taken. The Los Angeles County Coroner will be immediately notified. The Project Applicant shall document and submit written proof that the procedures listed in this mitigation measure have been implemented and complied with.	During all ground disturbing activities.	Continuously throughout all ground disturbing activities.	Project Applicant, Construction Contractor, Community Development Department, Los Angeles County Coroner, Project Qualified Principal Investigator, Project Archaeological Monitor, Project Native American Monitor			

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have been mandated by Health and Safety Code Section 7050.5, PRC Section 5097.98, and the California Code of Regulations Section 15064.5(e) (CEQA).							
MM-TCR-6. Reburial Treatment Measures. Prior to the continuation of ground disturbing activities where human remains and/or ceremonial object has been identified, the Developer shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment shall be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. If feasible, the project shall be diverted to keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The MLD shall work with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the MLD, documentation shall be taken which includes at a minimum	Prior to the continuation of ground disturbing activities where human remains and/or ceremonial object has been identified, the Project Applicant shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. The Project Applicant shall document and submit written proof that the procedures listed in this mitigation measure have been implemented and complied with.	During all project ground disturbing activities.	Continuously throughout ground disturbing activities.	Project Applicant, Construction Contractor, Community Development Department, Project Qualified Principal Investigator, Project Archaeological Monitor, Project Native American Monitor			

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detailed descriptive notes and sketches. Additional types of documentation shall be approved by the MLD for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure complete recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the MLD and NAHC. The MLD does not authorize any scientific study or utilization of any invasive and/or destructive diagnostics on human remains. Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the MLD and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.							

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Utilities and Service Systems							
MM-UTIL-1. Prior to issuance of grading permits, the project applicant shall provide a preliminary design for the fire flow infrastructure to the City for review by the PWD and Fire Department. The project applicant shall pay for a hydraulic analysis of the preliminary design to be prepared by the City-selected consultant to ensure adequate fire flow is provided to the project site and water quality of the water main is not adversely impacted by the proposed design. The project applicant shall pay a "fair share" of the cost to upgrade the water main feeding hydrants serving the project site, which may include the entire cost of upgrading the water main. Upgrading of the water main shall be completed prior to project building construction and prior to building occupancy to ensure that adequate fire flow is available during project construction and operation.	The Project Applicant shall complete and submit a hydraulic analysis and project design for fire flow infrastructure. The Department of Public Works and BHFD shall review the hydraulic analysis and project design to verify that adequate fire flow shall be provided to the project site. The applicant shall pay a fair share contribution to this measure. Upgrading of the water main feeding hydrants serving the project site shall be completed prior to project building construction and prior to building occupancy to ensure that adequate fire flow is available during project construction and operation.	Prior to issuance of grading permits.	Once prior to issuance of grading permits. This measure shall remain in effect throughout the life of the project.	Project Applicant, Community Development Department, Department of Public Works/Civil Engineering Division Beverly Hills Fire Department			

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MM-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 these substances from clogging the sanitary sewer system. The device shall be regularly inspected by the Los Angeles County Department of Public Works.	A FOG Interceptor to remove fat, oil, and grease from the proposed restaurant's wastewater before entering the sanitary sewer system. The device shall be regularly inspected by the Los Angeles County Department of Public Works. This measure shall be implemented prior to issuance of the proposed restaurant's business license and shall remain effective throughout the life of the project.	Prior to issuance of the proposed restaurant's business license.	Once prior to issuance of the proposed restaurant's business license. Regular inspections throughout the life of the project.	Project Applicant, Community Development Department, Los Angeles County Department of Public Works			