

V. MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Plan (MMP) has been prepared in accordance with Public Resources Code Section 21081.6, which requires a Lead or Responsible Agency that approves or carries out a project where an EIR has identified significant environmental effects to adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” The City of Los Angeles is the Lead Agency for the proposed Project.

This MMP is designed to monitor implementation of all feasible mitigation measures as identified in the Draft and Final EIRs for the proposed Project. Mitigation measures are indicated below and are numbered consistent with the relevant section numbering provided in the Draft EIR. Each mitigation measure is listed and categorized by topic with an accompanying discussion of the following:

- The phase of the Project during which the mitigation measure should be monitored (i.e., prior to issuance of a building permit, construction, or occupancy);
- The enforcement agency (i.e., the agency with the authority to enforce the mitigation measure); and
- The monitoring agency (i.e., the agency which monitors compliance and implementation of the required mitigation measure).

The Project Applicant shall be obligated to provide certification prior to the issuance of site or building plans that compliance with the required mitigation measures has been achieved. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the project Applicant unless otherwise noted.

AESTHETICS

Visual Qualities

AE-1 All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Los Angeles Department of City Planning.

Monitoring Phase: Prior to issuance of a certificate of occupancy / Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

AE-2 The owners shall maintain the Project site to be clean and free of debris and rubbish and promptly remove any graffiti from walls, pursuant to Municipal Code Sections 91.810F, 91.8904.1, and 91.1707-E.

Monitoring Phase: Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

Lighting and GlareLighting

AE-3 Exterior lighting shall be designed to shield and direct illumination to the Project site, and/or areas, which do not include light-sensitive uses.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

AE-4 The Project shall not install flashing, moving, strobe, or blinking outdoor lights along the western and southern boundaries of the Project site or on the south-facing exterior wall of the proposed building.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

AE-5 Landscape plans shall utilize large canopy trees particularly along the southern perimeter of the Project site to the extent feasible.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

Glare

AE-6 The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-mirrored glass, painted metal panels and pre-cast concrete or fabricated wall surfaces.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

AIR QUALITY**1. Emissions**

AQ-1 The Project shall comply with the requirements of SCAQMD Rule 403, Fugitive Dust, which requires the implementation of Reasonably Available Control Measures (RACM) for all fugitive dust sources, and the Air Quality Management Plan (AQMP), which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively.

Monitoring Phase: Construction
Enforcement Agency: SCAQMD
Monitoring Agency: Department of Building and Safety

- AQ-2** All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: Department of Building and Safety
- AQ-3** The applicant or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- Monitoring Phase:** Construction
Enforcement Agency: SCAQMD
Monitoring Agency: Department of Building and Safety
- AQ-4** All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- AQ-5** All materials transported off-site shall be securely covered to prevent excessive amount of dust to the extent necessary.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- AQ-6** All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- AQ-7** General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

AQ-8 The Project applicant shall be required to coordinate with a representative of the Santa Monica Transit Parkway Project regarding construction-related activities.

Monitoring Phase: Construction
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering

AQ-9 The contractor shall provide a contact person and phone number to be available during the construction phase of the Project to address and report back on neighbor and community concerns.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

AQ-10 The contractor shall utilize electricity from power poles or electrical outlets rather than from temporary diesel generators to the extent feasible.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

BIOLOGICAL RESOURCES

BR-1 Prior to the issuance of a grading permit, a plot plan prepared by a reputable arborist, indicating location, size, type, and condition of all existing trees on the site shall be submitted for approval to the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall be subject to the current Street Tree Division Standards. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site on a 1:1 basis, shall be required for unavoidable loss of trees greater than 12" diameter at breast height (DBH) on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency. All new and remaining trees will be maintained in a manner consistent with Class A office projects in Century City.

Monitoring Phase: Prior to issuance of a grading permit
Enforcement Agency: Department of City Planning, and Street Tree Division of the Bureau of Street Services
Monitoring Agency: Department of City Planning

GEOLOGY

G-1 To reduce seismic risks, Project structures shall be designed and built in conformance with the current City of Los Angeles Uniform Building Code at the time of the building permit. Information about ground motion parameters included in the site specific geotechnical report shall be used as input for seismic design of the proposed Project.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HAZARDOUS MATERIALS

HHM-1 Prior to issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant stating that all asbestos containing materials (ACM) present in the building has been abated in compliance with South Coast Air Quality Management District's Rule 1403 as well as all other applicable local, state, and federal rules and regulations.

Monitoring Phase: Prior to issuance of a demolition permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-2 Hazardous materials generated as a result of routine maintenance of equipment shall be disposed of in accordance with legal disposal procedures.

Monitoring Phase: Operation
Enforcement Agency: Department of Building Safety
Monitoring Agency: Department of Building and Safety

HHM-3 All contractors and construction companies shall be advised of the potential risk associated with subsurface methane in soil gas below the Project site by the applicant. Although soil gas monitoring did not indicate that hydrogen sulfide is a potential problem at the Project, this gas can be associated with methane gas and should be monitored during construction operations as a potential health threat and an odor concern.

Monitoring Phase: Prior to issuance of building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-4 The contractors and construction companies shall develop a Health and Safety Plan that addresses combustible gas and hydrogen sulfide concerns and procedures they intend to institute to minimize potential danger from explosion or exposure in the event elevated concentrations are encountered. The Plan shall comply with all applicable environmental health and safety laws and indicate, at minimum, the following:

- Precautions that will be taken to arrest any spark generation or ignition sources during construction procedures that penetrate the concrete floor.
- Monitoring equipment and specifications should be included for continuous monitoring of methane concentrations and comparison to levels of concern such as Permissible Exposure Levels (PELs), Threshold Limit Values (TLVs), or concentrations Immediately Dangerous to Life and Health (IDLH) in the breathing zone. In addition, methane concentrations should be regularly monitored and compared against the Lower Explosive Level (LEL). Contingency responses should be established for each scenario.
- Specifications should be included for use of the garage ventilation system, and any additional systems, to assure maximum air exchanges, as necessary, within the facility during construction operations.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-5 The cracks in the floor and seams that open below the concrete floor shall be sealed if deemed necessary by the Department of Building and Safety to minimize gas migration into the garage.

Monitoring Phase: Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-6 The operation of the ventilation system shall be modified, if determined necessary by the Department of Building and Safety, to avoid the development of negative pressures within the building during power outages.

Monitoring Phase: Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-7 Floor sections on Level F around new pilings shall be sealed at the completion of construction to prevent gas migration into the garage from the sub-surface.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-8 All cross connections between the Level F sub-drain piping and other systems (i.e. the storm drain and ventilation systems) shall be identified and eliminated.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-9 Prior to issuance of a building permit, the building shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. The owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety and Fire Department
Monitoring Agency: Department of Building and Safety

HHM-10 If the casing to Wolfskill 44 is located during construction activities, the Applicant shall immediately notify DOGGR and a vent cone and vent line shall be installed, if required.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: DOGGR

HHM-11 If any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, the Applicant shall notify DOGGR's district office to obtain information on the requirements for and approval to perform remedial operations.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: DOGGR

HHM-12 Final building plans shall undergo DOGGR review prior to the start of construction.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: DOGGR

HHM-13 During construction of the Project, if soil contamination is encountered, construction in that area shall stop, required health and safety procedures shall be implemented and any required investigation and/or remediation shall be conducted pursuant to all applicable laws and required regulatory oversight.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HHM-14 A licensed Lead-Based Paint Inspector shall be retained to confirm the absence of lead-based paint and lead-based paint containing materials (LBPCM) within structures to be demolished on the Project site, consistent with the 1994 Federal Occupational Exposure to Asbestos Standards, Occupational Safety and Health Administration (OSHA), 29 CFR 1910.1001, 1926.1101, and 1915.1001. The Project Applicant shall be required to comply with all applicable State and Federal LBPCM policies and procedures for removal of any LBPCM's present on the site. Prior to the issuance of a demolition permit, the Applicant shall provide a letter to the Department of Building and Safety stating that all requirements provided above have been complied with.

Monitoring Phase: Prior to issuance of a demolition permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

HYDROLOGY

H-1 The Project shall comply with the requirements of the NPDES permit for stormwater discharge and with guidelines and policies of the Regional Water Quality Control Board, EPA and local agencies regarding water quality.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: RWQCB
Monitoring Agency: Bureau of Engineering

H-2 The Project shall implement stormwater Best Management Practices (BMPs) to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

Monitoring Phase: Construction
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering

H-3 Project connection to the sanitary sewer must have authorization from the Bureau of Sanitation.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Bureau of Sanitation
Monitoring Agency: Bureau of Sanitation

H-4 Cleaning of oily vents and equipment shall be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

Monitoring Phase: Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

H-5 Trash dumpsters must be stored either under cover and with drains routed to the sanitary sewer or use non-leaking and watertight dumpsters with lids. Containers shall be washed in an area with a properly connected sanitary sewer.

Monitoring Phase: Construction and Operation
Enforcement Agency: Bureau of Sanitation
Monitoring Agency: Bureau of Sanitation

- H-6** Reduce and recycle waste, including oil and grease, to the extent feasible.
- Monitoring Phase:** Operation
Enforcement Agency: Bureau of Sanitation
Monitoring Agency: Bureau of Sanitation
- H-7** Liquid storage tanks (drums and dumpsters) shall be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Drip pans or absorbent materials shall be used whenever grease containers are emptied.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- H-8** All storm drain inlets and catch basins within the Project area must be stenciled with prohibitive language (such as “NO DUMPING – DRAINS TO OCEAN”) and/or graphical icons to discourage illegal dumping.
- Monitoring Phase:** Prior to issuance of a certificate of occupancy
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering
- H-9** The legibility of signs and stencils discouraging illegal dumping must be maintained.
- Monitoring Phase:** Operation
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering
- H-10** Materials with the potential to contaminate stormwater must be: 1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or 2) protected by secondary containment structures such as berms, dikes, or curbs.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering
- H-11** Storage areas must be paved and sufficiently impervious to contain leaks and spills.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- H-12** Storage areas must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

H-13 The owner(s) of the property shall prepare and execute a covenant and agreement (Department of City Planning General form (CP-6770)) satisfactory to the Department of City Planning binding the owners to post-construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.

Monitoring Phase: Prior to issuance of a certificate of occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Bureau of Engineering

H-14 Prescriptive methods detailing BMPs specific to the "Restaurant" category shall be incorporated to the extent feasible. Prescriptive methods can be obtained from the Department of City Planning's public counter or from the City's website at www.lastormwater.org.

Monitoring Phase: Prior to issuance of a certificate of occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Bureau of Engineering

NOISE

N-1 All exterior construction and demolition activities located within 500 feet of a residence or hotel shall occur between 7:00 am and 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday, pursuant to the City of Los Angeles Municipal Code Section 41.40.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

N-2 Construction equipment shall use noise control devices, such as equipment mufflers, enclosures, and barriers. Natural and artificial barriers such as ground elevation changes and existing buildings can shield construction noise. Construction operations shall be staged as far from sensitive uses as feasible.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

N-3 Maintain all sound reducing devices and restrictions throughout the construction period.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- N-4** Locate any delivery, truck loading or trash pickup areas as far from noise sensitive land uses as possible to the extent feasible.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- N-5** The project shall comply with the City of Los Angeles Municipal Code Chapter XI, which prohibits the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- N-6** The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- Monitoring Phase:** Construction/Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

PUBLIC SERVICES

Fire Protection

- FP-1** Project building plans shall include the submittal of a plot plan for approval by the Fire Department either prior to the recordation of the final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; and all structures must be within 300 feet of an approved fire hydrant.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-2** The applicant shall consult with the Los Angeles Fire Department and incorporate fire prevention and suppression features appropriate to the design of the Project.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-3** Construction of new public or private roadway in the proposed development shall not exceed 15 percent in grade, unless otherwise approved.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department

- FP-4** The Project shall utilize standard cut-corners on all turns, if applicable.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-5** Fire Department access shall remain clear and unobstructed during demolition.
- Monitoring Phase:** Construction
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-6** If applicable, fire lanes and dead ending streets shall terminate in a cul-de-sac or other approved turning area.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-7** No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-8** If applicable, where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface on the roadway.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-9** No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway, of an improved street, access road, or designated fire lane, unless otherwise approved.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department
- FP-10** Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department

FP-11 Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot unless otherwise approved.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department

FP-12 The Project shall comply with all applicable State and local Codes and Ordinances found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Fire Department
Monitoring Agency: Fire Department

Police Protection

PS-1 The applicant shall consult with the Los Angeles Police Department Crime Prevention Unit on crime prevention features appropriate to the design of the Project.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Police Department
Monitoring Agency: Police Department

PS-2 Entryways, elevators, lobbies, and parking areas shall be well illuminated and designed with a minimum of visual dead space to eliminate areas of concealment.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Police Department
Monitoring Agency: Police Department

PS-3 Upon completion of the Project, the owner shall provide the West Los Angeles Area Commanding Officer with a diagram of each portion of the property, including access routes and additional information that might facilitate police response.

Monitoring Phase: Prior to issuance of a certificate of occupancy
Enforcement Agency: Police Department
Monitoring Agency: Police Department

TRANSPORTATION/ TRAFFIC

T-1 The Project shall implement a Transportation Demand Management (TDM) program as set forth in Appendix 18 and in compliance with all TDM/trip reduction ordinances of the City of Los Angeles. The TDM program shall be designed and operated to encourage ridesharing, transit usage and bicycle usage among Project employees, with the goal of achieving Project vehicular trip generations of 996 trips or less during the AM peak hour and 1,119 trips less during the PM peak hour. Among the services and amenities expected to be included in the TDM program are designated carpool and vanpool parking spaces; bicycle parking, clothes lockers and related facilities; centralized ridesharing and public transit information; on-site sale of transit passes; and participation in the Century City Transportation Management Organization that is to be developed by

the Constellation Place project. The Program includes financial penalties for non-compliance and the ability to implement additional or other measures as necessary should it be determined that the Project has not attained the above trip generation targets. As a part of this program, the applicant agrees to both a reasonable fee payment to cover the cost of staff review of the annual traffic monitoring reports, and the noticing to neighborhood groups and the Council Office regarding the submission and availability of the monitoring reports. See Appendix 18 and LADOT Letter dated July 11, 2002 in Appendix 13. The final TDM program, including a monitoring procedure, will be refined in consultation with LADOT.

Monitoring Phase: Prior to issuance of building permit
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

- T-2** A Project construction traffic control plan will be developed, to the satisfaction of LADOT, including a designated haul route and staging area, traffic control procedures, emergency access provisions, and construction crew parking to mitigate the traffic impact during construction.

Monitoring Phase: Construction
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

- T-3** Construction employees commuting to the Project site shall not be allowed to park on public streets.

Monitoring Phase: Construction
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

- T-4** All hauling activities shall incorporate any or all of the following measures, or other measures as determined by the Department of Building and Safety:

- (a) Hauling trucks shall be directed to use commercial streets and highways, and, to the extent feasible, minimize the use of residential streets;
- (b) Haul routes shall be established in coordination with the Department of Building and Safety to minimize congestion to public streets and highways;
- (c) Where necessary, flagmen with communication devices, shall be used to coordinate hauling activities, in particular, ingress and egress on public streets; and
- (d) The location of construction staging areas shall be situated and operated in a manner which will minimize direct interference with and impact upon residential streets and schools, to the extent feasible.

Monitoring Phase: Construction
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

- T-5** Prior to commencement of Project construction, the Project contractor shall inform the LAUSD Transportation Branch at (323) 277-4400, LAUSD Transportation Branch, of those activities so that LAUSD can inform any nearby school(s). The Project contractor shall also maintain ongoing communication with the administrator of Overland Elementary School.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- T-6** All construction crews will be notified of school locations and will be instructed to stop when school bus red lights are flashing.
- Monitoring Phase:** Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- T-7** Project applicant shall provide funding to assist surrounding residential neighborhoods in implementing a Neighborhood Traffic Management Plan (NTMP) to minimize intrusion by non-residential traffic.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

UTILITIES AND SERVICE SYSTEM

Stormwater

- U-1** The Project shall comply with NPDES requirements of the existing stormwater drain permit along with the preparation of a stormwater plan and other applicable filings prior to construction.
- Monitoring Phase:** Prior to construction
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering
- U-2** During construction, drainage of the Project site shall be disposed of in a manner satisfactory to the City Engineer and the Regional Water Quality Control Board.
- Monitoring Phase:** Construction
Enforcement Agency: Bureau of Engineering and RWQCB
Monitoring Agency: Bureau of Engineering and RWQCB
- U-3** The Project shall implement stormwater Best Management Practices (BMPs) to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development of Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering

- U-4** Project connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Monitoring Phase:** Prior to issuance of a building permit
Enforcement Agency: Bureau of Sanitation
Monitoring Agency: Bureau of Sanitation
- U-5** Cleaning of oily vents and equipment shall be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- U-6** Trash dumpsters must be stored either under cover and with drains routed to the sanitary sewer or use non-leaking and watertight dumpsters with lids. Containers shall be washed in an area with a properly connected sanitary sewer.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Bureau of Sanitation
Monitoring Agency: Bureau of Sanitation
- U-7** Reduce and recycle waste, including oil and grease, to the extent feasible.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Bureau of Sanitation
Monitoring Agency: Bureau of Sanitation
- U-8** Liquid storage tanks (drums and dumpsters) shall be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Drip pans or absorbent materials shall be used whenever grease containers are emptied.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- U-9** All storm drain inlets and catch basins within the Project area must be stenciled with prohibitive language (such as "NO DUMPING – DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Monitoring Phase:** Prior to issuance of a certificate of occupancy
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering

- U-10** The legibility of signs and stencils discouraging illegal dumping must be maintained.
- Monitoring Phase:** Operation
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering
- U-11** Materials with the potential to contaminate stormwater must be: 1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or 2) protected by secondary containment structures such as berms, dikes, or curbs.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering
- U-12** Storage areas must be paved and sufficiently impervious to contain leaks and spills.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- U-13** Storage areas must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Monitoring Phase:** Construction and Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety
- U-14** The owner(s) of the property shall prepare and execute a covenant and agreement (Department of City Planning General form (CP-6770)) satisfactory to the Department of City Planning binding the owners to post-construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.
- Monitoring Phase:** Prior to issuance of a certificate of occupancy
Enforcement Agency: Department of City Planning
Monitoring Agency: Bureau of Engineering
- U-15** Prescriptive methods detailing BMPs specific to the "Restaurant" category shall be incorporated to the extent feasible. Prescriptive methods can be obtained from the Department of City Planning's public counter or from the City's website at www.lasstormwater.org.
- Monitoring Phase:** Prior to issuance of a certificate of occupancy/Operation
Enforcement Agency: Department of City Planning
Monitoring Agency: Bureau of Engineering

Water Supply

U-16 The proposed Project shall use automatic sprinkler systems for landscape irrigation, which are adjusted on a seasonal basis to operate during hours where water loss due to evaporation would be minimized.

Monitoring Phase: Operation
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

U-17 Where feasible, reclaimed water shall be used to irrigate landscaped areas.

Monitoring Phase: Operation
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

U-18 The proposed Project shall comply with all sections of the City of Los Angeles' Water Conservation Ordinance (Ordinance No. 166,080) and Xeriscape Ordinance, as applicable.

Monitoring Phase: Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Water and Power

U-19 The proposed Project shall use lower-volume water faucets and water saving showerheads in all construction.

Monitoring Phase: Operation
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

U-20 The proposed Project shall use plumbing fixtures that reduce potential water loss from leakage due to excessive wear of washers.

Monitoring Phase: Operation
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

U-21 The proposed Project shall incorporate water conservation measures as appropriate and required by the City of Los Angeles Department of Building Ordinances (No. 163,532, No. 164,093, and No. 165,004) and subsequent amendments, which include the installation of low-flow water fixtures and xeriscape.

Monitoring Phase: Operation
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Water and Power

Solid Waste

U-22 The Project applicant shall salvage and recycle construction and demolition materials to the maximum extent feasible. Documentation of a recycling program will be provided to the City of Los Angeles Department of Public Works.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Public Works
Monitoring Agency: Bureau of Sanitation

U-23 The Project applicant shall institute an on-site recycling/conservation program to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills.

Monitoring Phase: Operation
Enforcement Agency: Bureau of Sanitation
Monitoring Agency: Bureau of Sanitation

Electricity

U-24 The proposed Project shall comply with the energy requirements set forth in Title 24 of the California Code of Regulations.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

U-25 The Project applicant shall consult with the LADWP regarding the implementation of energy conservation measures including:

- Built-in appliances, refrigerators, and space conditioning equipment that exceed the minimum efficiency levels mandated in the California Code of Regulations.
- High efficiency air conditioning controlled by a computerized energy management system in the office and retail spaces.
- Circulation of ventilation air from high-priority to low-priority areas before being exhausted thereby decreasing the volume of ventilation air required.
- Ensure that buildings are well sealed to prevent outside air infiltrating and increasing interior space conditioning loads.
- Performance check the installed space conditioning system (to be completed by the developer/installer) prior to issuance of the certificate of occupancy to ensure that energy efficiency measures incorporated into the Project operate as designed.
- Design window systems to reduce thermal gain and loss, thus reducing cooling loads during warm weather and heating loads during cool weather.
- Install fluorescent and high intensity discharge (HID) lamps, which give the highest light output per watt of electricity consumed wherever possible, including exterior fixtures.
- Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.
- Control heating, ventilation and air conditioning (HVAC) and lighting mechanical systems with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied areas.

Monitoring Phase: Operation
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

Wastewater

U-26 Prior to issuance of a building permit, the Applicant shall prepare a study to reconfirm the capacity of the existing and future sanitary sewers potential sewer impacts of the proposed Project, unless otherwise approved or confirmed by the City of Los Angeles Bureau of Engineering.

Monitoring Phase: Prior to issuance of a building permit
Enforcement Agency: Bureau of Engineering
Monitoring Agency: Bureau of Engineering