

V. MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code 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 CEQA Guidelines requires that, “In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which 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.” The City of Los Angeles Department of City Planning has been designated as the Lead Agency for the proposed Project at the Project Site.

The mitigation measures identified in the Draft MEIR are identified in the following sections and are categorized by environmental impact section. For each impact section, mitigation measures proposed to reduce significant impacts to a less than significant level are identified as Office(O), Retail(C), and/or Residential(R) corresponding to the type of development that will trigger the mitigation measure. Furthermore, each mitigation measure in the Final MEIR and the Mitigation Monitoring Program is identified by the corresponding number designated in the Draft MEIR.

Under the corresponding environmental impact section, each mitigation measure is identified with the following additional information:

- Monitoring Phase: Phase during which mitigation shall be monitored, multiple phases possible
 - Pre-construction phase, including design phase
 - Construction phase
 - Occupancy
- Enforcement Agency: Agency to enforce the proposed mitigation measures
- Monitoring Agency: Agency which will monitor and report the initiation of mitigation and compliance with the required mitigation measures

A. AESTHETICS

1. A master landscape plan for the entire Site shall be prepared by a licensed landscape architect and submitted to the LADCP for review and approval prior to the issuance of any building permit for a structure. A detailed landscape and irrigation plan shall be prepared for each individual building. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of Building and Safety

2. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new or reconstructed surface parking spaces. (O, C, R)

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

3. The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1, and 91.1707-E. (O, C, R)

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

4. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up heights of at least 9-feet, excluding windows and signs. (O, C, R)

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

5. Screening of rooftop equipment, to preclude visibility of mechanical equipment from nearby residential areas and the street, shall be incorporated into the building design of each structure. (O, C, R)

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

6. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from nearby residential properties. (O, C, R)

Monitoring Phase: Occupancy
Enforcement Agency: Department of City Planning, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

B. AIR QUALITY

Construction

7. The construction area and vicinity (500-foot radius) shall be swept (preferably with water sweepers) and watered at least twice daily. Site-wetting shall occur often enough to maintain a 10 percent surface soil moisture content during all earth-moving activities. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

8. All unpaved roads, parking, and staging areas shall be watered at least once every two hours of active operations. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

9. Site access points shall be swept/washed within thirty minutes of visible dirt deposition. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

10. On-site stockpiles of debris, dirt, or rusty material shall be covered or watered at least twice daily. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

11. All trucks hauling soil, sand, and other loose materials shall be covered. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

12. All haul trucks shall have a capacity of no less than twelve and three-quarter (12.75) cubic yards. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

13. At least 80 percent of all inactive disturbed surface areas shall be watered on a daily basis when there is evidence of wind-driven fugitive dust. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

14. Operations on any unpaved surfaces shall be suspended when winds exceed 25 mph. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

15. Traffic speeds on unpaved roads shall be limited to 15 miles per hour.(O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

16. Operations on any unpaved surfaces shall be suspended during first and second stage smog alerts. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

17. Haul truck routes shall be planned to avoid residential areas, schools, and parks. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, Department of Public Works - Bureau of Street Services
Monitoring Agency: Department of Building and Safety, Department of Public Works - Bureau of Street Services

18. The proposed Project shall use coating transfers or spray equipment with a transfer efficiency rate of no less than 65 percent. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

19. A person shall not cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area such that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

20. Any person in the South Coast Air Basin shall:

(A) prevent or remove within one hour the track-out of bulk material onto public paved roadways as a result of their operations; or (O, C, R)

(B) take at least one of the actions listed from SCQAMD Rule 403 and: (O, C, R)

(i) prevent the track-out of bulk material onto public paved roadways and remove such material at any time track-out extends for a cumulative distance of greater than 50 feet on any paved public road during active operations; and

(ii) remove all visible roadway dust tracked-out upon public paved roadways as a result of active operations at the conclusion of each work day when active operations cease.

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

Operational

21. A person conducting active operations within the boundaries of the South Coast Air Basin shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type which is part of the active operation. (O, C, R)

Monitoring Phase: Construction, Occupancy
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

22. The proposed Project shall include bicycle parking facilities, such as bicycle lockers and racks. (O, C)

Monitoring Phase: Construction, Occupancy
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

C. BIOLOGICAL RESOURCES

23. Any tree removed from the Site will be replaced at a 1:1 ratio, by a minimum of 24-inch box tree, as required by the City of Los Angeles Code of Regulations. (O, C, R)

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

D. GEOLOGIC HAZARDS

24. The design and construction of the Project at the Project Site and Add Area shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

25. Potential impacts from liquefaction may arise on the southern portion of the Project Site which is located within a designated liquefaction zone. Building design shall comply with the Uniform Building Code Chapter 18, Division 1, Section 1804.5 Liquefaction Potential and Soil Strength Loss, requirements for the preparation of a building specific geotechnical report assessing potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement, or reduction in foundation soil-bearing capacity, and discussion of mitigation measures that may include building design consideration. Building design considerations may include, but are not limited to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements, or any combination of these measures. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

26. Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the Department of Building and Safety for approval. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

E. HAZARDOUS MATERIALS

27. Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety, Air Quality Management District (AQMD)
Monitoring Agency: Department of Building and Safety, Air Quality Management District (AQMD)

28. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the LAFD stating that the agency has been permitted the facility's use, storage, and creation of hazardous substances. (O, C, R)

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

- 28a. If during construction of the project, soil contamination is encountered, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, a registered geologist should be contacted to examine the contaminated materials and prepare a report on the findings of a soil analysis. This report should identify which government agency will provide regulatory oversight.

F. HYDROLOGY

29. Project applicants are required to implement stormwater 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 California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

30. The owner of the property will prepare and execute a covenant and agreement 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. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

31. Runoff must be treated prior to release into the storm drain. Three types of treatments are available: (1) dynamic flow separator, (2) filtration, (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on site and are determined by various factors such as soil types and groundwater table. (O, C, R)

Monitoring Phase: Pre-construction, Construction, Occupancy
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

32. Prior to the issuance of building permits for replacement buildings or new parking areas within the Add Area, a hydrologic analysis shall be conducted to determine if the project will create additional runoff. If the project proposed at that time will generate additional runoff, an analysis must be conducted to determine if the existing storm drain has adequate capacity to accommodate the additional runoff. If the existing system can not provide adequate capacity, the applicant at that time may be required to install a relief sewer along Shirley Avenue southward from Prairie Street to Teledyne Way. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

33. Cleaning of oily vents and equipment to be performed within a 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. (C)

Monitoring Phase: Pre-construction, Construction, Occupancy
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

34. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer. (C)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

35. Reduce and recycle wastes, including oil and grease. (C)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

36. To prevent downstream flooding, the existing ridge along the westerly property boundary shall be maintained unless additional storm drains capable of accommodating additional flow are developed. (C)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

G. LAND USE

37. When the use of this property formerly designated as “Light Manufacturing” is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-maker through a procedure similar to a conditional use. The decision-maker shall determine that the proposed use is consistent with the objectives of the General Plan and is compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of City Planning

H. NOISE

38. The project shall comply with the City of Los Angeles Municipal Code Chapter XI - Noise regulations. (O, C, R)

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

39. Locate any haul routes as far from the noise sensitive land uses as possible to the extent feasible. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Building and Safety, Department of Public Works - Bureau of Street Services
Monitoring Agency: Department of Building and Safety, Department of Public Works - Bureau of Street Services

40. The staging of construction equipment shall be conducted as far from noise sensitive land uses as possible to the extent feasible. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

I. POPULATION AND HOUSING

None required.

J. EMPLOYMENT

None required.

K. PUBLIC SERVICES

1. Fire

41. Adequate off-site public and on-site private fire hydrants may be required, their number and location to be determined after the LAFD reviews the plot plan. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: City of Los Angeles Fire Department (LAFD)
Monitoring Agency: LAFD

42. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the LAFD. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD
Monitoring Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety

43. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

44. Construction of public or private roadways in the proposed development shall not exceed 15 percent in grade. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD
Monitoring Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety

45. Private development shall conform to the standard street dimensions shown on DPW Standard Plan D-22549. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

46. Standard cut-corners will be used on all turns. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

47. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

48. Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

49. No proposed development utilizing cluster, group, or condominium design of one- or two-family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane. (R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

50. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

51. Where aboveground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley or designated fire lane to the main entrance or exit of individual units. (R)

Monitoring Phase: Pre-construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of
Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

52. Where access for a given development requires accommodation of LAFD 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 of the roadway. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of
Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

53. 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. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of
Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

54. Where access for a given development requires accommodation of LAFD apparatus, overhead clearance shall not be less than 14 feet. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of
Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

55. Access for LAFD apparatus and personnel to and into all structures shall be required. (O, C, R)

Monitoring Phase: Occupancy
Enforcement Agency: LAFD, Department of Public Works - Bureau of
Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

56. The LAFD may require additional vehicular access where buildings exceed 28 feet in height. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

57. 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. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 57a. During demolition, the Fire Department access will remain clear and unobstructed.

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 57b. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 57c. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 57d. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words “Private Street and Fire Lane” within the private street easement.

Monitoring Phase: Pre-construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 57e. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

Monitoring Phase: Pre-construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 57f. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: LAFD, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 57g. Submit plot plans for Fire Department approval of access and fire hydrants.

Monitoring Phase: Pre-construction
Enforcement Agency: LAFD, Department of Public Works - Bureau of Engineering, Department of Building and Safety
Monitoring Agency: Department of Building and Safety

2. *Police*

58. a comprehensive security plan that includes uniformed security and video monitoring; (O, C, R)

Monitoring Phase: Occupancy
Enforcement Agency: Los Angeles Police Department (LAPD)
Monitoring Agency: LAPD

59. A graffiti removal plan; (O, C, R)
- Monitoring Phase: Pre-construction, Occupancy
Enforcement Agency: LAPD
Monitoring Agency: LAPD, Department of Building and Safety
60. The establishment of a Business Coalition/Neighborhood Watch program; (O, C, R)
- Monitoring Phase: Occupancy
Enforcement Agency: LAPD
Monitoring Agency: LAPD
61. A comprehensive traffic control plan; and (O, C)
- Monitoring Phase: Pre-construction
Enforcement Agency: LAPD, Los Angeles Department of Transportation (LADOT)
Monitoring Agency: LADOT
62. Incorporate into plans the design guidelines relative to security in semi-public and private spaces, which may include, but not be limited to, access control of building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high foot traffic areas, and provision of security guard patrol throughout the Project Site if needed. (O, C, R)
- Monitoring Phase: Pre-construction
Enforcement Agency: LAPD
Monitoring Agency: LAPD
- 62a. During the development stage of the project, Devonshire Area of the Los Angeles Police Department (LAPD) will provide extra patrol for the location when possible. (O, C, R)
- Monitoring Phase: Construction
Enforcement Agency: LAPD
Monitoring Agency: LAPD

- 62b. The on-site project manager will maintain regular liaison with the Devonshire Area Senior Lead Officer for the location during development. (O, C, R)

Monitoring Phase: Construction, Occupancy
Enforcement Agency: LAPD
Monitoring Agency: LAPD

- 62c. Upon completion and staffing, the on-site management will establish a liaison with the Senior Lead Officer. (O, C, R)

Monitoring Phase: Occupancy
Enforcement Agency: LAPD
Monitoring Agency: LAPD

- 62d. The on-site management and residents of the development will establish an Apartment/Condo Watch group for crime prevention. (R)

Monitoring Phase: Occupancy
Enforcement Agency: LAPD
Monitoring Agency: LAPD

- 62e. Quarterly Apartment Watch meetings will be conducted by the Senior Lead Officer at the site initially addressing emergency services available, communications with the LAPD, organizations and functions of the LAPD, senior crimes and identity theft. (R)

Monitoring Phase: Occupancy
Enforcement Agency: LAPD
Monitoring Agency: LAPD

3. *Libraries*

None required

4. *Schools*

63. The developer will pay school fees as required by the City of Los Angeles. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Los Angeles Unified School District, Department of Building and Safety
Monitoring Agency: Los Angeles Unified School District, Department of Building and Safety

L. RECREATION

64. Per Section 17.12-A of the City of Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for the construction of apartment buildings. (R)

Monitoring Phase: Pre-construction
Enforcement Agency: Los Angeles Department of Recreation and Parks
Monitoring Agency: Los Angeles Department of Recreation and Parks

M. TRAFFIC

65. Mason Avenue Extension Project

The mitigation consists of providing a fair-share contribution to LADOT for the design and construction of the Mason Avenue Extension project. Mason Avenue is a non-contiguous north-south secondary highway in the project vicinity located between De Soto Avenue and Winnetka Avenue. Currently, Mason Avenue extends from Victory Boulevard to the south to the Porter Ranch Project area north of the SR-118 Freeway, however, it does not provide access across the Union Pacific Railroad tracks located between Prairie Street and Nordhoff Street. Due to the discontinuous nature of Mason Avenue, regional through traffic that would otherwise travel on Mason Avenue must instead use alternative parallel north-south roadways such as De Soto Avenue, Winnetka Avenue, Corbin Avenue, and Tampa Avenue.

The Mason Avenue Extension project includes the design and construction of an at-grade crossing of Mason Avenue at the existing railroad tracks. When the Mason Avenue Extension project is complete, it is anticipated that traffic from other major north-south roadways (i.e. De Soto Avenue, Winnetka Avenue, Corbin Avenue, and Tampa Avenue) will shift to Mason Avenue such that the regional through traffic will become better balanced among these thoroughfares. Therefore, the mitigation measures identified for the Project Site Only project includes a redistribution of traffic from the parallel north-south

roadways to Mason Avenue in conjunction with the construction of the at-grade crossing on Mason Avenue south of Prairie Street.

Based on discussions with senior management at LADOT, it has been determined that this project's contribution to the Mason Avenue Extension Project shall not exceed \$500,000.000. Payment of the project's fair share contribution shall be either in cash or by the posting of a letter of credit and shall be due prior to the issuance of the first building permit for new development at the Project Site. (O, C, R)

Monitoring Phase:	Pre-construction
Enforcement Agency:	Los Angeles Department of Transportation (LADOT)
Monitoring Agency:	LADOT

66. Physical Improvement Measures

Several physical improvement measures are available to mitigate transportation impacts expected from construction and occupancy of the proposed Project. Mitigation for Corbin Avenue between Nordhoff Street/Nordhoff Place and Plummer Street includes the following. (O, C, R)

- Dedicate up to two feet on Corbin Avenue along the Project Site frontage (i.e., from Prairie Street to Nordhoff Street) to provide a minimum 45-foot half right-of-way in compliance with the City's standard for secondary highways.
- Widen curb on the east side of Corbin Avenue between Nordhoff Street/Nordhoff Place and Prairie Street by three feet along the Project Site frontage. The three foot widening will yield a 40-foot half roadway on the flare section of Corbin Avenue north of Nordhoff Street, and a 35-foot half roadway northerly thereof, in compliance with the City's standard for Secondary Highways.
- Modify striping on the northbound Corbin Avenue approach to the Nordhoff Street/Nordhoff Place intersection to provide one left-turn lane, two through lanes, and one optional through/right-turn lane.
- Modify striping on Corbin Avenue between Nordhoff Street/Nordhoff Place and Plummer Street to provide three northbound through lanes and two southbound through lanes, plus a center lane designated for left turns. At the Plummer Street intersection, the northbound Corbin Avenue curb lane will be designated as a right-turn lane, thereby providing one left-turn lane, two through lanes, and one right-turn lane on the northbound Corbin Avenue approach to the Plummer Street intersection. It should be noted that the third northbound through lane on Corbin Avenue between Prairie Street and Plummer Street can be accommodated within the existing curb-to-curb roadway width.

Monitoring Phase: Pre-construction
Enforcement Agency: LADOT
Monitoring Agency: LADOT

67. Transportation Demand Management Measures

The Project shall comply with Ordinance No. 168,700 which requires the implementation of a Transportation Demand Management (TDM) plan for new development in excess of 25,000 square feet. The TDM plan will include actions to encourage the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, carpooling/vanpooling, and changes in work schedule to move trips out of the peak travel periods or eliminate them altogether. The TDM plan applies only to the office land use component. The TDM plan will apply to employees only and would not apply to residents, patrons, or visitors to the Project Site. It is conservatively estimated that a TDM plan will reduce Project-related office trips by 15 percent as compared to unmanaged development at the Project Site and Add Area.

Prior to the issuance of any building, grading, or foundation permit for an office project, the applicant shall submit a preliminary TDM plan to LADOT for review. LADOT shall review and approve the preliminary TDM plan. The preliminary TDM plan should identify measures of effectiveness, building/site design elements that facilitate employee vehicle trip reduction efforts, specific measures to be performed to provide ridesharing services, financial/non-financial trip reduction incentives, methods to encourage cooperation of tenants with TDM measures, and mechanisms for penalty assessment due to non-compliance with the TDM plan.

Prior to the issuance of any temporary or permanent certificate of occupancy for an office-related project, a final TDM plan shall be submitted for review and approval by LADOT. An annual status report regarding the TDM program shall be submitted by the building owner to LADOT beginning one year after the issuance of the project's first certificate of occupancy. The building owner can discontinue the preparation and submittal of the annual status reports after submitting five consecutive reports demonstrating compliance with the TDM program. The TDM plan shall include documentation that the 15% trip reduction credit, proposed as a mitigation measure for the office component, is fully realized and maintained for five consecutive years.

No building permit, change of use permit, conditional use permit or certificate of occupancy shall be issued for any development that has not complied with the requirements of the TDM mitigation. Non-compliance with the TDM plan may include any of the following, pursuant to a written determination letter by the LADOT General Manager: failure to submit a TDM plan in conformance with the requirements; failure to implement an approved TDM plan; or failure to address modifications recommended to a

preliminary TDM plan after consultation. Failure to submit a required annual status report within 30 calendar days of the anniversary date of the issuance of a certificate of occupancy shall constitute non-compliance with the TDM requirements. When written notification of failure to meet the TDM's plan is received from LADOT, the building owner shall submit a revised TDM plan to LADOT for review and approval. The revised TDM plan shall incorporate measures necessary for the property owner to comply with goals by the next TDM annual status report period or a date agreed upon by the property owner and LADOT. (O, C)

Monitoring Phase: Pre-construction
Enforcement Agency: LADOT
Monitoring Agency: LADOT

68. ATCS/ATSAC Measures

ATSAC/ATCS improvement measures are available to mitigate significant transportation impacts expected at intersections from the construction and occupancy of the proposed Project. ATSAC/ATCS mitigation consists of funding the installation of LADOT's Automated Traffic Surveillance and Control System (ATSAC)/Adaptive Traffic Control System (ATCS) at the impacted intersection. ATSAC/ATCS is a computerized traffic signal synchronization system that devotes more green time to those traffic movements with heavy volumes, thus increasing the capacity of the intersection. Furthermore, ATSAC/ATCS provides computer control of traffic signals allowing automatic adjustment of signal timing plans to reflect changing traffic conditions, identification of unusual traffic conditions caused by incidents, the ability to centrally implement special purpose short-term traffic timing changes in response to incidents, and the ability to quickly identify signal equipment malfunctions. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: LADOT
Monitoring Agency: LADOT

N. UTILITIES AND SERVICES

1. *Electricity*

69. Prior to the issuance of a building permit, the applicant shall consult with the DWP regarding such energy saving programs as *Green Power for a Green L.A. Program, Trees for a Green LA, Efficiency Solutions, Solar Energy, Electric Transportation, Commercial Energy Efficiency Measures*. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

70. The applicant shall incorporate measures to meet or, if possible, exceed minimum efficiency standards for Title XXIV of the California Code of Regulations. In addition to energy efficiency technical assistance, the Department may offer financial incentives for energy designs that exceed requirements of Title XXIV for energy efficiency.

- Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations. (O, C, R)

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

- Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following: (O, C)
 - A variable air-volume systems which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat;
 - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
 - Sequentially staged operation of air conditioning equipment in accordance with building demands; and
 - The isolation of air conditioning to any selected floor or floors.
 - Consider the applicability of the used of thermal energy storage to handle cooling loads.

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

71. Cascade ventilation air from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted. (O, C)
- Monitoring Phase: Pre-construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety
72. Recycle lighting system heat for space heating during cool weather. Exhaust lighting system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather. (O, C)
- Monitoring Phase: Pre-construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety
73. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air distribution systems. (O, C)
- Monitoring Phase: Pre-construction, Occupancy
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety
74. Ensure that buildings are well sealed to prevent outside air from infiltrating and increasing interior space conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting conditioned air. (O, C, R)
- Monitoring Phase: Pre-construction, Occupancy
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety
75. A performance check of the installed space conditioning system should 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. (O, C, R)
- Monitoring Phase: Construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

76. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency. (O, C)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

77. Install thermal insulation in walls and ceilings which exceeds requirements established by the California Code of Regulations. (O, C, R)

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

78. Design window systems to reduce thermal gain and loss, thus reducing cooling loads during warm weather and heating loads during cool weather. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

79. Install heat-rejecting window treatments, such as films, blinds, draperies, or other on appropriate exposures. (O, C, R)

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

80. Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per Watt of electricity consumed, wherever possible, including all street and parking lot lighting, to reduce electricity consumption. Use reflectors to direct maximum levels of light to work surfaces. (O, C)

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

81. Install photosensitive controls and dimmable electronic ballasts to maximize the use of natural daylight available and reduce artificial lighting load. (O, C)

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

82. Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption. (O, C)

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

83. Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security. (O, C, R)

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

84. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space. (O, C)

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

2. *Natural Gas*

None required.

3. *Water*

85. Install efficient irrigation systems which minimize runoff and evaporation, avoid unnecessary watering, and maximize water reaching the plant roots. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

86. Landscape plans shall emphasize low water consumption grasses wherever possible. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

87. Water in fountains, ponds, and other landscape features shall use recirculating water systems to prevent waste. (O, C, R)

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

88. Incorporate water saving techniques, including water conserving plumbing, low flow toilets, showers, and faucets. (O, C, R)

Monitoring Phase: Pre-construction, Occupancy
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

89. Landscaped areas shall comply with the Xeriscape Ordinance and emphasize drought tolerant landscaping to reduce irrigation water consumption. (O, C, R)

Monitoring Phase: Pre-construction, Construction, Occupancy
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Building and Safety

90. Compliance with State and Health and Safety Code Section 17921.3 requiring low-flush toilets, as defined by the American National Standards Institute A112.19.2, and urinals that use less than 1.5 gallons per flush. (O, C, R)

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

4. *Sewers*

91. Although a significant impact is not expected on local sewer lines as a result of the development scenarios analyzed, as development is proposed for the Add Area, local sewers in Melvin Avenue, Prairie Street, and Shirley Avenue must be studied independently for capacity sufficiency prior to project approval. (O, C, R)

Monitoring Phase: Pre-construction
Enforcement Agency: Department of Public Works - Bureau of Engineering
Monitoring Agency: Department of Public Works - Bureau of Engineering

5. *Solid Waste*

92. 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 LADPW. (O, C, R)

Monitoring Phase: Pre-construction, Construction
Enforcement Agency: Department of Public Works, Integrated Solid Waste Management Office
Monitoring Agency: Department of Public Works, Integrated Solid Waste Management Office

93. Prior to the issuance of the certificate of occupancy for building permits issued for new building construction at the Project Site or Add Area, the applicant shall institute an on-site recycling/conservation program to reduce the volume of solid waste going to landfills in compliance with the City of Los Angeles goal of a 50 percent reduction in the amount of waste going to landfills. (O, C, R)

Monitoring Phase: Construction
Enforcement Agency: Department of Public Works, Integrated Solid Waste Management Office
Monitoring Agency: Department of Public Works, Integrated Solid Waste Management Office