

Exhibit B

Environmental Clearance

Exhibit B.1: ENV-2020-4012-MND and Appendices linked below

- MND: <https://planning.lacity.org/odocument/8431d824-790c-45ce-a46f-a96729641f75/ENV-2020-4012.pdf>
- Appendix A: <https://planning.lacity.org/odocument/16d3e509-a240-467f-a9b9-e8bb7e784254/ENV-2020-4012-A.pdf>
- Appendix B: <https://planning.lacity.org/odocument/db6c200e-07da-4d0f-a514-4d1fb271e0b4/ENV-2020-4012-B.pdf>
- Appendix C: <https://planning.lacity.org/odocument/78c4a44a-4ac8-456e-ae9a-256f4e2e45c6/ENV-2020-4012-C.pdf>
- Appendix D: <https://planning.lacity.org/odocument/0af5797b-34c0-4125-ab5c-33cfd668c7f8/ENV-2020-4012-D.pdf>
- Appendix E: <https://planning.lacity.org/odocument/42a0fbba-f877-4f68-af98-6fc91b52bd9b/ENV-2020-4012-E.pdf>
- Appendix F: <https://planning.lacity.org/odocument/33a18a55-6fbd-4413-8625-ddae7fc3dbec/ENV-2020-4012-F.pdf>
- Appendix G: <https://planning.lacity.org/odocument/1bb7d620-fee6-4dc8-84a9-7a7e068fa2f3/ENV-2020-4012-G.pdf>
- Appendix H: <https://planning.lacity.org/odocument/d0f6182f-51f2-4b08-98aa-383cfb9f1805/ENV-2020-4012-H.pdf>

Exhibit B.2: Mitigation and Monitoring Program

Attached

MITIGATION AND MONITORING PROGRAM

1.1 INTRODUCTION

This Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the MND takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

1.2 ORGANIZATION

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency : the frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

1.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

1.4 PROGRAM MODIFICATION

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

1.5 MITIGATION MONITORING PROGRAM

A. Hazards & Hazardous Materials

Mitigation Measures

MM-1: Prior to the installation of the dual phase mitigation system, the applicant shall complete sub slab diagnostics testing to determine the correct vacuum (negative pressure) required to pull and exhaust any unwanted gases.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-construction and during construction
- **Monitoring Frequency:** Once, during plan check, once during construction, prior to installation of the dual phase system
- **Action Indicating Compliance:** Building Permit clearance

MM-2: The applicant shall install a dual phase mitigation system to include Soil Vapor Extraction System (SVE) and a Fully Integrated Gas Detection System that is tied to the SVE system at one control panel. There are two major components to this system:

- 1) Active Sub Slab Ventilation System – any soil gas contaminants will be draw out from beneath the slab and then exhaust through the roof line, through a matrix of blower driven suction points;
- 2) Gas Detection System – integrated with the Sub Slab Ventilation System, this system will utilize methane gas sensors that are located in specific areas, as well as in line with exhaust system at roof line.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** During site construction and operation
- **Monitoring Frequency:** Continuous monitoring throughout construction and operation
- **Action Indicating Compliance:** Certificate of Occupancy clearance

MM-3: If any wells were encountered, the applicant shall immediately notify DOGGR's appropriate well review engineer and submit for DOGGR review an amended site plan with surveyed well location. As needed, DOGGR would send a follow-up well evaluation letter to the property owner and local permitting agency. If wells are encountered, remedial plugging and re-abandonment operations may be required. No well work may be done without written approval by DOGGR.

- **Enforcement Agency:** The Department of Conservation's Geologic Energy Management Division (CalGEM) (formally known as the Division of Oil, Gas and Geothermal Resources or DOGGR)
- **Monitoring Agency:** CalGEM
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** As needed
- **Action Indicating Compliance:** n/a