



City of Los Angeles



*Bureau of Engineering
Environmental
Management Group*

MITIGATION MONITORING PROGRAM

FOR

PIO PICO LIBRARY POCKET PARK & UNDERGROUND PARKING STRUCTURE PROJECT

W.O. E1908188

PREPARED BY CITY OF LOS ANGELES BUREAU OF ENGINEERING

DECEMBER 2019

Mitigation Monitoring Program:

The California Environmental Quality Act (CEQA) requires public agencies to adopt a reporting or monitoring program for the changes to the project that have been adopted to mitigate or avoid significant effects on the environment (Public Resources Code Section 21081.6). The program must be adopted by the public agency at the time findings are made regarding the project. The State CEQA Guidelines allow public agencies to choose whether its program will monitor mitigation, report on mitigation, or both (14 CCR Section 15097(c)). This mitigation monitoring program contains the elements required by CEQA for the Pio Pico Library Pocket Park & Underground Parking Structure Project.

A. Location

The Project site is located at 694 South Oxford Avenue in the Koreatown neighborhood in the central portion of the City of Los Angeles (City). The Project site is generally bound by an office building to the north, South Serrano Avenue on the east, 7th Street on the south, and South Oxford Avenue on the west. Major arterials providing access to the Project site are Wilshire Boulevard, one block to the north, and West Olympic Boulevard, approximately four blocks to the south. The area immediately surrounding the Project site is completely urbanized and developed with commercial buildings and community open space to the north, various commercial buildings to the east and west, and residential dwellings to the south.

B. Purpose

The overall purpose of the proposed Project is to provide a public open green park space for the Koreatown neighborhood, which is currently lacking in parkland.

C. Description

The proposed Project involves the construction and operation of a new pocket park and underground parking structure on the site of the existing surface parking lot serving the Pio Pico Koreatown Library. The proposed Project would be designed to complement the library and would incorporate the western façade of the existing library into the park space with the addition of some external façade finishings, window/window seat and a shade trellis. The Project footprint is approximately 0.6 acre in size. Additionally, minor repairs to the other facades of the existing library would be performed, including cleaning, window updates, surface repairs, and re-touching, where needed. Implementation of the proposed Project would result in the removal of two carob and two ficus trees (both ornamental species, which would subsequently be replaced according to City policies). The proposed parking structure would accommodate approximately 50 parking spaces in one subterranean level. The parking structure will include a Los Angeles Recreation and Parks (LARAP) shop area to conduct small repairs to park facilities and store tools. A parking attendant office will also be included. An elevator and stairwell would be located at the northeast corner of the parking structure. It is anticipated that the parking structure would be operational during the same hours that the Pio Pico Koreatown Public Library is open to the public. Vehicular access to the underground parking structure would be provided via the existing driveway location on Oxford Avenue. A security kiosk would be provided adjacent to the driveway, and a parking attendant would be on duty during operational hours. During non-operational hours, the overhead gate for the parking structure would be down and the parking structure would be inaccessible.

The proposed pocket park would be located at the ground level in the footprint of the existing surface parking lot. Proposed park elements include a multi-purpose event area, located at the library's western façade adjacent to the building entrance, to accommodate public events, such as performances, fairs, readings, etc.; a playground for small children; a shade structure; a fitness area; a walking loop; and benches and

tables. Landscaped elements would be provided throughout the park and would include trees, shrubs, and planter areas. Pedestrian access to the park would be provided at the northeast corner of 7th Street and Oxford Avenue, as well as on the eastern side of the park where it would interface with the library entrance.

The proposed Project would provide bicycle parking with approximately 75 bicycle parking spaces along the northern boundary of the Project site and approximately 21 bicycle parking spaces along the southern boundary of the property along 7th Street. The proposed Project also involves the conversion of the 12 existing parallel street parking spots adjacent to the library property to angled parking spots, which would accommodate approximately 17 parking spaces along 7th Street and 11 parking spaces along Serrano Avenue.

The design of the park would incorporate lighting and other security measures. Area lighting would be evenly spread throughout the park via vertical post LED fixtures. Trees and landscaped areas would have LED up-lighting at their bases. Shade structures and screen elements would have integrated LED lighting that glow at night. Steps and ramps would contain integrated step lights, and pathways would have low path lighting at regular intervals. Temporary lighting would be provided during special events. Additionally, landscaping and fencing would provide physical barriers between the playground area and the rest of the park.

To provide adequate facilities for the anticipated users of the park and existing library, the restroom facilities within the library would be expanded and upgraded. While this upgrade would support the proposed Project, this component of the Project requires minor internal modifications to the existing restroom facilities.

Construction of the proposed Project is anticipated to begin in May 2020 and take approximately 18 months to complete, concluding in November 2021. The Pio Pico Koreatown Branch Library would remain open during construction activities. Construction activity would occur Monday through Friday from 7:00 a.m. to 4:00 p.m. The project will be constructed with the oversight of the Bureau of Engineering (BOE) and Bureau of Contract Administration.

The park would be open daily following the same schedule as the library. It is anticipated that the park would be maintained by existing LARAP staff under a Memorandum of Agreement (MOA) also known as a Memorandum of Understanding (MOU) between the Library Department and LARAP, as approved by the Board of Recreation and Park Commissioners and the Board of Library Commissioners.

DESIGN PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
GEOLOGY AND SOILS					
Impacts to paleontological resources during construction.	GEO-1. Prior to the start of construction, a PRMMP shall be prepared. The PRMMP shall provide detailed recommended monitoring locations; a description of a worker training program; detailed procedures for monitoring, fossil recovery, laboratory analysis, and museum curation; and notification procedures in the event of a fossil discovery by a paleontological monitor or other project personnel. A curation agreement with the Natural History Museum of Los Angeles County or another accredited repository must be obtained. Any subsurface bones or potential fossils that are unearthed during construction shall be evaluated by a Qualified Paleontologist.	BOE Project Engineer	Project Plans and Specifications	Project Manager	Final Monitoring Report Submitted to Natural History Museum
		Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
Impact	Mitigation Measure	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
BIOLOGICAL RESOURCES					
Disturbance of existing biological resources, flora, fauna, and/or habitat.	<p>BIO-1. Tree removal during proposed Project construction shall occur outside of the nesting bird season (generally February 15 through September 1). If avoiding the nesting season is not practicable, the following additional measures shall be employed:</p> <ul style="list-style-type: none"> ○ A pre-construction nesting survey shall be conducted by a qualified biologist within 3 days prior to the start of construction activities to determine whether active nests are present within or directly adjacent to the construction zone. All nests found shall be recorded. ○ If construction activities must occur within 300 feet of an active nest of any passerine bird or within 500 feet of an active nest of any raptor, with the exception of an emergency, a qualified biologist shall monitor the nest on a weekly basis, and the activity shall be postponed until the biologist determines that the nest is no longer active. ○ If the recommended nest avoidance zone is not feasible, the qualified biologist shall determine whether an exception is possible and obtain concurrence from the resource agencies before construction work can resume within the avoidance buffer zone. All work shall cease within the avoidance buffer zone until either 	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
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	agency concurrence is obtained or the biologist determines that the adults and young are no longer reliant on the nest site.				
CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES					
Potential to impact archaeological resources.	<p>CUL-1. A qualified archaeological monitor shall be present during all ground-disturbing activities within the upper 7.5 feet of disturbed local materials to evaluate and determine appropriate treatment for the resource in accordance with 36 CFR § 800.13(b) (3) and PRC Section 21083.2(i). The onsite archaeological and any Native American monitor(s), as described below shall train the construction crews in regard to identifying potential archaeological resources (including Native American artifacts). The archaeological monitor shall have the authority to stop work if archaeological and/or Native American resources are found within the disturbed local deposits in the upper 7.5 feet of excavated material. If any Native American cultural material is encountered within the upper 7.5 feet of materials, consultation with interested Native American parties will be conducted to apprise them of any such findings and solicit any comments they may have regarding appropriate treatment and disposition of the resources, as per CUL-2. If archaeological resources are encountered during ground-disturbing activities within the undisturbed native Pleistocene material, below 7.5 feet from ground surface, work shall be temporarily halted in the vicinity of the find and the archaeologist shall be</p>	BOE Project Engineer	Project Plans and Specifications	Project Manager	Final Monitoring Report Submitted to South Coast Information Center (SCCIC)
		Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
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	called to the Project area to examine and evaluate the resource in accordance with the provisions of the National Historic Preservation Act (NHPA) and CEQA, including any Native American monitors, as per mitigation measure CUL-2.				
Potential to impact Native American resources.	CUL-2. A trained Native American consultant or consultants shall be engaged to monitor ground-disturbing activities as described in CUL-1. The consultant or consultants shall be selected from the interested Native American parties who consulted on the project. This selection and monitoring shall occur on an as-needed basis as determined by BOE in consultation with interested tribes and shall be intended to ensure that Native American concerns are taken into account during the construction process. The Native American consultant shall report findings to BOE or its archaeological consultant, who will disseminate the information to the consulting Native American parties. The Native American parties identified by the NAHC shall be consulted regarding the treatment and final disposition of any materials of Native American origin found during the course of the project, if any, and will assist BOE in determining whether these materials constitute tribal cultural resources.	BOE Project Engineer	Project Plans and Specifications	Project Manager	Final Monitoring Report Submitted to South Coast Information Center (SCCIC)
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NOISE					
Potential to increase noise levels in areas immediately adjacent to the construction site.	NOI-1: Construction equipment shall be properly maintained and equipped with mufflers.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-2: Grading and construction contractors shall use rubber-tired equipment rather than metal-tracked equipment.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-3: Equipment shall be turned off when not in use for an excess of five minutes, except for equipment that requires idling to maintain performance.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-4: The public shall be notified in advance of the location and dates of construction hours and activities.	Project Manager	Public Outreach	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-5: Construction activities shall be prohibited between the hours of 9:00 p.m. and 7:00 a.m. when located within 500 feet of occupied sleeping quarters or other land uses sensitive to increased nighttime noise levels.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-6: A Noise Disturbance Coordinator shall be established. The Noise Disturbance Coordinator shall be responsible for responding to local complaints about construction noise. The Noise Disturbance Coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone	Project Manager	Public Outreach	Bureau of Contract Administration	Bureau of Contract Administration Records

CONSTRUCTION PHASE					
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	number for the Noise Disturbance Coordinator.				
	NOI-7: The Noise Disturbance Coordinator shall coordinate with the site administrator of the Pio Pico Koreatown Branch Library, Radio Korea, and Solid State Logic recording studio to avoid disruptions to normal operations.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records
	NOI-8: Barriers, such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the Project site or noise activity to minimize the amount of noise during construction on the nearby noise-sensitive uses located within the library or offsite. These barriers shall be capable of reducing noise levels by at least 10 decibels. Also, for internal modifications to the library restroom facilities, noise will be controlled in a similar manner or work will be performed during non-operational hours, so that library patrons and other sensitive receptors are not impacted.	Construction Contractor	Construction Contract	Bureau of Contract Administration	Bureau of Contract Administration Records

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