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# COMMUNITY HEALTH, SAFETY, AND NOTIFICATION PLAN

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FIRMIN COURT

[March 30, 2020]

**UPDATED**

**July 1, 2020**

## Introduction

Firmin Court (the “Project”), located at 418, 426 and 430 N. Firmin Street, Los Angeles (the “Property”), is a 64-unit permanent supportive and affordable housing project that will provide housing for persons who are homeless or at risk of becoming homeless and for low-income individuals and families. The Project has 45 permanent supportive housing units, 18 affordable housing units, and one unit for an on-site property manager.

The Project will include a community room available to residents and the neighbors, offices for on-site case managers, and a room that can be used for after-school programs and arts and crafts and a courtyard on the third floor and a roof deck, the latter two both available only to residents. A partially below grade garage will contain 12 automobile parking spaces and 51 long-term bicycle parking spaces with ingress and egress to the garage on Firmin Street.

## Purpose

The purpose of this Community Health, Safety, and Notification Plan is to inform community members of:

- The days and times that work will happen and how long it will take.
- Whom to call with questions or concerns, or in case of emergency.
- What to do in case of emergency.
- The plans in place to protect the community from possible hazards.
- The government agencies that regulate the work.
- How updates and new information will be provided.

## Days and Times of Work, Expected Duration.

The Project is being completed in two phases. The first phase (“Phase I”) was completed in May 2020, including the demolition of the home and garage at 418 Firmin Street, the abandonment of an oil well on the Property, and the removal of contaminated soil surrounding the oil well.

The second phase (“Phase II”) involves relocating the existing single-family home at 430 N. Firmin to an off-site location and then constructing the Project, including grading, foundation work, vertical construction, finishing and outfitting of the new units, and all related work. During grading, the Project site will be monitored to determine if a second oil well is located on the Project site. If a second oil well is actually discovered, construction work will cease temporarily while that well is abandoned in compliance with the same regulatory standards as were followed with the first oil well.

Phase II work is expected to begin during the first or second week of July 2020 and is estimated to be completed in approximately 22 months. Phase II work will be done Monday through Friday from 7 a.m. to 9 p.m., excluding hauling which may only be done on Monday through Friday between 9 a.m. and 3:30 p.m., and Saturdays between 8:00 a.m. and 6:00 p.m. No construction work or hauling is permitted on Sunday or City holidays.

## Reporting Concerns

**In case of an emergency that could threaten health, life, safety, or the environment, dial 911. These calls should be for fire, police, emergency medical service, or hazardous materials spills.**

Members of the public should report concerns about the operations at the site to David Parker, Walton Construction, Inc.'s ("Walton") Superintendent at (818) 648-0346. For health-related concerns and questions, please call the Los Angeles County Department of Public Health (213-738-3220). For dust and odors, contact the South Coast Air Quality Management District at 1-800-CUT-SMOG (1-800-288-7664). For construction noise between the hours of 9:00 p.m. and 7:00 a.m., call the City's Noise Enforcement Team (213-996-1250).

## Emergency Plan

Walton will have on-site personnel that are trained in emergency response procedures in the event of a release of hazardous materials resulting from contractor activities. Walton will also have spill response equipment and materials available for use. Personnel involved in spill response will be equipped with proper personal protective equipment.

The following procedures will be implemented at the spill location.

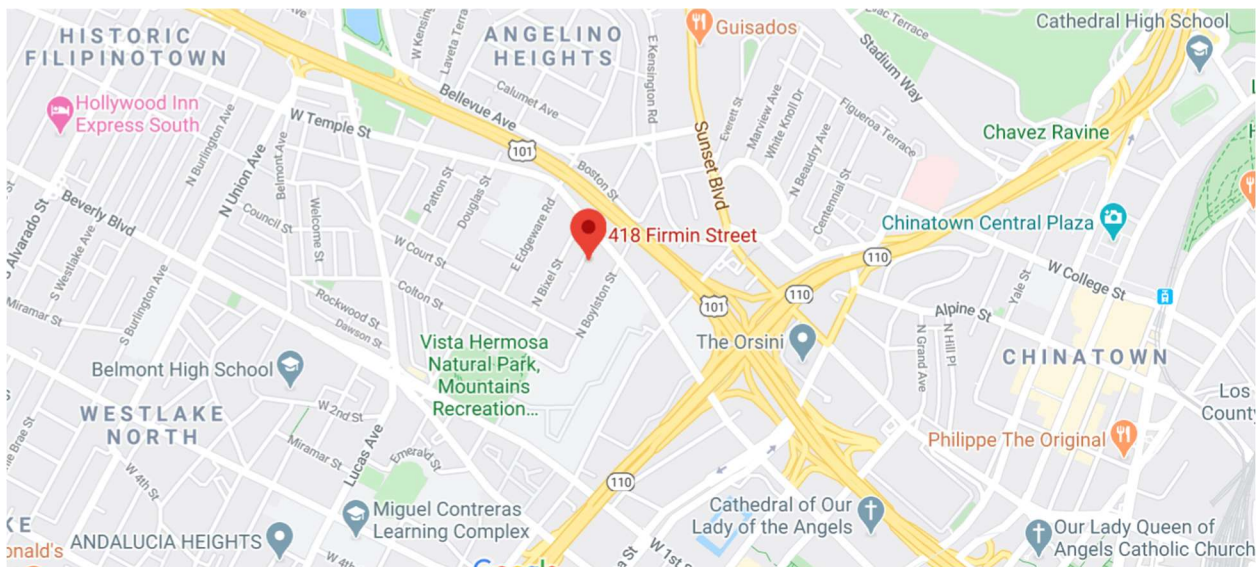
- Notify Decro Corporation and key site personnel.
- Immediately control the source of the discharge and deploy equipment or materials (e.g., absorbent materials) to contain the release and limit the area of impact.
- Place a barrier or absorbent materials at nearby inlets to prevent discharge into the storm drain system.
- After containment is accomplished, begin cleanup activities immediately.
- On hardscape surfaces, soak up or vacuum liquids, wash as necessary and vacuum rinsate. Shovel solid materials and sweep as necessary.

- On exposed soil, soak up or vacuum liquids and shovel solid materials. Excavate visibly contaminated soil.
- Place spilled liquids and absorbent materials in appropriate sealed containers and place solid materials on a minimum 10-mil-thick plastic sheeting and cover with like sheeting.
- Sample and analyze the spilled materials for applicable contaminants of concern, submit the data to an appropriate disposal facility, and load, transport, and dispose of the waste using proper manifest and recordkeeping procedures, according to federal, state, and local requirements.

In the unlikely event of an emergency that requires evacuation of nearby buildings, police and fire officials will notify residents to evacuate. Community members are urged to comply promptly with police and fire department instructions.

## Worksite

The work is taking place at 418, 426 and 430 N. Firmin Street, Los Angeles, California. Streets bordering or near the Project site include Temple Street, Boylston Street, and Beaudry Street.



## Public Access

Access to Firmin Street to the public will be maintained during the course of construction. No parking signs will only be placed in front of the Property and will be installed during construction to allow for equipment and material access to the Property. Flag men/women will be directing traffic as needed to minimize slowdowns that may occur in order to get equipment and material deliveries onto the Property. There may also be temporary traffic disruptions when water and gas services are connected to the city main lines under Firmin Street.

## COVID-19

Walton Construction, the project contractor, has adopted mandatory, stringent measures to protect the health and safety of workers at its construction sites. These measures include, but are not limited to, the following:

- Workers must wear facial protection (i.e., a mask or bandana) in addition to other safety gear, including hard hats, boots, and safety vests.
- Toilets will be cleaned daily and handwashing stations will be maintained throughout the project site.
- Workers will maintain social distancing of 6 feet to the greatest extent practicable.
- Use of manlifts will be restricted to moving materials from floor to floor and only one person may be in the manlift at that time.
- Workers must not come to the site if they are sick or must leave the site immediately if they experience flu-like symptoms while working.

Walton will post COVID-19 rules and regulations prominently throughout the project site.

## Worksite Hazards and Monitoring Protocol

Procedures have been developed to prevent hazards from emissions of gases, spills, odors, noise, and dust.

Potential temporary hazards that may occur include (a few examples are given below):

- Air Quality (dust and odors)
- Fire Protection and Emergency Response
- Geology
- Hazardous materials (use, storage, and transportation)
- Noise (during drilling; during construction)
- Public Services
- Transportation

## Worksite Emissions Control

Construction vehicles and equipment used on the site, particularly diesel-powered vehicles and equipment, will meet the emissions and performance standards of the California Air Resources Board. Vehicles and equipment will be properly tuned in accordance with manufacturer specifications and maintained in good condition before use on the site. Walton will remove equipment that is in disrepair or visibly emits exhaust. Except for soil transport trucks in an active queue, vehicles and equipment that are not involved in active operations will not be allowed to idle for a period longer than 5 minutes.

## Noise Controls and Monitoring

Walton will only perform construction during the City of Los Angeles' permitted construction work hours.

## Dust and other Emissions Controls

The Property will be secured with screened fencing (typically 6-foot-high chain-link fence) to serve as a wind break. Fugitive dust will be controlled by applying water, applying a non-toxic dust suppressant, or by covering exposed soil with plastic sheeting. Areas in which grading/excavating operations will take place will be pre-watered using a sprinkler system or fire hose and water will be allowed to soak into the soil a minimum of 15 minutes before soil disturbing activities begin. During grading and excavation, soil will be watered at least twice per day and more, if necessary, with the goal of preventing visible dust from migrating off the site. The following additional measures will be taken to minimize generation of dust.

- Vehicle speeds will be limited to 15 miles per hour on unpaved site surfaces.
- Soil will be loaded into trucks using minimum drop heights and will be moistened before transport.
- Truck beds will be tightly covered with a tarpaulin or similar cover before leaving the site.
- Truck wheels and undercarriages will be cleaned and loose material will be removed at a vehicle wash pad before entering Firmin Street.
- Firmin Street will be wet swept as often as necessary to remove soil and debris derived from the site.
- Soil disturbing activities will cease and more aggressive watering will be performed if sustained winds are greater than 15 miles per hour, wind gusts are greater than 25 miles per hour, or if visible dust is observed at the Property line.

Fugitive dust (PM10) monitoring is not anticipated. The South Coast Air Quality Management District (SCAQMD) has indicated that a fugitive dust control plan, per SCAQMD Rule 403, is not required because

of the small size of the Property. Dust will be visually monitored and maintained within the Property line using the above-described measures.

## Community Notifications

Information on the Project will be available at [www.firmincourt.com](http://www.firmincourt.com) before Phase 2 construction begins.

The website will contain all relevant information about the construction activities occurring on the site. There will be a weekly update as to specific activities for the upcoming week as well as advanced notification for those activities that might temporarily impact residents' access to Firmin Street. If access to Firmin Street or its parking will be significantly impacted because of construction activities, residents will be further notified by flyer delivered door-to-door by hand. If neighbors have any questions or concerns about the construction activities they can contact Decro's Assistant Project Manager, Gabriela Vega, at [gvega@decro.org](mailto:gvega@decro.org) for further information.

All communications will be in English and Spanish.

## Agency Contacts

Agency	Name	Role	Telephone	Email
LA County Fire Department (Site Mitigation Unit)	Richard Clark Perla Garcia	Primary oversight agency for notices and necessary approval actions related to soil containment and remediation	(323) 890-4035	<a href="mailto:Richard.Clark@fire.lacounty.gov">Richard.Clark@fire.lacounty.gov</a> <a href="mailto:Perla.Garcia@fire.lacounty.gov">Perla.Garcia@fire.lacounty.gov</a>
CalGEM	Grace Brandt	Primary oversight agency for oil well abandonment	(562) 424-0202	dogdist1@conservation.ca.gov
LA City Fire Department Certified Unified Program Agency	Eloy Luna	Oversight agency for spills and releases of hazardous substances	(213) 978-3680	
South Coast Air Quality Management District	Victor Yip	Oversight agency for air quality (dust, vapor) issues	(909) 396-2465	vyip@aqmd.gov
California Office of Emergency Services			(800) 852-7550	