

V. MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 21081.6 of the Public Resources Code and Section 15097 of the CEQA Guidelines require adoption of a Mitigation Monitoring or Reporting Program (MMRP) for all projects for which an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) has been prepared. This requirement was originally mandated by Assembly Bill (AB) 3180 which was enacted on January 1, 1989 to ensure the implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process. Specifically, Section 21081.6 of the Public Resources Code states that "...the agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment...[and that the program]...shall be designed to ensure compliance during project implementation."

AB 3180 provided general guidelines for implementing monitoring and reporting programs, which are enumerated in more detail in Section 15097 of the CEQA Guidelines. However, specific reporting and/or monitoring requirements to be enforced during project implementation shall be defined prior to final approval of the project proposal by the decisionmaker. In response to established CEQA requirements, the proposed monitoring or reporting program shall be submitted to the City of Los Angeles (the lead agency) for consideration prior to completion of the environmental review process to enable the decisionmaker's appropriate response to the proposed project. Although the lead agency may delegate reporting or monitoring responsibilities to other agencies or entities, it "...remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

The Mitigation Monitoring and Reporting Program (**Table V-1**) describes the procedures for the implementation of the mitigation measures to be adopted for the proposed project as identified in the Draft and Final EIR. The MMRP for the proposed project will be in place through all phases of the Project, including design (pre-construction), construction, and operation (post-construction both prior to and post-occupancy). The City shall be responsible for administering the MMRP activities or delegating them to staff, other City departments (e.g., Department of Building and Safety, Department of Public Works, etc.), consultants, or contractors. The City will also ensure that monitoring is documented through reports (as required) and that deficiencies are promptly corrected. The designated environmental monitor (e.g. City building inspector, project contractor, certified professionals, etc., depending on the provision specified below) will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems.

Each mitigation measure is categorized by impact area and corresponding number, with an accompanying identification of:

- The enforcement agency;
- The monitoring agency;
- The monitoring phase (i.e., the phase of the Project during which the measure should be monitored);
- The monitoring frequency; and
- The action indicating compliance with the mitigation measure.

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
Aesthetics			
Measure IV.A-1: All lighting along the perimeter of the site, particularly street lamps, shall be focused on the project site and oriented in a manner that will prevent spillage or glare into surrounding residential communities.	DB&S/ Monitoring Consultant	On submission of building/lighting plans.	Receipt of building permits.
Measure IV.A-2: The proposed project shall comply with the City's lighting regulations, which limit reflective surface areas and the reflectivity of architectural materials used to reduce any adverse impacts from window glass glare.	DCP/ Monitoring Consultant	On submission of building/lighting plans.	Submission of compliance certification report to DCP by monitor as appropriate.
Measure IV.A-3: Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material to the adjacent land uses. Any construction-related lighting shall include shielding in order to direct lighting down and away from adjacent residential areas.	DB&S/ Monitoring Consultant	During construction.	Completion of construction.
Measure IV.A-4: In order to ensure design compatibility with the adjacent community, the applicant shall consult with the Urban Design Studio of the Department of City Planning, prior to submittal of landscaping, lighting and building design plans for review and Plan Check. The applicant shall address specific recommendations to the satisfaction of the Planning Director, prior to issuance of any building permits.	DCP/Monitoring Consultant	Prior to submission of building plans.	Issuance of building permits.
Measure IV.A-5: The applicant shall work with the Santa Monica Mountains Conservancy and/or the County of Los Angeles to identify project landscaping (consisting substantially of native and/or drought	DCP and LACFCD /Santa Monica Mountains	Prior to submission of building plans.	Issuance of building permits.

¹ DCP = Los Angeles Department of City Planning, DB&S = Los Angeles Department of Building and Safety, BOS = Los Angeles Department of Public Works, Bureau of Sanitation, Watershed Protection Division, LACFCD = County of Los Angeles Department of Public Works Flood Control District, LADWP = Los Angeles Department of Water and Power, BOSS = Los Angeles Department of Public Works, Bureau of Street Services, BOE = Los Angeles Department of Public Works, Bureau of Engineering. Monitoring Consultant means a consultant hired by the applicant to monitor mitigation measures and document compliance. Compliance certification reports documenting compliance with each measure shall be submitted by the Monitoring Consultant or other designated monitor to the Department of City Planning and/or Department of Building and Safety and if applicable the enforcement agency within a timely manner of monitoring activity to ensure that the Planning Department and Department of Building and Safety remains informed as to monitoring and compliance activities.

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<p>tolerant vegetation) along the Greenway boundary and throughout the site that is complementary to the Greenway. The applicant/project owner shall maintain landscaping and other facilities in such a manner as to enhance use of the Greenway. The applicant will:</p> <ul style="list-style-type: none"> • Identify optimum locations for proposed public bathroom facilities and SMMC office to minimize the changes to the live water creek. • Develop a Transit Plaza landscape plan that incorporates where possible native vegetation and strives to maintain an equal replacement of Greenway landscape and hardscape, to create a gateway into the Tujunga Wash Project. • Relocate existing Greenway entrance gates, benches, bike locks, rock features and plantings to locations approved by the County of Los Angeles DPW. • Develop a landscape plan that integrates the native landscaping along the Tujunga Wash into the project. Planting in areas adjacent to the Wash shall comply with the County's Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes. • Develop a mitigation plan for the live water creek (on the east side of the Wash) and access to bike paths during construction to ensure potential impacts if any are minimized. • Develop a pedestrian and bicycle plan that will incorporate improved cross walks and pedestrian/bicycle-only paths to eliminate the many existing hazardous conditions affecting pedestrians and bicyclists and their ability to connect to the Greenway. • Continue to develop plans for the Transit Plaza to include a new bus way with direct connections to local bus lines MTA 164 and 167, bicycle storage, improved pedestrian connections to and from the Tujunga Wash, restroom facilities, accessible play structure for children, transit, food, and beverage kiosks, shade, benches, and other landscape furniture in a park like setting. • Provide a complementary interface between the Plaza and the Tujunga Wash Greenway project by having building entrances and views face the Wash. 	<p>Conservancy Monitoring Consultant</p>		

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<ul style="list-style-type: none"> Provide access to the walkway/bike path along the Tujunga Wash Greenway and provide appropriate screening of vehicles in the Transit Plaza. 			
Air Quality			
Measure IV.B-1: Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-2: Track-out shall not extend 25 feet or more from an active operation, and track-out shall be removed at the conclusion of each workday.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-3 A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-4: All haul trucks hauling soil, sand, and other loose materials shall maintain at least six inches of freeboard in accordance with California Vehicle Code Section 23114.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-5: All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-6: Traffic speeds on unpaved roads shall be limited to 15 miles per hour.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-7: Operations on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-8: Heavy-equipment operations shall be suspended during first and second stage smog alerts.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance report to DB&S by monitor as appropriate.

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Measure IV.B-9: On-site stockpiles of debris, dirt, or rusty materials shall be covered or watered at least three times per day.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-10: Construction equipment utilized for grading and excavation shall be equipped with a diesel oxidation catalyst capable of reducing NOX emissions by 40 percent.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-11: Contractors shall maintain equipment and vehicle engines in good condition and in proper tune per manufacturers' specifications.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-12: Contractors shall utilize electricity from power poles rather than temporary diesel or gasoline generators, as feasible.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-13: Heavy-duty haul/delivery trucks shall be prohibited from idling in excess of five minutes, both on- and off-site, to be consistent with State law.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-14: Construction parking shall be configured to minimize traffic interference.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-15: Construction activity that affects traffic flow on the arterial system shall be limited to off-peak hours, as feasible.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-16: Architectural coatings shall be purchased from a super-compliant architectural coating manufacturer as identified by the SCAQMD (http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf).	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as appropriate.
Measure IV.B-17: Spray equipment with high transfer efficiency, such as the electrostatic spray gun or manual coatings application (e.g., paint brush and hand roller), shall be used to reduce VOC emissions.	DB&S/ Monitoring Consultant	Periodic during construction.	Submission of compliance certification report to DB&S by monitor as

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			appropriate.
Measure IV.B.18: The Applicant shall provide informational packets to new residents within the development locating nearby public transportation options, including transportation options provided at the transit plaza	DCP/ Monitoring Consultant	Once upon completion	Issuance of certificate of occupancy
Measure IV.B.19: Residential units shall be constructed with air filtration systems meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety. Commercial /institutional land uses shall be constructed with air filtration systems meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.	DB&S/ Monitoring Consultant	Plan check review and final inspection	Issuance of certificate of occupancy
Biological Resources			
Measure IV.C-1: Avoid disturbance of any nests protected by the Migratory Bird Treaty Act. If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act: <ul style="list-style-type: none"> • No more than two weeks prior to construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available. • If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based 	DCP/ Monitoring Consultant (qualified biologist)	Prior to grading activities.	Submission of compliance certification report to DCP by monitor as appropriate.

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<p>on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the “take” (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.</p> <p>If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.</p>			
<p>Measure IV.C-2: Replace any protected trees (one western sycamore) in accordance with the Los Angeles Protected Tree Ordinance. Replace all on-site trees to ensure continuation of the urban forest. Replace all nonnative trees greater than 10 centimeters (4 inches) in diameter at breast height (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. For native species, source materials should be from seeds or cuttings gathered within coastal southern California to ensure local provenance.</p>	BOSS, Urban Forestry Division/Monitoring Consultant (tree expert).	Prior to construction activities.	Receipt of protected tree removal permit.
<p>Measure IV.C-3: Avoid disturbance of the roosts of any special-status bats. Prior to construction activities, a qualified bat biologist shall survey for special-status bats within 200 feet of the bridge crossing Tujunga Wash. If no evidence of bats (i.e., direct observation, guano, staining, strong odors is present, no further mitigation is required. If evidence of bats is observed, the following measures are required to avoid potential adverse effects special-status bats:</p> <ul style="list-style-type: none"> • A no-disturbance buffer acceptable in size to CDFG shall be created around active bat roosts during the breeding season (April 15 through August 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the take of individuals will be prohibited. • Removal of habitat showing evidence of bat activity shall occur during the period least likely to impact the bats, as determined by a qualified bat biologist, generally between February 15 and October 	DCP/ Monitoring Consultant (qualified bat biologist).	Prior to construction activities.	Submission of compliance certification report to DCP by monitor as appropriate.

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15 for winter hibernacula and between August 15 and April 15 for maternity roosts. If exclusion is necessary to prevent indirect impacts to bats from construction noise and human activity adjacent to areas showing evidence of bat activity, these activities shall be conducted during these periods as well.			
Measure IV.C-4: Reduce impacts associated with dust accumulation. The dust accumulation on the foliage of tree and shrubs from nearby construction shall be washed off during construction under the direction of a qualified arborist/biologist.	BOSS, Urban Forestry Division/ Monitoring Consultant (tree expert).	Ongoing during construction activities.	Submission of compliance certification report by monitor as appropriate.
Measure IV.C-5: The project applicant shall coordinate proposed enhancements to the greenway (connections in to the project, additional plantings) with the Santa Monica Mountains Conservancy; minimize impacts to the Tujunga Wash Greenway & Stream Restoration Project, both direct impacts and indirect impacts from weedy species. The project applicant or its contractor will mitigate any direct impacts as well as impacts of weedy species on restored or re-vegetated native plant communities by replacing disturbed restoration areas as appropriate and initiating a landscaping management program, which would include appropriate weed abatement. Coordination of this program will be undertaken with the Santa Monica Mountains Conservancy during construction activities and the first five years of project operation.	DCP and LACFCD /Santa Monica Mountains Conservancy and Monitoring Consultant	During construction activities and first five years of operation.	Submittal of acknowledgement from Santa Monica Mountains Conservancy and LACFCD to DB&S at issuance of certificate of occupancy. Submittal of landscaping management program to DCP on going.
Measure IV.C-6: Minimize disturbance to adjacent wildlife from any night lighting. The potentially-adverse effect of night lighting on the <i>Tujunga Wash Greenway & Stream Restoration Project</i> will be mitigated by the use of the following measures: 1) low intensity street lamps; 2) low elevation lighting poles; and 3) internal silvering of the globe or external opaque reflectors which direct light away from the restoration area. The degree to which these measures are utilized shall be dependent upon the distance of the light source from the urban edge.	DCP and Santa Monica Mountains Conservancy /Santa Monica Mountains Conservancy and Monitoring Consultant	Prior to construction near <i>Tujunga Wash Greenway & Stream Restoration Project</i> area.	Submittal of acknowledgement from Santa Monica Mountains Conservancy to DB&S at issuance of certificate of occupancy.
Cultural Resources			
Measure IV.D-1: As part of the environmental review process for any development of the Add Area the potential for buildings to be of	DB&S and DCP/ Monitoring Consultant	On submission of project plans.	Receipt of Building Permits.

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historic significance at that time shall be investigated. If buildings are found to be potentially historic, mitigation shall be determined in concert with the City's Office of Historic Resources.	(qualified architectural historian).		
Measure IV.D-2: Archaeological monitoring, by a qualified archaeologist, of grading of subsurface materials not previously disturbed shall be undertaken. If buried cultural resources—such as flaked or ground stone, historic debris, building foundations, or non-human bone—are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures shall include: development of appropriate avoidance strategies such as capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.	DB&S / Monitoring Consultant (archeologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.
Measure IV.D-3: If cultural resources are discovered during construction activities, the construction contractor will verify that work is halted until appropriate site-specific treatment measures listed in Mitigation Measure IV.D-2 are implemented.	DB&S / Monitoring Consultant (archeologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.
Measure IV.D-4: If human remains of Native American origin are discovered during ground-disturbing activities, it is necessary to comply with state laws relating to the disposition of Native American burials that fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the	DB&S / Monitoring Consultant (archaeologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.

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California Native American Heritage Commission to determine the most likely living descendant(s). The most likely living descendant shall determine the most appropriate means of treating the human remains and any associated grave artifacts, and shall oversee disposition of the human remains and associated artifacts by the project archaeologists.			
Measure IV.D-5: A qualified paleontologic monitor shall monitor excavation activities below previously disturbed materials. The qualified paleontologic monitor shall retain the option to reduce monitoring if, in their professional opinion, potentially fossiliferous units, are not found to be present or, if present, are determined by qualified paleontologic personnel to have low potential to contain fossil resources.	DB&S / Monitoring Consultant (paleontologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.
Measure IV.D-6: The monitor shall be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays, and shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.	DB&S / Monitoring Consultant (paleontologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.
Measure IV.D-7: Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.	DB&S / Monitoring Consultant (paleontologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.
Measure IV.D-8: Specimens shall be curated into a professional, accredited museum repository with permanent retrievable storage.	DB&S / Monitoring Consultant (paleontologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.
Measure IV.D-9: A report of findings, with an appended itemized inventory of specimens, shall be prepared. The report and inventory, when submitted to the County, will signify completion of the program to mitigate impacts to paleontological resources.	DB&S / Monitoring Consultant (paleontologist).	During construction.	If resources are found, submission to DB&S and DCP of report documenting appropriate treatment of resources.

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Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
Geology and Soils			
<p>Measure IV.E-1: Unless otherwise specified by the City of Los Angeles, the proposed project shall demonstrate compliance with specific recommendations for grading, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, asphalt concrete pavement and interlocking pavers, design review, construction monitoring and geotechnical testing as identified in the Soil Engineering Investigation prepared by C. Y. Geotech, Inc., dated August 31, 2007, and contained herein as Appendix E (or subsequent reports prepared by an appropriately licensed professional), to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.</p>	<p>DB&S/Monitoring Consultant (engineering geologist)</p>	<p>On submission of plans.</p>	<p>Issuance of grading permit.</p>
<p>Mitigation Measure IV.E-2: The project shall comply with the following Department of Building and Safety requirements (if not already covered by mitigation measure 1), prior to issuance of a grading permit for the project:</p> <ul style="list-style-type: none"> • Prior to the issuance of a grading permit by the Department of Building and Safety, the consulting geologist and soils engineer shall review and approve project grading plans. This approval shall be conferred by signature on the plans which clearly indicate the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report. • Prior to the commencement of grading activities, a qualified geotechnical engineer and engineering geologist shall be employed for the purpose of observing earthwork procedures and testing fills for conformance to the recommendations of the City Engineer, approved grading plans, applicable grading codes, and the geotechnical report approved to the satisfaction of the Department of Building and Safety. • During construction, all grading shall be carefully observed, mapped and tested by the project engineer. All grading shall be performed under the supervision of a licensed engineering geologist and/or soils engineer in accordance with applicable provisions of the Building Code and to the satisfaction of the City 	<p>DB&S/Monitoring Consultant (engineering geologist)</p>	<p>Pre construction and construction/ Once prior to construction and as needed through construction</p>	<p>Issuance of grading permit and certificate of occupancy</p>

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<p>Engineer and the Superintendent of Building and Safety.</p> <ul style="list-style-type: none"> Any recommendations prepared by the consulting geologist and/or soils engineer for correction of geologic hazards, if any, encountered during grading shall be submitted to the Department of Building and Safety for approval prior to issuance of a Certificate of Occupancy for the project. Grading and excavation activities shall be undertaken in compliance with all relevant requirements of the California Division of Industrial safety, the Occupational Safety and Health Act of 1970 and the Construction Safety Act. 			
<p>Measure IV.E-3:The project shall conform to applicable criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.</p>	DB&S/Monitoring Consultant	Pre-construction /Once prior to construction	Issuance of grading permit
<p>Measure IV.E-4: Seismic design for structures and foundations shall comply with the parameters outlined in the 2008 California Building Code as designated for site-specific soil conditions.</p>	DB&S/Monitoring Consultant	On submission of plans.	Issuance of building permit.
<p>Measure IV.E-5:The project shall be designed to conform to the City of Los Angeles Seismic Safety Plan and additional seismic safety requirements not encompassed by compliance with the Building Code and Grading Ordinance as may be identified by the Department of Building and Safety prior to Plan Check approval.</p>	DB&S/Monitoring Consultant	On submission of plans.	Receipt of building permit.
<p>Measure IV.E-6: The structural design of the project shall comply with the seismic standards of the 2008 California Building Code according to the seismic zone and construction type.</p>	DB&S/Project Civil Engineer	On submission of project plans.	Receipt of building permit.
<p>Measure IV.E-7: During inclement periods of the year, when rain is threatening (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.</p>	DB&S/Monitoring Consultant	Construction/ Periodic	Erosion control plan approval, periodic field inspection sign off, and submission of compliance certification report by project contractor
<p>Measure IV.E-8: To the extent feasible, grading shall be scheduled for completion prior to the start of the rainy season (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002) or detailed temporary erosion control plans shall be</p>	DB&S/Monitoring Consultant	Construction/ Periodic	Erosion control plan approval, periodic field inspection sign off, and submission of compliance

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implemented in a manner satisfactory to the City of Los Angeles Department of Public Works.			certification report by project contractor
Measure IV.E-9: Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Department of Building and Safety. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.	DB&S/Monitoring Consultant	Construction/ Periodic	Erosion control plan approval, periodic field inspection sign off, and submission of compliance certification report by project contractor
Measure IV.E-10: If temporary excavation slopes are to be maintained during the rainy season, it will be necessary to direct all drainage away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.	DB&S/Monitoring Consultant	Construction/ Periodic	Erosion control plan approval, periodic field inspection sign off, and submission of compliance certification report by project contractor
Measure IV.E-11: Provisions shall be made for adequate surface drainage away from the areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.	DB&S/Monitoring Consultant	Construction/ Periodic	Erosion control plan approval, periodic field inspection sign off, and submission of compliance certification report by project contractor
Measure IV.E-12: A geological study shall be prepared to assess impacts to geologic resources resulting from project development located in the Add Area.	DB&S/Monitoring Consultant	Prior to construction	Submission of report by project contractor
Hazards			
Measure IV.F-1: Potential for asbestos-containing materials shall be investigated and sampled by a qualified ACMs inspector prior to demolition activities. If asbestos-containing materials are identified, they shall be handled in accordance with OSHA and EPA NESHAPS regulations and local, state, and federal regulations.	DB&S/Monitoring Consultant	Prior to demolition	Submission of compliance certification report by project contractor
Measure IV.F-2: ACMs remaining after rehabilitation shall be managed under a site specific Operations and Maintenance (O&M) Program.	DB&S/Monitoring Consultant	Prior to demolition	Submission of compliance certification report by project contractor
Measure IV.F-3: Presumed lead-based paint shall be sampled by a qualified Lead Based paint inspector prior to demolition activities. Potential lead-based paints shall be handled in accordance with OSHA	DB&S/Monitoring Consultant	Prior to demolition	Submission of compliance certification report by project contractor

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and EPA RCRA regulations and state and federal disposal requirements during renovation and demolition.			
Measure IV.F-4: Loose or flaking paints shall be removed under controlled conditions prior to demolition activities, unless there is data showing that the particular paint contains less than 0.06% lead dry weight.	DB&S/Monitoring Consultant	Prior to demolition	Submission of compliance certification report by project contractor
Measure IV.F-5: Dust control measures for site paints having a lead content of greater than 0.06% shall be treated in compliance with the Cal/OSHA Lead standard found in Title 8, California Code of Regulations, Construction Safety Orders, Section 1532.1 for all onsite work.	SCAQMD, DB&S/Monitoring Consultant	Construction/ Periodic	Submission of compliance certification report by project contractor
Measure IV.F-6: All demolition and renovation activities shall comply with SCAQMD Rule 1403 (Asbestos Emissions from Renovation/Demolition Activities) for all demolition/renovation work; an appropriately qualified asbestos contractor shall certify that asbestos is not present or shall monitor compliance with Rule 1403 during demolition.	SCAQMD, DB&S/Monitoring Consultant	Construction/ Periodic	Submission of compliance certification report by project contractor
Measure IV.F-7: A Phase I Report shall be prepared to analyze the potential hazards and hazardous material impacts resulting from project development located in the Add Area.	Monitoring Consultant	Prior to construction of Add Area	Submission of report
Hydrology and Water Quality			
Measure IV.G-1: Short-term water quality impacts may result from the construction of the proposed project. Project construction shall comply with the General Construction Activity Stormwater Permit (General Permit) and the City's Development Construction Program pursuant to the NPDES Permit (Permit No. CA00401). Implementation of the General Permit and NPDES Permit programs will mitigate potential impacts to a level of insignificance. These include the following measures: <ul style="list-style-type: none"> • The project applicant shall be required to (a) file a Notice of Intent (NOI) to comply with the General Permit with the State Water Resources Control Board (SWRCB); and (b) pay the applicable fee. A proof of submittal of a NOI to the SWRCB must be shown as a condition for the issuance of a building/grading permit. • The project applicant shall develop and implement a State 	BOS and LARWQCB/ Monitoring Consultant	Construction/ Periodic	Submission of compliance certification report by project contractor

**TABLE V-1
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Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
<p>Stormwater Pollution and Prevention Plan (SWPPP), which specifies Best Management Practices (BMPs) to prevent pollution associated with construction activities from moving off site into receiving waters.</p> <ul style="list-style-type: none"> • The project applicant shall perform maintenance and inspections of all BMPs. • Construction-related materials, wastes, spills, sediments or residues shall be retained at the project site using adequate Treatment Control or Structural BMPs to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff. • All waste shall be disposed of properly. Appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation shall be used. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes will be discarded at a licensed regulated disposal site. • Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site. • Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible. • Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting. • Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited. • All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills. • Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on 			

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
slopes; and covering erosion susceptible slopes.			
<p>Measure IV.G-2: Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/).</p> <ul style="list-style-type: none"> The project applicant shall implement stormwater BMPs to treat and infiltrate 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. Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion. Clearing and grading of native vegetation at the project site shall be limited to the minimum needed to build lots, allow access, and provide fire protection. Trees and other vegetation at each site shall be maximized by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. Natural vegetation shall be promoted by using parking lot islands and other landscaped areas. Riparian areas shall be preserved. Appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code will be incorporated. Outlets of culverts, conduits or channels from erosion by 	<p>BOS and DB&S/ Monitoring Consultant</p>	<p>Construction/ Periodic</p>	<p>Submission of stormwater mitigation plan to BOS. BOS stamps plan prior to issuance of building permit. Issuance of certificate of occupancy after follow up inspection.</p>

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
<p>discharge velocities shall be protected by installing a rock outlet protection. Rock outlet protection is physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Sediment traps shall be installed below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.</p> <ul style="list-style-type: none"> • Any connection to the sanitary sewer will have authorization from the Bureau of Sanitation. • Impervious surface area will be reduced by using permeable pavement materials where appropriate. These include pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles. • Roof runoff systems will be installed where site is suitable for installation. • Messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets shall be painted. • All storm drain inlets and catch basins within the project area shall be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping. • Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. • Legibility of stencils and signs must be maintained. • 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. • The storage area will be paved and sufficiently impervious to contain leaks and spills. • The storage area shall have a roof or awning to minimize collection of stormwater within the secondary containment area. • An efficient irrigation system shall be designed to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow 			

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
<p>reducers.</p> <ul style="list-style-type: none"> • Cleaning of oily vents and equipment will 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. • Trash dumpsters will be stored both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Containers will be washed in an area with properly connected sanitary sewer. • Wastes, including paper, glass, aluminum, oil and grease will be reduced and recycled. • Liquid storage tanks (drums and dumpsters) will be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. A secondary containment system such as berms, curbs, or dikes shall be installed. Drip pans or absorbent materials whenever grease containers are emptied will be used. • The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department 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. 			
<p>Measure IV.G-3: The project applicant shall construct a series of swales and retention boxes on-site with a retention capacity of capturing, retaining, treating and conveying on-site flows to off-site receiving waters (i.e. Tujunga Wash).</p>	<p>BOS and DB&S/ Monitoring Consultant</p>	<p>Construction/ Periodic</p>	<p>Included in stormwater mitigation plan to BOS. BOS stamps plan prior to issuance of building permit. Issuance of certificate of occupancy after follow up inspection.</p>

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
Noise			
Measure IV.I-1: All construction equipment shall be equipped with residential-grade mufflers and other suitable noise attenuation devices.	DB&S/ Monitoring Consultant	Construction/ Periodic	Submission of compliance certification report by project contractor
Measure IV.I-2: A temporary six-foot solid wall (e.g., wood) shall be constructed on the project site and/or add areas where there is no existing wall such that the line-of-sight is blocked from construction activity to the residential and student receptors on Kittridge Street, Morse Avenue, Hamlin Street, Mary Ellen Avenue, Victory Boulevard, and Coldwater Canyon Avenue	DB&S/ Monitoring Consultant	Construction/ Periodic	Placement of barrier followed by submission of compliance certification report by project contractor
Measure IV.I-3: All residential units and site occupants located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.	DB&S/ Monitoring Consultant	Pre-construction and construction/ Upon commencement of construction and during periodic field inspection	Distribution of notification followed by submission of compliance certification report by project contractor
Measure IV.I-4: The construction contractor shall establish a “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.	DB&S/ Monitoring Consultant	Construction/ Upon commencement of construction and during periodic field inspection	Appointment of coordinator followed by submission of compliance certification report by project contractor
Measure IV.I-5: Should pile driving be required within 30 feet of any sensitive receptor, the construction contractor shall utilize sonic pile driving or caisson drilling in place of impact pile driving.	DB&S/ Monitoring Consultant	Construction/ Ongoing	Submission of compliance certification report by monitor as appropriate.
Measure IV.I-6: Prior to issuance of a building permit, an exterior to interior analysis shall be conducted in conformance with the California Building Code, Section 1207 to ensure that interior noise levels are at or below the 45 dBA CNEL.	DB&S/ Monitoring Consultant	Prior to issuance of building permit	Issuance of building permit

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor¹	Monitoring Phase/Monitoring Frequency	Compliance Action
Measure IV.I-7: Based on the City noise ordinance for garbage collection, truck deliveries to the project site and add areas shall be scheduled between the hours of 6:00 a.m. and 9:00 p.m.	DB&S/ Monitoring Consultant	Operation/ Ongoing	Submission of compliance certification report by monitor as appropriate.
Measure IV.I-8: Loading dock gates shall be closed during all loading/unloading activity.	DB&S/ Monitoring Consultant	Operation/ Ongoing	Submission of compliance certification report by monitor as appropriate.
Measure IV.I-9: The Applicant shall coordinate with the St. Frances Church and School to install double-paned glass on west and south facing windows with a direct line-of-sight to the project site prior to the issuance of Certificate of Occupancy.	DB&S/ Monitoring Consultant	Prior to Issuance of Certificate of Occupancy	Issuance of Certificate of Occupancy
Measure IV.I-10: Design of Parcels 3 and 4 shall include placement of loading docks and incorporation of other measures (such as loading dock doors) as necessary to reduce potential noise impacts below a level of significance.	DB&S/ Monitoring Consultant	During environmental review of any development proposed for Parcels 3 and 4	Issuance of building permit for any development on Parcels 3 and 4
Public Services			
Measure IV.J-1: Project building plans shall include the submittal of a plot plan for approval by the Los Angeles Fire Department either prior to the recordation of the final map or the approval of a building permit.	DB&S, LAFD/ Monitoring Consultant	Pre-construction/ Plan check review and final inspection	Issuance of building permits
Measure IV.J-2: The applicant shall consult with the Fire Department and incorporate fire prevention and suppression features appropriate to the design of the project.	DB&S, LAFD/ Monitoring Consultant	Pre-construction/ Plan check review and final inspection	Issuance of building permits
Measure IV.J-3: Definitive plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to commencement of any portion of the project.	DB&S, LAFD/ Monitoring Consultant	Pre-construction/ Plan check review and final inspection	Issuance of building permits
Measure IV.J-4: Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction above grade.	DB&S, LAFD/ Monitoring Consultant	Pre-construction, construction/ Plan check review and final inspection	Issuance of building permits
Measure IV.J-5: Plot plans indicating access driveways and roads and turning areas shall be reviewed and approved by the Fire Department, prior to the issuance of a building permit.	DB&S, LAFD/ Monitoring Consultant	Pre-construction/ Plan check review and final inspection	Issuance of building permits
Measure IV.J-6: During the construction phase, emergency access shall remain clear and unobstructed.	DB&S, LAFD/ Monitoring Consultant	Construction/ Ongoing	Issuance of building permits

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor¹	Monitoring Phase/Monitoring Frequency	Compliance Action
Measure IV.J-7: The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines 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 C.P.C. 19708).	DB&S, LAFD/ Monitoring Consultant	Pre-construction, construction, and post- occupancy	Issuance of building permits
Measure IV.J-8: All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.	DB&S, LAFD/ Monitoring Consultant	Construction, Operation/ Plan check review and final inspection	Issuance of certificate of occupancy
Measure IV.J-9: 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.	DB&S, LAFD/ Monitoring Consultant	Pre-construction, Construction and Post- Occupancy/ Plan check review and final inspection	Issuance of building permits
Measure IV.J-10 A Fire Flow analysis shall be prepared for the Add Area. The purpose of the analysis will be to determine whether the proposed public water system could deliver required fire flows to the public fire hydrants located in the Add Area.	DB&S, LAFD/ Monitoring Consultant	Pre-construction	Submission of report by monitor as appropriate
Measure IV.J-11: During the project's construction phase, the applicant shall ensure adequate through access and emergency access to adjacent uses.	DB&S, LAFD/ Monitoring Consultant	Construction/ On-going	Submission of compliance certification report by project contractor
Measure IV.J-12: The applicant shall consult with the Police Department and comply with recommended security features for the construction site(s), including security fencing, locked entrances, lighting, and the use of a seven-day, 24-hour security patrol.	DB&S, LAPD/ Monitoring Consultant	Pre-construction and construction/ Plan check review and final inspection	Issuance of certificate of occupancy
Measure IV.J-13: Upon completion of the project, the applicant shall provide the North Hollywood Division Commanding Officer with access routes and other information that might facilitate police response, as requested by the LAPD.	DCP, LAPD/ Monitoring Consultant	Post-construction/ Final inspection	Issuance of certificate of occupancy
Measure IV.J-14: The applicant shall provide project plans to the LAPD Crime Prevention Unit to determine any additional crime prevention and security features appropriate to the design of the project. Any additional design features identified by the LAPD Crime Prevention Unit shall be	DCP, LAPD/ Monitoring Consultant	Pre-construction, construction/ Plan check review and final inspection	Issuance of certificate of occupancy

**TABLE V-1
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Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.			
Measure IV.J-15: The project shall incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, 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.	DCP, LAPD/ Monitoring Consultant	Pre-construction/ Plan check review and final inspection	Issuance of building permits
Measure IV.J-16: Applicant of the proposed project would be expected to pay required developer school fees to LAUSD pursuant to Government Code Section 65995, as amended by Senate Bill 50, to help reduce any impacts on school services.	DCP, LAUSD	Pre-construction/ Once prior to construction	Issuance of certificate of occupancy
Measure IV.J-17: The applicant shall be required to comply with one or more of the following: 1) dedicate two acres of neighborhood parkland and two acres of community parkland per 1,000 residents, 2) pay in-lieu fees for any land dedication requirement shortfall, or 3) provide on-site improvements equivalent in value of the in-lieu fees, or any portion thereof.	DCP, LADRP	Pre-construction/ Once prior to construction	Issuance of building permits
Measure IV.J-18 The applicant shall comply with Municipal Code Section 12.21-G with respect to the provision of on-site common and private open space for the residential units or shall seek a variance.	DCP, LADRP	Pre-construction/ Once prior to construction	Issuance of building permits
Traffic			
Measure IV.K-1: The applicant for the proposed project would design and implement an on-site Multi-modal Transit center that would include a transit plaza to facilitate on-site transit connections to existing bus routes and a potential DASH re-routing.	DCP/Monitoring consultant	Construction	Submission of compliance certification report to DCP by monitor as appropriate. Issuance of certificate of occupancy
Measure IV.K-2: The applicant would design and implement changes to the Intersection of Ethel Ave & Victory Blvd. The intersection will be partially mitigated to a less-than-significant level by installing a westbound right-turn lane and southbound left, shared left/through lane and right-turn lane. A further mitigation measure at this intersection	LADOT and BOE/ Monitoring consultant	Construction	Submission of compliance certification report to LADOT and/or BOE by monitor as appropriate. Issuance of B Permit.

**TABLE V-1
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Measure	Enforcement Agency/Monitor¹	Monitoring Phase/Monitoring Frequency	Compliance Action
includes a shift in traffic from this intersection to Morse Avenue and Victory Boulevard due to a change in striping at that intersection. In the event that these mitigation measures turn out to be not feasible, the developer must provide alternative mitigations to mitigate the project impact at this location.			
Measure IV.K-3: The applicant would design and implement changes to the intersection of Morse Ave & Victory Blvd. This stop controlled intersection will be fully mitigated to a less-than-significant level by installing a new traffic signal if found warranted by DOT. DOT is concerned with the Church driveway on the north side of the street, with potentially high volumes at times, this driveway may also have to be signalized as part of this intersection. A further mitigation at this intersection requires that there be a southbound left and shared left/right turn lane installed at the shopping center driveway on the north side of Victory Boulevard. A detailed striping layout plan is required prior to signal approval. In the event that the signal is found to be not warranted, the applicant shall identify a substitute mitigation measure that must receive the approval of DOT.	LADOT and BOE/ Monitoring consultant	Construction	Submission of compliance certification report to LADOT and/or BOE by monitor as appropriate. Issuance of B Permit.
Measure IV.K-4: The intersection of Coldwater Canyon Ave. and Victory Boulevard will be fully mitigated to a less-than-significant level by providing left-turn phasing for northbound and southbound directions. In the event that these mitigation measures turn out to be not feasible, the developer must provide alternative mitigations to mitigate the project impact at this location.	LADOT and BOE/Monitoring consultant	Construction	Submission of compliance certification report to LADOT and/or BOE by monitor as appropriate. Issuance of B Permit.
Measure IV.K-5: The applicant for the proposed project would be responsible to design and implement the changes to the intersection of 170 Freeway Southbound (North Side) & Victory Boulevard. The intersection will be partially mitigated to a less-than significant level by installing a westbound right-turn lane on the southbound freeway ramp from the existing curb lane within the existing right-of-way. Buffer the right-turn westerly with striping to provide a free right-turn lane from the off ramp. These improvements will require Caltrans approval and must be completed before the issuance of the final certificate of occupancy. In the event that these mitigation measures turn out to be not feasible,	Caltrans, LADOT and BOE/Monitoring consultant	Construction	Submission of compliance certification report to Caltrans, LADOT and/or BOE by monitor as appropriate. Issuance of Project Study report [PSR] may also be required. Issuance of B Permit and/or Caltrans Encroachment Permit

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
the developer must provide alternative mitigations to mitigate the project impact at this location.			
Measure IV.K-6: The applicant would implement the changes to the intersection of 170 Freeway Southbound (South side) & Victory Boulevard. This intersection will be fully mitigated to less-than significant level by converting the existing eastbound through/right curb lane to a right-turn lane. Buffer the lane to the east to provide a free right at the off-ramp. These improvements will require Caltrans approval and must be completed before the issuance of the final certificate of occupancy. In the event that these mitigation measures turn out to be not feasible, the developer must provide alternative mitigations to mitigate the project impact at this location.	Caltrans, LADOT and BOE//Monitoring consultant	Construction	Submission of compliance certification report to Caltrans, LADOT and/or BOE by monitor as appropriate. Issuance of Project Study report [PSR] may also be required. Issuance of B Permit and/or Caltrans Encroachment Permit
Measure IV.K-7: The applicant would design and implement the changes to the intersection of 170 Freeway Northbound (South side) & Victory Boulevard. This intersection will be partially mitigated to a less-than significant level by converting the existing eastbound through/right curb lane to a dedicated right-turn lane. Shadow this lane beyond the turn to provide a free right-turn at the off ramp. The developer must check with Caltrans to determine the feasibility of this improvement. In the event that these mitigation measures turn out to be not feasible, the developer must provide alternative mitigations to mitigate the project impact at this location.	Caltrans, LADOT and BOE/ Monitoring consultant	Construction	Submission of compliance certification report to Caltrans, LADOT and/or BOE by monitor as appropriate. Issuance of Project Study report [PSR] may also be required. Issuance of B Permit and/or Caltrans Encroachment Permit
Measure IV.K-8: The applicant would develop a Transportation Demand Management Program according to the following guidelines: <ul style="list-style-type: none"> - TDM ordinance (LAMC 12.26.J). The project shall comply with the provisions of Ordinance No. 168,700 for trip reductions. The applicant shall record a covenant and agreement to monitor and to submit annual reports on the progress of the TDM plan to LADOT. Annual reports shall include a report on the van/bus ridership, and other transit-related measures. The data collection for reporting shall include but not be limited to the following information: <ul style="list-style-type: none"> ✓ The number of participants that utilize alternative transportation, carpool, and non-peak hour travel. 	LADOT, DCP/ Monitoring consultant	Pre-construction/ Once prior to construction and ongoing during operation of the project.	Submission of compliance certification reports to LADOT by monitor as appropriate.

**TABLE V-1
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Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
<ul style="list-style-type: none"> ✓ The average vehicle occupancy and ridership of tenants. ✓ Vehicle trip reduction from project site. ✓ Vehicle miles travel (VMT) reduced from project site for office component. - TDM program. Prior to the issuance of a building permit, a finalized TDM program, shall be reviewed and approved by the Department of Transportation, and submitted to the Department of Building and Safety. The applicant shall record covenant that runs with the land, to provide and maintain in a state of good repair transportation demand and trip reduction measures. A range of TDM measures that shall be considered based on site characteristics include the following: <ul style="list-style-type: none"> ✓ Enrollment into Metro's B-TAP card program for onsite residents and employees ✓ Information brochures showing alternative travel mode and rideshare opportunities to residents, visitors and employees ✓ Building entrances oriented toward transit stops and pedestrian paths. ✓ Designate an onsite Transportation Coordinator as part of condominium association ✓ Debundled parking lease / or parking cash-out for the residential units, giving residents of the project options to opt-out of their parking and other tenants in the vicinity an option to lease (shared parking). ✓ Provide carpool sign-up board in common areas for residents travelling to the same locations for work, and for onsite employees of the office component ✓ Office tenants coordinate in operating a centralized on-site Employee Transportation Center staffed by an Employee Transportation Coordinator (ETC) that is responsible for all elements of employee travel including personal home-to-work trip planning, sale of transit fares, forming and sustaining vanpools, arranging parking, and supplying TDM information to all tenants and employees. The ETC shall facilitate the collection of data to be incorporated in the annual monitoring reports. 			

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor¹	Monitoring Phase/Monitoring Frequency	Compliance Action
<ul style="list-style-type: none"> ✓ Provide a Guaranteed Ride Home for employees that do not drive to work. ✓ Provide ride-matching information to employees at the time of hiring and quarterly through area ridesharing services. ✓ Encourage alternative employee work schedules to avoid peak hours (i.e., 7:00 to 10:00 AM and 3:00 to 6:00 PM) to the extent feasible. ✓ Provide new employees with orientation to alternative transportation opportunities upon being hired. ✓ Require payment for onsite parking with the exception of employee carpools, vanpools and shared-use vehicles. The fees shall be equal or exceed transit fares. ✓ Streetscape improvements to existing bus stops with shelters, transit information, benches, trash receptacles and shade providing street trees. - Enforcement and monitoring of the TDM Program shall be overseen by TDM officer as part of a Transportation Management Organization (TMO) implemented through a cost recoverable account at the expense of the project applicant. 			
<p>Measure IV.K-9: The applicants (for the project and Add Area sites) shall prepare and implement a Worksite Traffic Control Plan for construction activities subject to approval by the Department of Transportation; the plan shall address any potential lane closures, the use of flag men as appropriate and timing of materials deliveries and dirt hauling.</p>	LADOT, DB&S/ Monitoring consultant	Pre-construction/ Once prior to construction	Submission of compliance certification report by project contractor. Issuance of building permit.
<p>Measure IV.K-10: The Project Manager must communicate with the Principal and Pastor of St. Jane Frances School and Parish, respectively, on a monthly basis regarding the expected start and end times of each construction phase and to provide timely notice of specific impacts to school bus, church shuttle, vehicular, and pedestrian routes (such as lane or street closures), allowing sufficient time (at least two weeks) for parents and students to be informed and plan ahead for such disruptions.</p>	LADOT, DB&S/ Monitoring consultant	Construction/ Two weeks prior to start time	Submission of compliance certification report by project contractor
<p>Measure IV.K-11: The developer shall develop a neighborhood</p>	LADOT/ Monitoring consultant	Construction and operation/ ongoing	Submission of compliance certification report by

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor¹	Monitoring Phase/Monitoring Frequency	Compliance Action
protection plan in consultation with LADOT and the community that is agreeable and discourages cut through traffic. The neighborhood protection plan shall include the installation of neighborhood protections measures such as speed bumps along Ethel Avenue south of Victory Boulevard to Erwin Street and along Erwin Street from Fulton Avenue to Ethel Avenue.			project contractor
Measure IV.K-12: The project applicant shall develop and submit a shared parking program for review and approval by the Department of City Planning.	DCP/Monitoring consultant	Prior to construction	DCP approval of Shared Parking Program
Utilities			
Measure IV.L-1: Gauging of local sewers indicates that insufficient capacity to accept project wastewater is available in Fulton (west of the site), therefore project flows must either connect to the nearest sewer with capacity or shall add capacity to existing sewer lines. The applicant shall build sewers that connect to the closest line with available capacity or add to the capacity of existing sewers as determined by the Bureau of Sanitation. In order to ensure that sufficient sewer capacity is available to serve anticipated Add Area development, as part of environmental review of proposed development, any future applicant(s) shall identify the dimensions and specifications of any sewer improvements as may be determined necessary by, and to the satisfaction of, the Wastewater Division of the Department of Public Works. Specific system requirements shall be incorporated into the project design, prior to issuance of any grading or building permits for the respective project.	LADWP/ Monitoring Consultant	Pre-construction/ Plan check review and final inspection	Issuance of grading permits
Measure IV.L-2: Each applicant shall implement water conservation measures in new development that shall include but not be limited to the following: <ul style="list-style-type: none"> • Installation of high-efficiency toilets (1.28 gallons per flush or less, includes dual flush. • High-efficiency urinals (0.5 gallons per flush includes waterless) • Restroom faucet flow rate of 1.5 gallons per minute or less • Public restroom self-closing faucets • Showerhead flow rate of 2 gallons per minute or less 	LADWP/ Monitoring Consultant	Pre-construction/ Plan check review	Issuance of building permits

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
<ul style="list-style-type: none"> • Limit of one showerhead per shower stall • High efficiency clothes washers (water factor of 6.0 or less) • High efficiency dishwashers (Energy Star rated) • Domestic water heating system located in close proximity to point(s) of use, as feasible; use of tankless and on-demand water heaters as feasible • Cooling towers must be operated at a minimum of 5.5 cycles of concentration • Install on-site water recycling as feasible • Use of recycled water (if available) for appropriate end uses (irrigation, cooling towers, sanitary) • Single pass cooling shall be prohibited (e.g. any vacuum pumps or ice machines) • Irrigation shall include: <ul style="list-style-type: none"> ✓ Weather-based irrigation controller with rain shutoff ✓ Flow sensor and master valve shutoff (for large landscaped areas) ✓ Matched precipitation (flow) rates for sprinkler heads ✓ Drip/microspray/subsurface irrigation where appropriate ✓ Minimum irrigation system distribution uniformity of 75% ✓ Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials ✓ Use of landscape contouring to minimize precipitation runoff 			
<p>Measure IV.L-3: Prior to the issuance of a building permit, the applicant shall consult with LADWP to identify feasible and reasonable measures that reduce water consumption, including, but not limited to, systems to use reclaimed water for landscaping (should reclaimed water become available to the City), drip irrigation, re-circulating hot water systems, water conserving landscape techniques (such as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, automatic irrigation systems, clustered landscaped areas to maximize the efficiency of the irrigation system), water conserving kitchen and bathroom fixtures and appliances, thermostatically controlled mixing</p>	LADWP/ Monitoring Consultant	Pre-construction/ Plan check review	Issuance of building permits

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Measure	Enforcement Agency/Monitor ¹	Monitoring Phase/Monitoring Frequency	Compliance Action
valves for baths and showers, and insulated hot water lines, as per City adopted UBC requirements.			
Measure IV.L-4: The project shall incorporate Phase I of the City of Los Angeles Emergency Water Conservation Plan. The Plan prohibits hose watering of driveways and associated walkways, mandates decorative fountains to use recycled water, and provides that water leaks are repaired in a timely manner.	LADWP/ Monitoring Consultant	Pre-construction/ Plan check review	Issuance of building permits
Measure IV.L-5: The project shall comply with any additional mandatory water use restrictions imposed as a result of drought conditions.	LADWP/ Monitoring Consultant	Pre-construction, construction/ Plan check review and as needed through construction	Issuance of building permits and certificate of occupancy
Measure IV.L-6: Automatic sprinkler systems shall be installed to irrigate landscaping during morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season, so that water is not wasted in excessive landscape irrigation.	LADWP/ Monitoring Consultant	Pre-construction, construction/ Plan check review and as needed through construction	Issuance of building permits and certificate of occupancy
Measure IV.L-7: Prior to issuance of building permits, the applicant shall pay any appropriate fees imposed by the Building and Safety Department. A percentage of building permit fees is contributed to the fire hydrant fund, which provides for Citywide fire protection improvements.	DB&S/ Monitoring Consultant	Pre-construction/ Plan check review	Issuance of building permits
Measure IV.L-8: LADWP has calculated the water use likely to have occurred under buildout of the site under the current zoning (224,851 gpd). LADWP's Water Supply Assessment states that they can provide water up to this amount for the project's demands. Any additional water demands for the project beyond this amount shall be accommodated by implementing water conservation measures beyond those required by law and using recycled water for all existing and proposed irrigation needs and for proposed water fountains.	LADWP/Monitoring Consultant	On completion of the project and annually thereafter as required by LADWP until water demand satisfies the requirements of this measure.	Submission of compliance certification report to LADWP by monitor as appropriate.
Measure IV.L-9: At a minimum, the proposed project and the proposed development of the Add Area shall recycle and/or salvage at least 50% of non-hazardous construction and demolition debris. A construction waste management plan that, at a minimum, identifies the	DB&S/ Monitoring Consultant	Pre-construction/ Plan check review	Issuance of building permits

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor¹	Monitoring Phase/Monitoring Frequency	Compliance Action
materials to be diverted from disposal and whether the materials will be sorted on-site or comingled shall be developed and implemented. Excavated soil and land-clearing debris do not contribute to the amount of recycled/salvaged debris. Calculations can be done by weight or volume, but must be consistent throughout.			
Measure IV.L-10: The new project and Add Area developments shall institute a recycling program to reduce the volume of solid waste going to landfills in compliance with the City's current goal of a 62 percent reduction in the amount of waste going to landfills, with the 2020 goal of a 70 percent reduction of waste going to landfills. Additionally, recycling bins shall be provided at an appropriate location on-site to promote recycling.	Bureau of Sanitation/ Monitoring Consultant	Occupancy/ Once upon completion	Issuance of certificate of occupancy
Measure IV.L-11: The project applicant shall obtain LEED certification for the project including diligently pursuing multiple Energy Efficiency points under the LEED ND standard.	DB&S	Pre-construction, construction/ Plan check review and as needed through construction	Issuance of building permits and certificate of occupancy
Measure IV.L-12: During the design process, the project applicant shall consult with the Department of Water and Power, Energy Services Subsection and the Southern California Gas Company, the Commercial, Industrial or Residential Staff Supervisor, regarding possible Energy Conservation Measures for the proposed project and the Add Area.	DB&S, Southern California Gas Company, DWP	Pre-construction/ Plan check review	Issuance of building permits
Measure IV.L-13: The proposed project will comply with LADWP requirements and recommendations, including the implementation of a removal work order for all existing on-site electric facilities, but not limited to meters, transformer, vault and poles. Proposed street improvements and conditions of approval may require the conversion of the overhead lines on Victory Boulevard to an underground conduit system, which will include vaults and/or transformer in sidewalk or landscape area along the frontage of the property. This conversion will also require removal of three power poles. The overhead electric line providing service to the south side of Victory Boulevard will require either boring or cutting and trenching Victory Boulevard to a riser on the service pole. Such improvements shall be undertaken to the	LADWP/ Monitoring Consultant	Construction/ Plan check review and as needed through construction	Issuance of certificate of occupancy

**TABLE V-1
MITIGATION MONITORING AND REPORTING PLAN**

Measure	Enforcement Agency/Monitor¹	Monitoring Phase/Monitoring Frequency	Compliance Action
satisfaction and specifications of the LADWP and the Bureau of Engineering prior to issuance of a Certificate of Occupancy for any part of the project.			