



City of Los Angeles

Department of City Planning • Environmental Analysis Section
6262 Van Nuys Boulevard, Room 351 • Los Angeles, CA 91401



FINAL ENVIRONMENTAL IMPACT REPORT

CHATSWORTH-PORTER RANCH COMMUNITY PLAN AREA

This document together with the Draft EIR and its appendices comprise the Final EIR as required under the California Environmental Quality Act

MGA Mixed-Use Campus Project

Case Number: ENV 2014-210-EIR

State Clearinghouse No. 2014041066

Project Location: 20000 W. Prairie Street. The approximately 23.6-acre project site is a single parcel bounded by Winnetka Avenue on the west, Prairie Street on the north, existing light industrial/corporate office park uses on the east and a Southern Pacific Railroad right-of-way on the south.

Council District: 12

Project Description: The project is an integrated light industrial/corporate office and residential mixed-use campus development project (Campus Project). The Campus Project would consist of a mix of uses totaling approximately 1.22 million square feet, including: (1) adaptive re-use and rehabilitation of the former LA Times printing facility (255,855 square feet) for MGA light industrial uses and its corporate headquarters, as well as ancillary creative office space; (2) 700 rental housing units in four main residential buildings (i.e., Buildings A-D); (3) shared recreational campus amenities located throughout the project site; and (4) approximately 14,000 square feet of campus and neighborhood serving retail and restaurant uses.

APPLICANT:
MGA North LLC

PREPARED BY:
*Environmental Planning
Associates*

ON BEHALF OF:
The City of Los Angeles
Department of City Planning
Environmental Analysis Section

April 2015

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1.0 INTRODUCTION

PURPOSE

This document is the Final Environmental Impact Report for the MGA Mixed-Use Campus Project (City of Los Angeles Case Number ENV-2014-210-EIR). This document together with the Draft EIR and its technical appendices comprise the Final EIR. The document has been prepared by the City of Los Angeles Planning Department pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15088 et seq.

The Final EIR is required under Section 15132 of the CEQA Guidelines to include the Draft EIR or a revised version; comments and recommendations received on the Draft EIR either verbatim or in summary; a list of persons, organizations, and public agencies who commented on the Draft EIR; the responses of the Lead Agency to significant environmental issues raised by those comments in the review and consultation process; and any other relevant information added by the Lead Agency (including minor changes to the EIR); the Mitigation Monitoring and Reporting Program is a separate document that accompanies the Final EIR.

The evaluation and response to public comments is an important part of the CEQA process as it allows the following: (1) the opportunity to review and comment on the methods of analysis contained within the Draft EIR; (2) the ability to detect any omissions which may have occurred during preparation of the Draft EIR; (3) the ability to check for accuracy of the analysis contained within the Draft EIR; (4) the ability to share expertise; and (5) the ability to discover public concerns.

PROCESS

As defined by Section 15050 of the CEQA Guidelines, the City of Los Angeles is serving as “Lead Agency,” responsible for preparing both the Draft and Final EIR for this project. A Notice of Preparation (NOP) was prepared and circulated by the City of Los Angeles from April 17, 2014 to May 16, 2014, for the required 30-day review period. The City of Los Angeles held a scoping meeting for the Draft EIR on May 5, 2014. Public comments were received by the City in response to the NOP. The Draft EIR was then prepared and circulated for a period in excess of the 45-day public review period required by state law, beginning on December 4, 2014, and ending on January 20, 2015. Comments on the Draft EIR were received during the comment period, and those comments are included and responded to in this Final EIR document.

CONTENTS OF THE FINAL EIR

The primary intent of the Final EIR is to provide a forum to air and address comments pertaining to the analysis contained within the Draft EIR. Pursuant to Section 15088 of the CEQA Guidelines, the City of Los Angeles, as the Lead Agency for this project, has reviewed and addressed all comments received on the Draft EIR prepared for the MGA Mixed-Use Campus project. Included within the Final EIR are written comments that were submitted during the required public review period.

In order to adequately address the comments provided by interested agencies and the public in an organized manner, this Final EIR has been prepared in five parts. A description of each part is as follows:

- Section 1 provides a brief introduction to the Final EIR and its contents.
- Section 2 provides a list of commenting agencies, organizations and individuals as well as copies of each comment letter received (annotated to show numbers that correspond to numbered responses in Chapter 3).
- Section 3 provides responses to written comments made by both the public agencies and interested parties. Some of the comment letters received on the Draft EIR also provide comments on the project (not the anticipated environmental impacts). These project-related comments require no response in the EIR process, but the opinions expressed by the commenter will be forwarded to the Planning Commission and City Council for their consideration in the project decision-making process.
- Section 4 provides a list of corrections and additions to the Draft EIR.
- Section 5 provides the Mitigation Monitoring Program (MMP) prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the CEQA Guidelines is prepared as a separate document to accompany the Final EIR.

Consistent with state law (Public Resources Code 21092.5), responses to agency comments are forwarded to each commenting agency at least 10 days prior to the last public hearing.

The Final EIR is available for public review at the following locations:

City of Los Angeles Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

City Planning Department -Valley Office
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Central Library
630 West Fifth Street
Los Angeles, CA 90071

Chatsworth Branch Library,
21052 Devonshire Street,
Chatsworth, CA 91311

Library Reference Desk, Northridge Branch Library,
9051 Darby Avenue,
Northridge, CA 91325

Library Reference Desk, Porter Ranch Branch Library,
11371 Tampa Avenue,
Porter Ranch, CA 91326

Library Reference Desk, Canoga Park Branch Library,
20939 Sherman Way,
Canoga Park, CA 91303

Additionally, the Final EIR can be downloaded or reviewed via the Internet at the Department of City Planning's website [www.lacity.org/PLN (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can also be purchased on CD-ROM. Contact **Nick Hendricks** of the City of Los Angeles at **Nick.Hendricks@lacity.org** to purchase one.

2.0 LIST OF COMMENTERS AND COMMENTS

List of Commenting Agencies, Organizations and Individuals

The public comment period for the Draft EIR extended from December 4, 2014 through January 20, 2015. The table below lists the letters and e-mail received on the Draft EIR.

In a letter dated January 20, 2015, the State Clearinghouse indicated that no state agencies provided comments and that the project has complied with the State Clearinghouse requirements for draft environmental documents, pursuant to the California Environmental Quality Act (CEQA).

| Letter | Organization | Commenter Name | Comment Date | Response Page Number |
|--------|--|---|------------------|----------------------|
| 1. | South Coast Air Quality Management District | Jillian Baker, Ph.D. Program Supervisor Planning, Rule Development & Areas Sources | January 20, 2015 | 3-2 |
| 2. | Los Angeles Department of Water and Power | Genevieve Han, PE Engineer of West Valley District Water Distribution Engineering | January 7, 2015 | 3-3 |
| 3. | Los Angeles Bureau of Sanitation, Wastewater Engineering Services Division | Ali Poosti, Division Manager | January 7, 2015 | 3-4 |
| 4. | | Joyce Dillard | January 20, 2015 | 3-5 |

Letter 1



**South Coast
Air Quality Management District**

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:
nick.hendricks@lacity.org

January 20, 2015

Mr. Nick Hendricks
Los Angeles City Planning Department
6262 Van Nuys Blvd., Suite 351
Van Nuys, CA 91401

**Draft Environmental Impact Report (Draft EIR) for the Proposed MGA Mixed-Use Campus
Project Located at 20000 W. Prairie Street, Chatsworth (SCH NO. 2014041066)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final EIR. In the project description, the Lead Agency proposes to demolish select structures, grade and construct approximately 1.22 million square feet of mixed use buildings.

In the Project Description of the DEIR, the Lead Agency proposes to develop a corporate and residential mixed-use campus totaling 1,212,515 square feet. However, Appendix C - CalEEMod calculations only accounts for 969,815 square feet. The total square footage used throughout the Draft EIR is inconsistent and the Lead Agency should update the total square footage used in the Air Quality analysis in the Final EIR.

Additionally, the Lead Agency should clarify the proposed land use. The Project Description states that the proposed project will include light industrial functions; whereas, Appendix C – CalEEMod modeling does not incorporate any industrial land use types. The Lead Agency should ensure that a consistent land use is used throughout the Final EIR.

In Appendix C - Section 3.4 Methodology and Significance Criteria, the Lead Agency states that demolition will take approximately 4 weeks and 170,500 cubic feet of debris will be generated. It is unclear if this assumption is inclusive of the bridge demolition activities as well as how debris volumes were calculated. Furthermore, bridge demolition, bridge grading, and project grading hauling emissions were not calculated in CalEEMod. SCAQMD staff recommends that the Lead Agency provide additional information and revise the CalEEMod calculations to include bridge demolition and project grading activities in the Final EIR.

According to the Localized Significance Threshold (LST) analysis, during construction, no more than 1.5 acres would be disturbed per day. It is unclear how the Lead Agency determined the threshold to use. LST values are not to be interpolated from the Mass Rate LST Look-Up Table¹. The Lead Agency should use the mass look up table for a 1-acre site (since the area of disturbance is no more than 1.5 acres) or perform dispersion modeling using AERMOD to analyze the project's localized impacts from construction. SCAQMD staff recommends the Lead Agency revise the LST analysis in the Final EIR.

¹ The Localized Significance Threshold (LST) methodology and Mass Rate LST Look Up Table is available at: <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>

1-1

1-2

1-3

1-4

Based on the historical use of the proposed project, the SCAQMD staff is concerned about the potential air quality impacts from VOC contaminated soils. Disturbing soils that may contain petroleum hydrocarbons are subject to the requirements of SCAQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil. The Final EIR should be revised to address Rule 1166 if VOC contaminated soils are encountered.

1-5

Additional Mitigation Directed to Reduce Mobile Source Emissions

Electric Vehicle (EV) Charging Stations

Vehicles that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, the SCAQMD staff recommends the Lead Agency require the proposed project to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for vehicles to plug-in. Similar to the City of Los Angeles requirements for all new projects, the SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces include EV charging stations.^[2] At a minimum, electrical panels should appropriately sized to allow for future expanded use.

1-6

The SCAQMD staff is available to work with the Lead Agency to address these concerns and any other air quality questions that may arise. Please contact Jack Cheng, Air Quality Specialist at (909) 396-2448, if you have any questions regarding these comments. We look forward to reviewing and providing comments for the Final EIR associated with this project.

Sincerely,

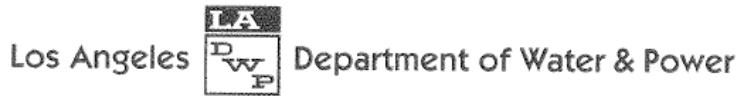
Jillian Baker

Jillian Baker, Ph.D.
Program Supervisor
Planning, Rule Development & Area Sources

JB:JC
LAC 141209-10
Control Number

^[2] http://ladbs.org/LADBSWeb/LADBS_Forms/Publications/LAGreenBuildingCodeOrdinance.pdf

Letter 2



ERIC GARCETTI
Mayor

Commission
MEL LEVINE, *President*
WILLIAM W. FUNDERBURK JR., *Vice President*
JILL BANKS BARAD
MICHAEL F. FLEMING
CHRISTINA E. NOONAN
BARBARA E. MOSCHOS, *Secretary*

MARCIE L. EDWARDS
General Manager

January 7, 2015

City of Los Angeles
Department of City Planning - Valley Office
Environmental Review
Attention: Nicholas Hendricks, City Planner
6262 Van Nuys Boulevard, Room 351
Van Nuys, California 91401

Dear Mr. Hendricks:

Subject: Comments to Draft Environmental Impact Report
ENV-2014-210-EIR for MGA Mixed-Use Campus Project at 20000 West Prairie Street

This is in response to your correspondence of December 23, 2014, requesting comments on the above-referenced Draft Environmental Impact Report (DEIR). The Department of Water and Power (LADWP), Water Distribution Division has the following comments regarding the water availability and facilities for this project.

- **Section III.H. Land Use – page III.H-36:**

The DEIR indicates a pedestrian-oriented project with pedestrian-oriented amenities. If these amenities include decorative paving to be installed on the sidewalks as part of this project, please note that this will result in additional costs to LADWP to maintain and/or modify public water facilities located behind the curb in the public right-of-way. Therefore, an agreement between the LADWP and developer may be necessary to identify limitations for repairs of decorative features within the City right-of-way.

2-1

- **Section III.J. On and Off-Site Fire Suppression Facilities and Service Requirements – page III.J-4:**

1. All references to off-site fire hydrants should be modified to "public" fire hydrants.
2. The DEIR states that these "off-site fire hydrants are capable of providing 1,500 GPM and are currently able to meet required fire flow requirements." Please provide the hydraulic simulations/fire flow analyses justifying that these fire hydrants are able to meet the fire flow requirements.
3. The following statements in the DEIR are contradictory: "Therefore, the project site **does not provide** adequate fire hydrant spacing and type, based upon the site's current land use type. There are currently **no known** off or on-site fire hydrant

2-2

2-3

2-4

Los Angeles Aqueduct Centennial Celebrating 100 Years of Water 1913-2013
111 N. Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles, CA 90051-5700
Telephone: (213) 367-4211 www.LADWP.com

Mr. Nicholas Hendricks, City Planner
 Department of City Planning – Valley Office
 Page | 2
 January 7, 2015

| | |
|---|----------------------|
| <p>spacing or type deficiencies with the project area or project site." Please note that based on the tentative tract map that was submitted to LADWP for review in December 2014 as part of the Department of City Planning's (DCP) Subdivision process, the Los Angeles Fire Department (LAFD) is requiring the Developer to install two additional public fire hydrants on Winnetka Avenue. Therefore, the existing fire hydrants serving the property are insufficient.</p> | <p>2-4 cont.</p> |
| <p>4. The DEIR needs to indicate that the minimum residual pressure of 20 psi is required for any fire service or hydrant flowing at capacity.</p> | <p>2-5</p> |
| <ul style="list-style-type: none"> • Section III.J. Public Services Table III.J-3 Fire Hydrant Spacing and Type of Hydrant By Type of Land Development – page III.J-5: | <p>2-6</p> |
| <p>The DEIR identifies the option of using 4x4 fire hydrants for this project. However, LADWP currently installs new public hydrants with at least one 2-1/2" outlet. Therefore, please consult LAFD Hydrants and Access Unit at (213) 482-6543 for the specific requirements regarding public and private hydrants for this project.</p> | <p>2-6</p> |
| <ul style="list-style-type: none"> • Section III.L. Utilities and Service Systems, Local Water System – page III.L-3 and Appendix I Sewer & Water Infrastructure Summary (Water/Fire Service) – pages 1 and 2: | <p>2-7</p> |
| <p>The DEIR states the following: "Service is currently obtained from Prairie Street via a 12-inch service lateral to a 6-inch water meter. After the water meter, service is split between fire and domestic water." This statement is incorrect. The 12-inch lateral serves a 10-inch fire service (Service No. 265664) in combination with a 6-inch domestic service (Service No. 265665). The 12-inch lateral reduces to a 10" lateral for the 10" fire service and before the reducer, there's a 12-inch by 6-inch tee which then connects to the 6-inch domestic service. Both services are inside a 109-inch by 85.5-inch vault.</p> | <p>2-7</p> |
| <ul style="list-style-type: none"> • Section III.L. Utilities and Service Systems, Local Water System – page III.L-4 and Appendix I Sewer & Water Infrastructure Summary (Water/Fire Service) – page 2: | <p>2-8</p> |
| <p>The DEIR states the following: "The domestic water line is reduced to an 8-inch service line connecting the existing LA Times facility..." Is this referring to the 6-inch domestic water service? Why would an 8-inch service line be connected to a 6-inch domestic service? The "Existing Water Main Exhibit" shows one 10-inch fire service line coming out of the vault and a 4-inch domestic water line in parallel. This configuration is different from what was described. The Exhibit also shows 8-inch water mains on both Prairie Street and Winnetka Avenue. These mains should be changed to 12-inch mains.</p> | <p>2-8</p> |
| <p>In addition, there is also a 4-inch Domestic Service (Service No. 270186) that was not mentioned in the DEIR. This is located on the south side of Prairie Street, approximately 69 feet east of the centerline of Penfield Avenue. There is also a 1-inch Domestic Service (Service No. 268586) located on the east side of Winnetka Avenue, approximately 547 feet south of the centerline of Prairie Street.</p> | <p>2-8</p> |

Mr. Nicholas Hendricks, City Planner
Department of City Planning – Valley Office
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- **Section V. Alternatives to the Proposed Project, Fire Protection – page V-27:**

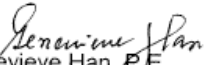
The DEIR indicates that the new fire protection facilities are not needed for the project. As stated previously, Inspector Robert Duff of the LAFD is requiring two new public fire hydrants (2-1/2" x 4" DFH) to be installed on Winnetka Avenue to serve the project. Please call Inspector Duff at (213) 482-6502 to verify this information and also to determine whether private fire hydrants are required to be installed inside the property. If private fire hydrants are required, the Developer may need to order new fire services.

2-9

Please be advised that his response is only applicable to water issues. The Energy Services Organization must be contacted separately for a response.

If you have any questions or need additional information, please contact me at (213) 367-1275.

Sincerely,


Genevieve Han, P.E.
Engineer of West Valley District
Water Distribution Engineering

c: Charles Holloway, Environmental Services
West Valley Engineering
Tract No. 72622
Filenet

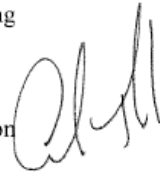
FORM GEN. 160 (Rev. 8-12)

Letter 3
CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: January 7, 2015

TO: Michael J. LoGrande, Director of Planning
 Department of City Planning

FROM: Ali Poosti, Division Manager
 Wastewater Engineering Services Division
 LA Sanitation



SUBJECT: MGA MIXED-USE CAMPUS PROJECT – NOTICE OF COMPLETION AND AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

This is in response to your December 4, 2014 letter requesting a review of your proposed mixed-use project located at 20000 W. Prairie Street, Chatsworth, CA 91311. The Bureau of Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

The Bureau of Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvements projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

| Type Description | Average Daily Flow per Type Description (GPD/UNIT) | Proposed No. of Units | Average Daily Flow (GPD) |
|------------------------|--|-----------------------|--------------------------|
| <i>Existing</i> | | | |
| Mfg./Industrial | 50 GPD/1000 SQ.FT | 255,815 SQ.FT | (12,791) |
| <i>Proposed</i> | | | |
| Mfg./Industrial | 50 GPD/1000 SQ.FT | 255,815 SQ.FT | 12,791 |
| Residential Apt 1 BR | 110 GPD/DU | 304 DU | 33,440 |
| Residential Apt 2 BR | 150 GPD/DU | 372 DU | 55,800 |
| Residential Apt 3 BR | 190 GPD/DU | 24 DU | 4,560 |
| Gym | 200 GPD/1000 SQ FT | 6,900 SQ. FT | 1,380 |
| School Day Care | 100 GPD/1000 SQ. FT | 5500 SQ. FT | 550 |
| Cafeteria | 300 GPD/1000 SQ FT | 7,147 SQ. FT | 2,144 |
| Retail | 25 GPD/1000 SQ FT | 11,000 SQ. FT | 275 |
| Restaurant | 300 GPD/1000 SQ FT | 3,000 SQ. FT | 900 |
| Total | | | 99,049 |

3-1

MGA Mixed-Use Campus project-Notice of Completion-Draft (EIR)
 January 7, 2015
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SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project consists of two discharge routes. Discharge route one includes an existing 8-inch line on Prairie St. Discharge route two includes an existing 8-inch line on Oakdale Ave R/W. Route one and route two merge into a 12-inch line on Nordhoff Pl before discharging into an 18-inch line on Nordhoff St. Figure 1 shows the details of the sewer system within the vicinity of the project.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

| Pipe Diameter (in) | Pipe Location | Current Gauging d/D (%) | 50% Design Capacity |
|--------------------|-----------------|-------------------------|---------------------|
| 8 | Prairie St | 33 | 307,669 GPD |
| 10 | Oakdale Ave. | 23 | 588,015 GPD |
| 8 | Oakdale Ave R/W | * | 362,591 GPD |
| 12 | Nordhoff Pl | 24 | 907,110 GPD |
| 18 | Nordhoff St | 25 | 2.0 MGD |
| 18 | Tampa Ave | 21 | 2.8 MGD |

* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

If you have any questions, please call Kwasi Berko of my staff at (323) 342-1562.

STORMWATER REQUIREMENTS

The Bureau of Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

The project requires implementation of stormwater mitigation measures. These requirements are based on the Standard Urban Stormwater Mitigation Plan (SUSMP) and the recently adopted Low Impact Development (LID) requirements. The projects that are subject to SUSMP/LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "Development Best Management Practices Handbook – Part B: Planning Activities". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lastormwater.org. It is advised that input regarding SUSMP requirements be received in the early phases of the project from WPD's plan-checking staff.

File Location: \Div Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\MGA Mixed-Use Campus Project-NOC Draft (EIR).doc

3-2

3-3

MGA Mixed-Use Campus project-Notice of Completion-Draft (EIR)
January 7, 2015
Page 3 of 3

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the SUSMP/LID requirements.

3-3
cont.

CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

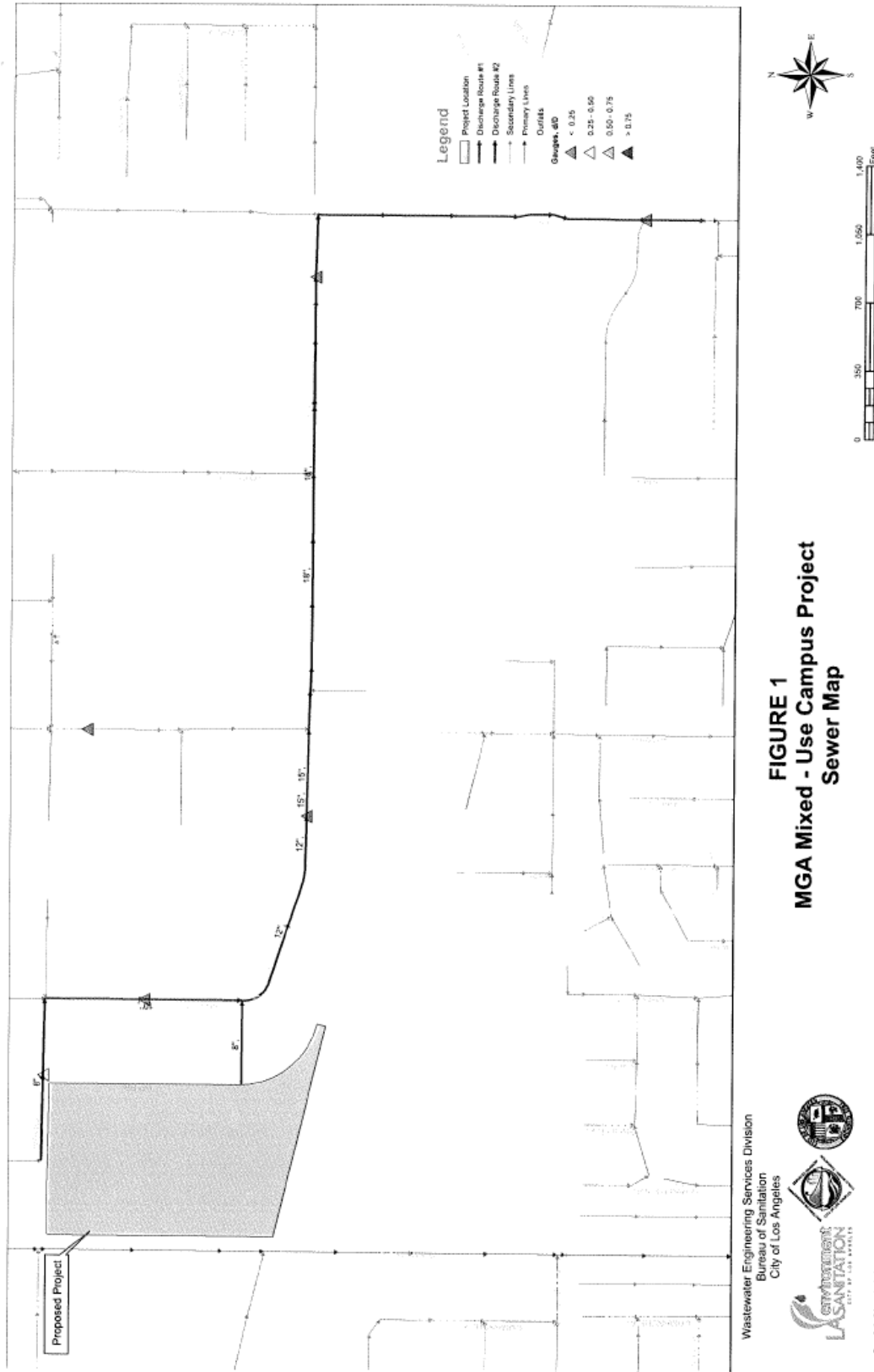
3-4

KB\AP:tn

Attachment: Figure 1 – Sewer Map

- c: Kosta Kaporis, LASAN
- Daniel Hackney, LASAN
- Eduardo Perez, LASAN

File Location: \Div Files\SCAR\CEQA Review\FINAL CEQA Response LTRs\MGA Mixed-Use Campus Project-NOC Draft (EIR).doc



Letter 4

From: Joyce Dillard <dillardjoyce@yahoo.com>
 Date: Tuesday, January 20, 2015
 Subject: Comments to MGA Mixed-Use Campus Project DEIR ENV 2014-210-EIR DUE 1.20.2015
 To: Nick Hendricks <nick.hendricks@lacity.org>

We see no references for continuous WATER QUALITY MONITORING for the project to meet MS4 permits. LA County is not a co-permittee I the MS4 permitting, but all permittees have Watershed Management Area requirements. 4-1

There is no adopted Circulation Element which is a comprehensive infrastructure plan addressing the circulation of people, goods, energy, water, sewage, storm drainage, and communications. The Circulation Element is required by the State of California. 4-2

The project is not consistent with Framework Element Policy No. 3.3.2. Framework Element Policy No. 3.3.2 is the monitoring aspect of CEQA for the General Plan. It reads:

*3.3.2 Monitor population, development, and infrastructure and service capacities within the City and each community plan area, or other pertinent service area.
 The results of this monitoring effort will be annually reported to the City Council and shall be used in part as a basis to:*

- a. Determine the need and establish programs for infrastructure and public service investments to accommodate development in areas in which economic development is desired and for which growth is focused by the General Plan Framework Element.*
- b. Change or increase the development forecast within the City and/or community plan area as specified in Table 2-2 (see Chapter 2: Growth and Capacity) when it can be demonstrated that (1) transportation improvements have been implemented or funded that increase capacity and maintain the level of service, (2) demand management or behavioral changes have reduced traffic volumes and maintained or improved levels of service, and (3) the community character will not be significantly impacted by such increases. Such modifications shall be considered as amendments to Table 2-2 and depicted on the community plans.*
- c. Initiate a study to consider whether additional growth should be accommodated, when 75 percent of the forecast of any one or more category listed in Table 2-2 (see Chapter 2: Growth and Capacity) is attained within a community plan area. If a study is necessary, determine the level of growth that should be accommodated and correlate that level with the capital, facility, or service improvements and/or transportation demand reduction programs that are necessary to accommodate that level.*
- d. Consider regulating the type, location, and/or timing of development, when all of the preceding steps have been completed, additional infrastructure and services have been provided, and there remains inadequate public infrastructure or service to support land use development. (P42, P43)*

4-3

The 2014 Growth and Infrastructure Report does not engage the infrastructure needs in today's regulatory framework.

Joyce Dillard
 P.O. Box 31377
 Los Angeles, CA 90031

3.0 RESPONSES TO COMMENTS

Section 15088 of the CEQA Guidelines states that the lead agency shall evaluate comments on environmental issues received from persons who reviewed the Draft EIR and shall prepare written responses. Specifically, “[t]he written responses shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, the major environmental issues raised when the lead agency’s positions is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted.” The Guidelines call for responses that contain a “good faith, reasoned analysis” with statements supported by factual information. Some of the comments raised, however, are more general in context, stating opinion either in favor of or opposition to the proposed project. In such cases, the comment is for the record and will be forwarded to the decision makers for their consideration, along with all of the comments.

No public hearings have been held regarding consideration of the Draft EIR. Three written comments were received. These comments (numbered 1 through 3) are presented in Section 2, and responses to these comments, are included in this document. This Section, Responses to Comments, is consistent with procedures defined in the CEQA Guidelines as described above.

1. South Coast Air Quality Management District, Jillian Baker, Ph.D., Program Supervisor, Planning, Rule Development & Area Sources, January 20, 2015

1-1 The total square footage in CalEEMod has been updated to 1,212,515 square feet, to match the Project Description. See Section 4 Corrections and Additions for pages III.B-21, 23 and 28; Tables III.B-5, Table III.B-6 and III.B-9; and Appendix C.

1-2 The CalEEMod emissions estimates were based on the land uses and associated average daily traffic volumes presented in the traffic study. The traffic analysis used the creative office designation in place of light industrial as the two land uses are generally similar, and using creative office trip rates results in a more conservative traffic analysis. According to the Institute of Transportation Engineers Trip Generation Manual, creative office land uses generate more trips than light industrial land uses. The Light Industrial zone allows for a range of uses including creative office space; it is anticipated that the project would include mostly creative office space. For purposes of the air quality analysis included in the Draft EIR, the difference between creative office and light industrial uses is negligible. However, since the build out of the space may be closer to light industrial than office, the land use designation in CALEEMod has been changed from creative office to light industrial resulting in negligible changes to the emissions calculations. The average daily trips number was not changed and remains consistent with the traffic study. See Section 4 Corrections and Additions for pages III.B-21, 23 and 28; Tables III.B-5, Table III.B-6 and III.B-9; and Appendix C. Note that, as in the Draft EIR, for operations, mobile source emissions were estimated using vehicle miles traveled provided by the traffic consultant and EMFAC. CalEEMod was not used for mobile source emissions. CalEEMod was used for area and energy source emissions.

1-3 Based on information provided by the Applicant, the 170,500 cubic feet of debris includes site demolition related to constructing the bridge. Site demolition and preparation, including area to support the bridge, and grading emissions were estimated using CalEEMod, as presented in Table III.B-5. See Section 4 Corrections and Additions for page III.B-2, Table III.B-5 and revisions to Appendix C.

It is anticipated that bridge demolition volumes would be minor; in order to present a conservative analysis the CalEEMod modeling was revised to include 100 cubic yards for bridge debris and an additional 4,000 cubic yards of export related to the site preparation and grading phases. The export amount in CalEEMod totals 15,000 cubic yards, as discussed in the Project Description. In addition, the preliminary construction phasing used for the air quality analysis was updated to reflect the current project. The grading phase and site preparation phases were revised from four to six weeks to more accurately portray the expected construction process. As shown in the revised Table III.B-5, regional emissions would be less than the significance thresholds. Similar to the analysis presented in the Draft EIR, regional construction emissions would result in a less-than-significant impact.

1-4 The Localized Significance Threshold (LST) analysis was revised to reflect a one-acre site disturbance, although it is anticipated that 1.5 acres would be disturbed per day based on equipment use. The 400-meter receptor distance was not changed as the first paragraph on page 3-3 of the Final LST guidance states that it is acceptable to linearly interpolate to estimate the allowable emissions between the downwind distances given

in the tables (SCAQMD, *Final Localized Significance Threshold Methodology, June 2003*, Revised July 2008). As shown in the revised Table III.B-5 (see Section 4 Corrections and Additions for page III.B-21), localized emissions would remain less than the LSTs. As presented in the Draft EIR, localized construction emissions would result in a less-than-significant impact.

- 1-5 The proposed project is required by State law to implement SCAQMD rules including Rule 1116 (VOC Emissions from Decontaminated Soil). This rule requires that an approved mitigation plan be obtained from SCAQMD prior to commencing any of the following activities; excavation for an underground storage tank or piping which has stored; excavation or grading of soil containing VOC material including gasoline, diesel, crude oil, lubricant, waste oil, adhesive, paint, stain, solvent, resin, monomer, and/or any other material containing VOC; and the handling or storage of VOC contaminated soil (soil which registers 50 parts per million or greater using an organic vapor analyzer calibrated with hexane). See Section 4 Corrections and Additions for page III.B-2, for additional language added to address project compliance with this rule.
- 1-6 The comment states that similar to the City of Los Angeles requirements for all new projects, the SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces include EV charging stations. The City of Los Angeles is the Lead Agency for this project. Therefore, the proposed project must comply with the 5% requirement, per Article 9, Division 4, Section 99.04.106.6 (Electric Vehicle Supply Wiring) of the LA Green Building Code Ordinance which requires a minimum of 208/240 V, 40 amp grounded AC outlets equal to 5% of the total number of parking spaces or panel capacity for installation of electrical outlets be available within the parking area. See Section 4 Corrections and Additions for page III.B-28, acknowledging that the project is required to comply with this requirement.
- 2. Los Angeles Department of Water and Power, Genevieve Han, PE, Engineer of West Valley District, Water Distribution Engineering, January 7, 2015**
- 2-1 All pedestrian amenities for the project site would be located within the project site. There are no proposed decorative pavements proposed within the public right-of-way and therefore no additional costs would accrue to LADWP.
- 2-2 See Section 4 Corrections and Additions for changes to page III.J-4 to reflect “public” fire hydrants for all off-site hydrants.
- 2-3 A fire flow test will be conducted to provide the requested documentation. See Section 4 Corrections modifying Regulatory Compliance Measure RC-III.J-4 (page III.J-26 and in the summary), to specify that the fire hydrant capacity of 1,500 GPM shall be documented to the satisfaction of the Department of Water and Power and Los Angeles Fire Department, prior to building construction.
- 2-4 See Section 4 Corrections and Additions for changes to page III.J-4, paragraph 2, line 5. The Applicant shall install two additional fire hydrants on Winnetka Avenue as required by the Los Angeles Fire Department.
- 2-5 See Section 4 Corrections and Additions for page III.J-4, Paragraph 1, following line 6. See also the revised Fire Service Pressure Report added to Appendix I, page 8, which

shows that the maximum service that the project will pull is 5,000 GPM, resulting in a residual pressure of 66 psi (which is well above the 20 psi requirement).

- 2-6 See Section 4 Corrections and Additions for changes to page III.J-26 (and the summary), Regulatory Compliance Measure RC-III.J-4 concerning meeting hydrant fire flow requirements and sizing.
- 2-7 See Section 4 Corrections and Additions for changes to the last paragraph on page III.L-3, which updates the referenced line configurations.
- 2-8 See Section 4 Corrections and Additions for page III.L-3 and Appendix I, page 5, the Existing Water Mains Exhibit is replaced.
- 2-9 See Section 4 Corrections and Additions for page V-27 (and page III.J-26, Regulatory Compliance Measures RC-III.J-4) clarifying hydrant flow and outlet sizing requirements. Additionally, the reference to “fire protection facilities” speaks to the Threshold of Significance stated on page III.J-17 as to whether a project “[r]esults in substantial adverse physical impacts associated with fire protection facilities or a need for new or physically altered fire protection facilities in order to maintain acceptable service ratios or response times, or other performance objectives.” Meeting Fire Department hydrant specification requirements is not considered to exceed this threshold.

3. Los Angeles Bureau of Sanitation, Wastewater Engineering Services Division, Alio Poosti, Division Manager

- 3-1 The EIR conservatively analyzed wastewater generation of 150,332 gallons per day (Table III.L-7 page III.L-16) without subtracting the existing estimated 14,217 gpd (including parking use) from existing uses. The EIR analysis includes 38,372 gpd from office space as well as 16,848 gpd from cooling towers that are not included in the commenters table.
- 3-2 The commenter’s table is substantially the same as that included in the EIR (Table III.L-2 page III.L-2), except that it includes minor technical revisions and an additional 10 inch line on Oakdale Avenue. See Chapter 4, Corrections and Additions, for changes made to page III.L-2 to update the information as indicated in the comment.
- 3-3 The EIR summarizes SUSMP and LID requirements on page III.G-9 and indicates that the project is subject to SUSMP on pages III.G-17 to III.G-18. Project compliance with City of Los Angeles LID requirements is included as Regulatory Compliance Measure RC-III.E-1. The requirement for a SWPPP is summarized on pages III.G-12 through III.G-13. A Preliminary Storm Water Quality Mitigation Report for the project is included as Appendix G2. The project does not include changes to streets; it would comply with applicable requirements concerning Green Streets; as noted in the comment infiltration systems, biofiltration and permeable pavements can be implemented in conjunction with SUSMP/LID requirements.
- 3-4 Regulatory compliance measures RC-III.L-7 through RC-III.L-9 summarize requirements for recycling including setting aside a recycling area or room for on-site recycling elements.

4. Joyce Dillard, January 20, 2015

- 4-1 Page III.G-12, the last bullet point indicates that for activity that could disturb a total area in excess of one acre (which would occur in connection with the proposed project) the applicant would be required to implement a Stormwater Pollution Prevention Plan, that would include requirements for monitoring in accordance with the MS-4 permit. Continuous water quality monitoring is only required in cases where dewatering would occur during the course of construction or when continuous water is discharging from the project site. Groundwater is not anticipated to be encountered on the project site. As indicated in the EIR on page III.G-6, the historical high for groundwater is located 41-feet below the existing grade.
- 4-2 For the City of Los Angeles, the Transportation Element (adopted 1999, Bicycle Plan Chapter adopted 2011, and updated adoption expected in 2015) and Infrastructure Systems Element (various plans adopted 1968-1972) together provide compliance with Government Code Section 65302 (b) which requires that a general plan include a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the Land Use Element of the General Plan. The City of Los Angeles is in the process of updating the Transportation Element with the proposed Mobility Plan (MP) 2035 document.
- 4-3 The Environmental Impact Report addresses the anticipated impact of the project on infrastructure in the City of Los Angeles. The EIR identifies significant impacts to two local intersections. In taking action on the project, the City will determine whether these impacts are acceptable in light of overriding considerations such as job creation, provision of housing etc. As part of the requested General Plan Amendment, Zone Change, Conditional Use permit and Vesting Tract Map, the City must adopt findings that such actions associated with this project conform with the public necessity, convenience, general welfare and good zoning practice, and further the intent, purposes and objectives of the City's General Plan including the Framework Element of the General Plan, as required by the Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(7).

The City of Los Angeles prepared the General Plan Framework (Framework) in the 1990s to initially address sewage treatment and air quality constraints being faced by the City at that time. The Framework process resulted in the consideration of various growth alternatives and, through a public process, arrived at a proposed framework with mitigation provisions to monitor the relationship between growth, land use, infrastructure and public services/facilities capacities. The Courts have held that the City of Los Angeles (through its various departments) has discretion in the implementation of monitoring. In practice, the City is best able to balance growth with the capacities of facilities and systems at the time when specific projects are defined.

The Department of City Planning tracks growth and development activity as part of the regional planning process. Local planning departments (including the City of Los Angeles Department of City Planning -- DCP) work together with SCAG to develop population projections to include in the Regional Transportation Plan, which is published every four years (SCAG is working on the 2016 Regional Transportation Plan).

The Planning Department also provides quarterly and annual data on building permit activity in the City of Los Angeles by community plan area (<http://cityplanning.lacity.org/DRU/HOMEDRU.cfm>). City departments access building permit data, population projections as well as U.S. Census data and other data pertinent to their department (for example most recent data on service and utility usage rates), to prepare public service and infrastructure plans.

Each city department prepares, as appropriate, long-range plans for their facilities (e.g. Citywide Parks Needs Assessment Report, Integrated Resources Plans, and the Urban Water Management Plan).

4.0 CORRECTIONS AND ADDITIONS

CEQA Guidelines section 15088.5 requires:

- (a) *A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice of its availability . . . "Significant new information" requiring recirculation include, for example, a disclosure showing that:*
 - (1) *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
 - (2) *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.*
 - (3) *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.*
 - (4) *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*
- (b) *Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.*
- (c) *If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified.*
- (d) *Recirculation of an EIR requires notice pursuant to Section 15087, and consultation pursuant to Section 15086.*
- (e) *A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.*

In response to public comments received, Corrections and Additions have been made to the Draft EIR. All of the new information in Corrections and Additions to the Draft EIR and in the comments and in the responses to comments clarify or amplify or make insignificant modifications to the Draft EIR. The following list all the corrections and Additions to the Draft EIR. Changes to the Draft EIR text are shown in 'underlined text' for additions and 'text strikeouts' for deletions.

Page III.B-17, the duration of Phase 2: Grading is revised as follows:

Duration: 4 6 weeks

Page III.B-18, Paragraph 1, second to the last sentence is revised as follows:

It is ~~anticipated~~ assumed that ~~4.5~~ 1 acres would be disturbed per day.

Page III.B-19, Table B-3 (and the corresponding Table in Appendix C), the following are changed:

The LST for Nitrogen Oxides is changed from 227 to 216; the LST for Carbon Monoxide is changed from 5,546 to 5,242; the LST for Fine Particulates is changed from 61 to 59; the LST for Particulates is changed from 127 to 123. In footnote 1, the LST acreage is changed from 1.5 acres to 1 acre.

Page III.B-21, Table III.B-5 (and the corresponding table in Appendix C) is revised as follows:

| TABLE III.B-5 ESTIMATED DAILY CONSTRUCTION EMISSIONS - UNMITIGATED | | | | | | |
|---|----------------|---------------------------|-------------------------------|-----------------|--------------------------------|-------------------------------|
| Construction Phase | Pounds Per Day | | | | | |
| | VOC | NO _x | CO | SO _x | PM _{2.5} ¹ | PM ₁₀ ¹ |
| Bridge – Demolition | | | | | | |
| On-Site Emissions | 2 | 25 | 18 | <1 | 1 | 1 |
| Off-Site Emissions | <1 | <1 | 1 | <1 | <1 | <1 |
| <i>Total Emissions</i> | 3 | 25 | 19 | <1 | 1 | 1 |
| Bridge – Grading | | | | | | |
| On-Site Emissions | 2 | 20 | 11 | <1 | 1 | 1 |
| Off-Site Emissions | <1 | 4 4 | 4 3 | <1 | <1 | <1 |
| <i>Total Emissions</i> | 2 | 20 24 | 44 14 | <1 | 1 | 1 |
| Bridge – Installation | | | | | | |
| On-Site Emissions | 3 | 23 | 11 | <1 | 1 | 1 |
| Off-Site Emissions | 5 | 18 | 60 | <1 | 2 | 8 |
| <i>Total Emissions</i> | 7 8 | 41 | 72 71 | <1 | 4 3 | 9 |
| Demolition | | | | | | |
| On-Site Emissions | 4 | 44 | 33 | <1 | 3 | 5 |
| Off-Site Emissions | 1 | 42 8 | 9 7 | <1 | <1 | 1 |
| <i>Total Emissions</i> | 5 | 56 52 | 42 40 | <1 | 3 | 6 |
| Grading | | | | | | |
| On-Site Emissions | 3 | 34 | 22 | <1 | 3 | 5 |
| Off-Site Emissions | 4 1 | 4 8 | 4 47 | <1 | <1 | <1 |
| <i>Total Emissions</i> | 3 4 | 34 52 | 23 69 | <1 | 3 | 5 |
| Site Preparation | | | | | | |
| On-Site Emissions | 3 | 36 | 27 | <1 | 4 | 7 |
| Off-Site Emissions | <1 | 48 | 47 | <1 | <1 | 4 1 |
| <i>Total Emissions</i> | 3 | 36 44 | 28 34 | <1 | 4 | 7 8 |
| Building Construction | | | | | | |
| On-Site Emissions | 4 | 31 | 19 | <1 | 2 | 2 |
| Off-Site Emissions | 5 | 18 | 60 | <1 | 2 | 8 |
| <i>Total Emissions</i> | 8 9 | 49 | 79 | <1 | 4 | 10 |
| Paving | | | | | | |
| On-Site Emissions | 2 | 20 | 15 | <1 | 1 | 1 |
| Off-Site Emissions | <1 | <1 | 1 | <1 | <1 | <1 |
| <i>Total Emissions</i> | 2 | 20 | 16 | <1 | 1 | 1 |
| Architectural Coatings | | | | | | |
| On-Site Emissions | 124 | 2 | 2 | <1 | <1 | <1 |
| Off-Site Emissions | <1 | 1 | 6 | <1 | <1 | 1 |
| <i>Total Emissions</i> | 124 | 3 | 8 | <1 | 4 <1 | 2 1 |
| Maximum Regional Total¹ | 124 | 85 95 | 108 113 | <1 | 9 | 17 |
| Regional Significance Threshold | 75 | 100 | 550 | 150 | 55 | 150 |
| Exceed Threshold? | Yes | No | No | No | No | No |
| <i>Maximum On-Site Total</i> | 124 | 67 78 | 46 55 | <1 | 6 6 | 9 10 |
| Localized Significance Threshold² | -- | 227 216 | 5,546 5,242 | -- | 64 59 | 127 123 |
| Exceed Threshold? | -- | No | No | -- | No | No |

¹ The maximum daily emissions are calculated based on overlap between Grading and Site Preparation phases and overlap between Site Preparation and Building Construction phases.

² Localized thresholds based on 400-meter receptor distance and 1.4-5 acre project site.

SOURCE: Terry A. Hayes Associates LLC, 2014.

Page III.B-21 (and the corresponding table in Appendix C), Table III.B-6 is revised as follows:

VOC for the Area Source is changed from 26 to 31, and the Total VOC is changed from 34 to 39.

Page III.B-22, the following language is added after the second paragraph:

The proposed project is required by State law to implement SCAQMD rules including Rule 1116 (VOC Emissions from Decontaminated Soil). This rule requires that an approved mitigation plan be obtained from SCAQMD prior to commencing any of the following activities; excavation for an underground storage tank or piping which has stored; excavation or grading of soil containing VOC material including gasoline, diesel, crude oil, lubricant, waste oil, adhesive, paint, stain, solvent, resin, monomer, and/or any other material containing VOC; and the handling or storage of VOC contaminated soil (soil which registers 50 parts per million or greater using an organic vapor analyzer calibrated with hexane).

The proposed project would comply with with Rule 1166. As discussed starting on Page III.F-13 Hazards and Hazardous Materials, a Phase I Environmental Assessment Phase II Site Investigation were under taken for the project site. The Phase II Site Assessment Report is included as Appendix F. The Phase II ESA included soil borings and vapor probes. VOCs were not detected in any of the soil samples analyzed. A total of three (3) VOCs were detected in one or more of the soil vapor samples. Toluene was detected in all but one of the soil vapor samples analyzed at concentrations that ranged from 56 to 311 ug/m3, with all concentrations are less than the screening level for residential land use of 5,200,000 ug/m3. Xylenes and 1,2,4-TCB were each detected in one of the soil vapor samples at concentrations less than the respective screening levels for residential land use.

Page III.B-27, the following Regulatory Compliance Measures are added:

RC-III.B-3 The Applicant shall comply with SCAQMD Rule 1116 (VOC Emissions from Decontaminated Soil). Compliance includes coordinating with the SCAQMD for construction activity related to the excavation or grading of soil containing VOC material.

RC-III.B-4 The Applicant shall comply with Article 9, Division 4, Section 99.04.106.6 Electric Vehicle Supply Wiring, of the LA Green Building Code Ordinance requiring that a minimum of 208/240 V, 40 amp grounded AC outlets equal to 5% of the total number of parking spaces or panel capacity for installation of electrical outlets be available within the parking area.

Page III.B-27, last paragraph, first sentence is revised as follows:

Mitigation Measure **MM-III.B-1** would reduce project-related architectural coating VOC emissions from 124 pounds per day, to 36 pounds per day, which would be less than the SCAQMD regional significance threshold of ~~55~~ 75 pounds per day.

Page III.B-28, Paragraph 1, the following is added:

In addition, the City requires a minimum of 208/240 V, 40 amp grounded AC outlets equal to 5% of the total number of parking spaces, or panel capacity for installation of

electrical outlets, be available within the parking area (Article 9, Division 4, Section 99.04.106.6 Electric Vehicle Supply Wiring, of the LA Green Building Code Ordinance). AC outlets or panel capacity will be available as required, although in this analysis no emissions reduction were taken related to exhaust emissions as there is no way to determine how many electric vehicles would be utilized by residents and employees.

Page III.B-28, Table III.B-9 (and the corresponding table in Appendix C) is revised as follows:

VOC for the Area Source is changed from 26 to 31, and the Total VOC is changed from 32 to 37.

Page III.J-4, Paragraph 1, Line 3 is revised as follows (new language is underlined):

There are a total of five off-site public fire hydrants serving the project site and a total of seven on-site fire hydrants serving the project site, including a pump station.

Page III.J-4, Paragraph 1, Line 5 is revised as follows (new language is underlined):

The off-site public fire hydrants are capable of providing 1,500 GPM and are currently able to meet required fire flow requirements.

Page III.J-4, Paragraph 1, following line 6 the following is added:

Any fire service or hydrant service flowing at capacity requires a minimum 20psi residual pressure. Based on the Fire Service Pressure report (see Appendix I), for maximum fire service, a residual pressure of 66 psi will be maintained.

Page III.J-4, Paragraph 2, Line 3 is revised as follows (new language is underlined):

At present, there are a total of 12 fire hydrants (five off-site public and seven on-site) serving the project site.

Page III.J-4, Paragraph 2, starting on Lines 4 is revised as follows (deleted text is shown in strikeout font, added text in underline):

~~Therefore, the project site does not provide adequate fire hydrant spacing and type, based upon the site's current land use type. (Los Angeles Fire Department (LAFD) is requiring the Developer to install at least two additional public hydrants on Winnetka Avenue to serve the project.)~~ There are currently no known off- public or on-site fire hydrant spacing or type deficiencies associated with the project area or project site for existing uses.

Page III.J-26 (and in the summary), Regulatory Compliance Measure RC-III.J-4 is modified as follows:

RC-III.J-4 Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction. The Fire Department is requiring the installation of at least two new public fire hydrants (212" 4" DFH) on Winnetka Avenue. The applicant shall request a fire flow test to ensure and document that off-site hydrants are capable of providing 1,500 GPM and are capable of meeting fire flow requirements and hydrant specifications; test results shall be submitted to LAFD and LADWP.

Page III.L-2, Table III.L-2, the following changes are made:

The current gauging for the 8-inch line in Prairie is changed from 35% to 33%.
 A new row is added for a 10 inch line in Oakdale Avenue, with current gauging/percent in use of 23% and a design capacity of 588,015 GPD.
 The gauging data (percent in use) for Oakdale Avenue Right-of-Way (33%) is replaced with an * and footnote indicating no data is available.
 The gauging data (percent in use) for the last three rows (24, 25, 21) is replaced with 22, 23, 20.

Page III.L-3, last paragraph continuing to page III.L-4 (and in Appendix I Sewer and Water Infrastructure Summary, [Water/Fire Service] – pages 1 and 2), is revised as follows:

There are currently two 12-inch water mains fronting the project site along Winnetka Avenue and Prairie Street. Service is currently obtained from Prairie Street via a 12-inch service lateral to a 6-inch water meter. ~~After the water meter, service is split between fire and domestic water which serves a 10-inch fire service (Service No. 265664) in combination with a 6-inch domestic service (Service No. 265665). The 12-inch lateral reduces to a 10-inch lateral for the fire service and before the reducer there is a 12-inch by 6-inch tee, which then connects to the 6-inch domestic service. Both services are inside a 109-inch by 85.5-inch vault. After the water meter, service is split between fire and domestic use. The domestic water line is reduced to an 8 inch service line connecting the existing LA Times facility and the existing “garage” located west of the main building.³~~

Page V-27, the second paragraph is revised as follows:

Fire Protection – Although this alternative would reduce the number of residential units from 700 to 594, it would still generate residential demand for fire protection. As with the project, the alternative would not cause a substantial adverse physical impact on fire protection facilities or the need for new or physically altered fire protection facilities in order to maintain acceptable response times (with the exception of the requirement for the applicant to install two new public fire hydrants on Winnetka Avenue). Impacts would be similar to the proposed project and would be reduced with the implementation of **Regulatory Compliance Measures RC-III.J-1** through **RC-III.J-9**. Impacts would be less than significant, as with the project.

Appendix C, the revised CalEEModeling, is replaced in Appendix C, it is attached to the end of this document.

Appendix I, page 5 the “Existing Water Mains Exhibit” is replaced (see page 4-6 following).

Appendix I, page 8, the “Fire Service Pressure Flow Report” is replaced (see page 4-7 following).



City of Los Angeles
Los Angeles Department of Water and Power - Water System



SAR NUMBER 40391

Fire Service Pressure Flow Report

SERVICE NUMBER **3265664**

For: 20000 PRAIRIE ST Approved Date: 11-1-2013

Existing Service 10 INCH off of the

12 inch main in PRAIRIE ST on the SOUTH side approximately

52 feet EAST of CENTERLINE of PENFIELD AV The System maximum pressure is

116 psi based on street curb elevation of 857 feet above sea level at this location.

The distance from the DWP street main to the property line is 16 feet

System maximum pressure should be used only for determining class of piping and fittings.

| Residual Flow/Pressure Table for water system street main at this location | | | | | |
|--|--------------|------------|--------------|------------|--------------|
| Flow (gpm) | Press. (psi) | Flow (gpm) | Press. (psi) | Flow (gpm) | Press. (psi) |
| 0 | 88 | 4485 | 70 | | |
| 940 | 87 | 4620 | 69 | | |
| 1370 | 86 | 4750 | 68 | | |
| 1705 | 85 | 4875 | 67 | | |
| 1990 | 84 | 5000 | 66 | | |
| 2245 | 83 | | | | |
| 2480 | 82 | | | | |
| 2695 | 81 | | | | |
| 2895 | 80 | | | | |
| 3085 | 79 | | | | |
| 3265 | 78 | | | | |
| 3440 | 77 | | | | |
| 3605 | 76 | | | | |
| 3765 | 75 | | | | |
| 3915 | 74 | | | | |
| 4065 | 73 | | | | |
| 4210 | 72 | | | | |
| 4350 | 71 | | | | |

Meter Assembly Capacities

| Domestic Meters | |
|-----------------|----------|
| 1 inch = | 56 gpm |
| 1-1/2 inch = | 96 gpm |
| 2 inch = | 160 gpm |
| 3 inch = | 220 gpm |
| 4 inch = | 400 gpm |
| 6 inch = | 700 gpm |
| 8 inch = | 1500 gpm |
| 10 inch = | 2500 gpm |

| Fire Service | |
|--------------|----------|
| 2 inch = | 250 gpm |
| 4 inch = | 600 gpm |
| 6 inch = | 1400 gpm |
| 8 inch = | 2500 gpm |
| 10 inch = | 5000 gpm |

| FM Services | |
|-------------|----------|
| 8 inch = | 2500 gpm |
| 10 inch = | 5000 gpm |

These values are subject to change due to changes in system facilities or demands.

Notes: This Flow-Pressure Table is for an existing 10" Fire Service with 6" domestic service # 3265665 at said location only.

This information will be sent to the Department of Building and Safety for plan checking.

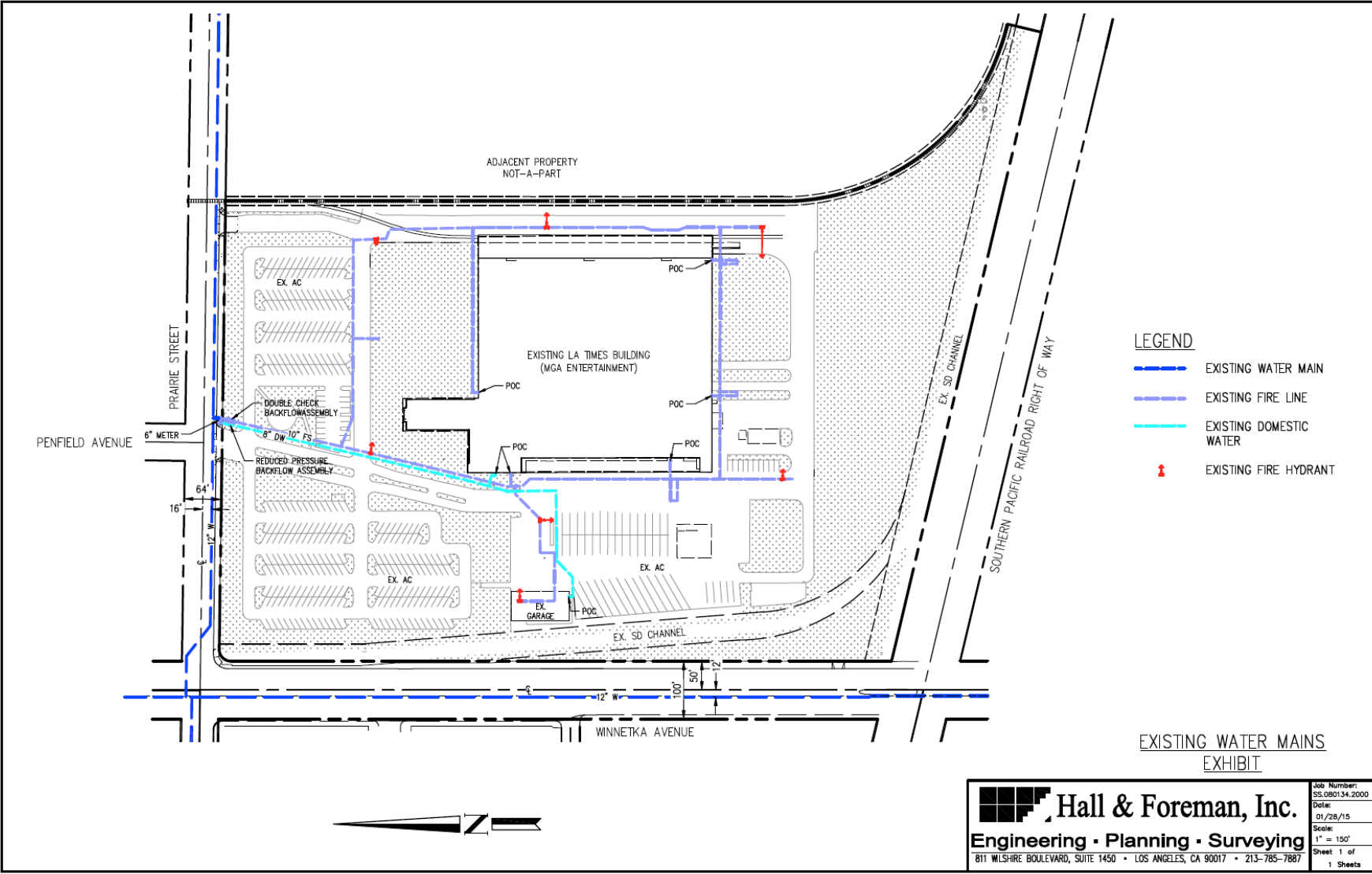
This SAR is valid for one year from 11-01-13. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WEST VALLEY (213) 367-1250**

WICHAI DOOJPHIBULPOL
Prepared by

WICHAI DOOJPHIBULPOL
Approved by

198-114
Water Service Map



5.0 MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code and Section 15097 of the CEQA Guidelines require adoption of a Mitigation Monitoring Program (MMP) for all projects for which an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) have 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 programs, which are enumerated in more detail in Section 15097 of the CEQA Guidelines. Specific reporting and/or monitoring requirements to be enforced during project implementation are defined prior to final approval of the project. The proposed monitoring program will be considered by the City of Los Angeles (the Lead Agency) prior to certification of the EIR. 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."

Mitigation Measures are identified as follows:

- RC-III.X-#: The RC indicates the measure is required to comply with existing regulations.
- PDF-III.X-#: The PDF indicates the measure is a project design feature that will reduce impacts.
- MM-III.X-#: The MM indicates a Mitigation Measure identified by this EIR.

The Mitigation Monitoring and Reporting Program 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 City will ensure that monitoring is documented through reports (as required) and that deficiencies are promptly corrected. The City may choose to designate one or more environmental monitor(s) (e.g. City building inspector, project contractor, certified professionals, etc., depending on the provision specified below).

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

- Performance Criteria/Monitoring Actions – this is the criterion that would determine when the measure has been accomplished and/or the monitoring actions to be undertaken to ensure the measure is implemented.
- The implementing agency – the agency or agencies that will undertake the measure.
- The enforcement and monitoring agencies – the agencies that will monitor and enforce each measure to ensure it is implemented in accordance with this MMP.

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| Mitigation Measures | Compliance/ Monitoring Action(s) | Implementing Entity/Enforcement and Monitoring Agencies |
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| <ul style="list-style-type: none"> • III.A Aesthetics | | |
| None required. | | |
| III.B Air Quality | | |
| <p>RC-III.B-1: Project construction shall comply with SCAQMD Rule 403 that requires the following:</p> <ul style="list-style-type: none"> • Water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes. • Construction contractor shall utilize at least one or more of the following measures at each vehicle egress from the project site to a paved public road in order to effectively reduce the migration of dust and dirt offsite: <ul style="list-style-type: none"> ✓ Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; ✓ Pave the surface extending at least 100 feet and at least 20 feet wide; ✓ Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or ✓ Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. • 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). • Construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts). • Ground cover in disturbed areas shall be replaced as quickly as possible. | Periodic monitoring during construction. | Applicant/SCAQMD |
| <p>RC-III.B-2: The Applicant shall obtain a permit to construct and a permit to operate any standby generators or boilers under SCAQMD Rules 201, 202, and 203. Potential emissions from these sources are subject to SCAQMD Regulation XIII (New Source Review) and must meet Best Available Control Technology requirements to minimize emissions of PM₁₀, VOC, and NO_x emissions.</p> | Prior to operating generators or boilers. | Applicant/SCAQMD |
| <p>RC-III.B-3: The Applicant shall comply with SCAQMD Rule 1116 (VOC Emissions from Decontaminated Soil). Compliance includes coordinating with the SCAQMD for construction activity related to the excavation or grading of soil containing VOC material.</p> | During excavation. | Applicant/SCAQMD |
| <p>RC-III.B-4: The Applicant shall comply with Article 9, Division 4, Section 99.04.106.6 Electric</p> | During construction. | Applicant/DBS |

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| <p>Vehicle Supply Wiring, of the LA Green Building Code Ordinance requiring that a minimum of 208/240 V, 40 amp grounded AC outlets equal to 5% of the total number of parking spaces or panel capacity for installation of electrical outlets be available within the parking area.</p> | | |
| <p>MM-III.B-1: The construction contractor shall use architectural coatings with a volatile organic compound content of 30 grams per liter or less for all interior surfaces and all exterior surfaces in order to minimize VOC emissions from painting.</p> | <p>Periodic monitoring during construction (finishing phase).</p> | <p>Applicant/SCAQMD and/or DCP</p> |
| <p>PDF-III.B-1: The proposed project would reduce its energy usage by 2,557,071 kilowatt-hours per year by implementing Project Design Features that would include, at a minimum, the following measures, or equivalent measures capable of achieving the same results:</p> <ul style="list-style-type: none"> • Installation of energy efficient heating and cooling systems, equipment, and control systems. • Installation of efficient lighting and lighting control systems. • Installation of light colored “cool” roofs to more effectively reflect the sun’s energy from the roof’s surface to reduce the roof surface temperature, and use of shade structures such as awnings or canopies around soundstages and mills to reduce the heat island effect. • Incorporation of energy saving features into building design, as appropriate (e.g., use of passive controls, shading, solar energy, ventilation, appropriate building materials, etc.). • Prohibition of HVAC, refrigeration, and fire suppression equipment that contains banned chlorofluorocarbons. • Use of Energy Star appliances. • Use of photovoltaic technology. | <p>Prior to Certificate of Occupancy applicant to submit documentation of compliance with this measure.</p> | <p>Applicant/DCP or DBS</p> |
| <p>III.C Biological Resources</p> | | |
| <p>MM-III.C-1: Disturbance of any nests protected by the Migratory Bird Treaty Act shall be avoided. 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.</p> <p>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:</p> <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- | <p>Documentation of compliance with this measure prior to starting construction.</p> | <p>Applicant/DCP</p> |

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| <p>disturbance buffer (acceptable in size to the CDFW) 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 CDFW and will be based 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> <ul style="list-style-type: none"> • 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>MM-III.C-2: Disturbance of the roosts of special-status bats shall be avoided. Prior to construction activities, a qualified bat biologist shall survey for special-status bats within 200 feet of the existing bridge crossings along the unnamed drainage (i.e., Prairie Avenue and Southern Pacific Railroad right-of-way along Winnetka Avenue). If no evidence of bats (i.e., direct observation, guano, staining, strong odors is present, no further mitigation is required.</p> <p>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 CDFW 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 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. | <p>Documentation of compliance with this measure prior to starting construction.</p> | <p>Applicant/DCP</p> |
| <p>MM-III.C-3: Reduce impacts associated with dust accumulation (see air quality measures to reduce</p> | <p>Periodic monitoring</p> | <p>Applicant/DCP or DBS</p> |

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| dust). 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. | during construction (finishing phase). | |
| MM-III.C-4: To the maximum extent possible, on-site trees shall be retained, except in cases where the arborist indicates that retention is not appropriate. Reduce impacts to the Urban Forest and wildlife species that depend on these resources for foraging and nesting habitat. Trees removed from the project site shall be replaced at a one for one (1:1) ratio (size to be determined by the City's Urban Forester). The Applicant will work closely with the City's Arborist and project biologist to identify native species that are suitable for the proposed replacement location and which are practicable and do not create safety or nuisance issues. | Prior to start of construction, applicant to prepare a plan to retain trees as appropriate. Monitoring shall be conducted periodically during construction to ensure tree health is being protected. | Applicant/DCP |
| MM-III.C-5: 24-hours prior to construction activities, the project area shall be surveyed for silvery legless lizard. Survey of the project area should be repeated if a lapse in construction activity of two weeks or greater has occurred. If a lizard is encountered during construction, activities in the vicinity of the lizard shall cease until appropriate corrective measures have been completed as determined by a qualified biologist or it has been determined that the lizard will not be harmed. | Documentation of compliance with this measure prior to starting construction. | Applicant/DCP |
| III.D Geology and Soils | | |
| RC-III.D-1: Prior to issuance of a grading permit, a qualified geotechnical engineer shall prepare and submit to the Department of Building and Safety a final Geotechnical Investigation that provides final recommendations to address seismic safety and design requirements for foundations and excavation. The final Geotechnical Investigation shall include all applicable recommendations included in the Project Geotechnical Engineering Investigation included as Appendix E to the Draft EIR. A qualified geotechnical engineer shall be retained by the Applicant to be present on the Project Site during excavation, grading, and general site preparation activities to monitor the implementation of the recommendations specified in the Geotechnical Investigation as well as other recommendations made in subsequent geotechnical investigations prepared for the project subject to City review and approval. If needed, the geotechnical engineer shall provide structure-specific geologic and geotechnical recommendations that shall be documented in a report to be approved by the City and appended to the project's previous geotechnical investigations. | Prior to issuance of a grading permit, applicant to document compliance with this measure. | Applicant/DBS |
| III.E Greenhouse Gas Emissions | | |
| PDF-III.E-1: The proposed project shall reduce its energy usage by implementing Project Design Features that would include, at a minimum, the following measures, or equivalent measures | Prior to Certificate of Occupancy applicant to | Applicant/DCP or DBS |

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| <p>capable of achieving the same results:</p> <ul style="list-style-type: none"> • Installation of energy efficient heating and cooling systems, equipment, and control systems. • Installation of efficient lighting and lighting control systems. • Installation of light colored “cool” roofs to more effectively reflect the sun’s energy from the roof’s surface to reduce the roof surface temperature, and use of shade structures such as awnings or canopies around soundstages and mills to reduce the heat island effect. • Incorporation of energy saving features into building design, as appropriate (e.g., use of passive controls, shading, solar energy, ventilation, appropriate building materials, etc.). • Prohibition of HVAC, refrigeration, and fire suppression equipment that contains banned chlorofluorocarbons. • Use of Energy Star appliances. • Use of photovoltaic technology. | <p>submit documentation of compliance with this measure.</p> | |
| <p>RC-III.E-1: The proposed project shall comply with 2013 Building Energy Standards, as required by Title 24 regulations.</p> | <p>Prior to Certificate of Occupancy applicant to submit documentation of compliance with this measure.</p> | <p>Applicant/DBS</p> |
| <p>III.F Hazards and Hazardous Materials</p> | | |
| <p>RC-III.F-1: All existing and proposed hazardous materials and wastes on the project site shall be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, State, and local requirements. Existing on-site underground and above ground storage tanks shall be removed prior to redevelopment of the site in accordance with applicable regulatory requirements and oversight.</p> | <p>Prior to start of construction, applicant to document compliance with this measure.</p> | <p>Applicant/LAFD</p> |
| <p>RC-III.F-2: Should lead-based paint materials be identified, the Applicant shall provide evidence to the Department of Building and Safety demonstrating that the demolition/renovation contract provides that standard handling and disposal practices be implemented pursuant to Occupational Safety and Health Act regulations.</p> | <p>Prior to start of construction, applicant to document compliance with this measure.</p> | <p>Applicant/DBS</p> |
| <p>RC-III.F-3: Should asbestos-containing materials be identified, the Applicant shall provide a letter to the Department of Building and Safety indicating that the demolition/renovation contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with the South Coast Air Quality Management District’s Rule 1403.</p> | <p>Prior to start of construction, applicant to document compliance with this measure.</p> | <p>Applicant/DBS</p> |

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| <p>RC-III.F-4: Electrical transformers, hydraulic elevator equipment, hydraulic oils, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or removal. All equipment found to contain PCBs in excess of regulatory standards shall be removed and disposed in accordance with all applicable local, State and federal regulations including, but not limited to CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil shall be undertaken. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor.</p> | <p>Prior to start of construction, applicant to document compliance with this measure.</p> | <p>Applicant/DBS</p> |
| <p>III.G Hydrology and Water Quality</p> | | |
| <p>RC-III.G-1: The project shall comply with the City of Los Angeles Low Impact Development (LID) Ordinance. Construction contractors of individual projects are required to control erosion and runoff as necessary through the use of site appropriate grading practices. Specifically, the construction contractor shall plan for and implement Best Management Practices (BMPs) during construction to the satisfaction of the Department of Public Works, Bureau of Engineering, Stormwater Management Division City of Los Angeles, and/or other designated responsible agencies/departments.</p> | <p>Periodic monitoring during construction (rainy season).</p> | <p>Applicant/DPW</p> |
| <p>RC-III.G-2: Sufficient area shall be available so that runoff can be collected in bio swales as appropriate and directed to existing curb and gutter or storm drains. Swale design shall be coordinated with on-site hazardous materials issues as necessary.</p> | <p>Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/DPW</p> |
| <p>RC-III.G-3: The project shall comply with applicable NPDES permit requirements, including preparation and implementation of a Stormwater Pollution Prevention Plan in accordance with the Los Angeles Municipal Storm Water permit and compliance with LID requirements. The project shall identify post development peak runoff, conserve natural areas, minimize storm water pollutants, protect slopes and channels, and post construction BMPs and other items as required by the permit.</p> | <p>Periodically during construction (rainy season) and prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/DPW</p> |
| <p>RC-III.G-4: Runoff shall be treated, as required by LID regulations, prior to discharging into existing storm drain systems.</p> | <p>Periodically during construction (rainy season) and prior to issuance of Certificate of</p> | <p>Applicant/DPW and DBS</p> |

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| | Occupancy, applicant to document compliance with this measure. | |
| RC-III.G-5: All wastes from construction shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site. | Periodic monitoring during construction and as appropriate during operation. | Applicant/DCP |
| RC-III.G-6: Leaks, drips, and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains. | Periodic monitoring during construction and as appropriate during operation. | Applicant/DCP or DBS |
| RC-III.G-7: Material spills shall not be hosed down at the pavement if alternative clean-up methods are available, such as dry cleanup methods. | Periodic monitoring during construction and as appropriate during operation. | Applicant/DCP or DBS, DPW or BOS |
| RC-III.G-8: Dumpsters shall be covered and maintained. Uncovered dumpsters shall be required to be placed under a roof or covered with tarps or plastic sheeting. | Periodic monitoring during construction and as appropriate during operation. | Applicant/DCP |
| RC-III.G-9: Gravel approaches and dirt-tracking devices shall be used to reduce soil compaction and limit the tracking of sediment into streets. | Periodic monitoring during construction. | Applicant/DCP |
| RC-III.G-10: All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be required to be conducted at an appropriate location. Drip pans or drop cloths shall be required to catch drips and spills. | Periodic monitoring during construction and as appropriate during operation. | Applicant/DCP |
| RC-III.G-11: 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). | Periodic monitoring during construction. | Applicant/DCP |
| RC-III.G-12: Article 4.4 of Chapter IV of the Los Angeles Municipal Code (LAMC) specifies Stormwater and Urban Runoff Pollution Control requirements, including the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the LAMC addresses grading, | Periodic monitoring during construction and as appropriate during | Applicant/DBS |

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| <p>excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by the Los Angeles RWQCB, including the following, where applicable:</p> <ul style="list-style-type: none"> • The project applicant shall implement storm water 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 storm water runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the increase peak storm water 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 construct the project, allow access, and provide fire protection. • Trees and other vegetation shall be maximized by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. • Natural vegetation shall be promoted in landscaped areas. • Any identified 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 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. • 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. | <p>operation.</p> | |
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| <ul style="list-style-type: none"> • 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 storm water must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar storm water 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 storm water 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 reducers. • 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 City of Los Angeles Planning Department binding the owners to post construction maintenance on the structural BMPs in | | |

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| accordance with the SUSMP/LID and or per manufacturer's instructions. | | |
| III.H Land Use | | |
| None required. | | |
| III.I Noise | | |
| PDF-III.I-1: New residential units shall include a fresh air supply system or air conditioning so that windows may be closed, as needed, to reduce noise. | Prior to issuance of a Certificate of Occupancy, applicant shall document compliance with this measure. | Applicant/DCP |
| RC-III.I-1: All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible. | Periodic monitoring during construction. | Applicant/DCP or DBS |
| RC-III.I-2: The proposed project shall comply with the City of Los Angeles Noise Ordinance (LAMC Chapter XI), and any subsequent ordinances, which prohibits the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. | Periodic monitoring during construction and as appropriate during operation. | Applicant/DCP |
| RC-III.I-3: Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday, and prohibited on all Sundays and federal holidays. | Periodic monitoring during construction. | Applicant/DCP |
| RC-III.I-4: The proposed project shall comply with the LAMC Section 91.106.4.8, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City's Department of Building and Safety. | Periodic monitoring during construction. | Applicant/DCP |
| MM-III.I-1: Materials used in the construction of residential units shall be capable of achieving an exterior-to-interior noise attenuation level of 32 dBA. Such materials may include double-glazed windows. | Prior to issuance of a Certificate of Occupancy, Applicant shall document compliance with this measure. | Applicant/DCP or DBS |

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| III.J Public Services | | |
| Fire | | |
| RC-III.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. | Prior to submission of plans, Applicant shall document compliance with this measure. | Applicant/LAFD |
| RC-III.J-2: The applicant shall consult with the Fire Department and incorporate fire prevention and suppression features appropriate to the design of the project. | Prior to submission of plans, applicant shall document compliance with this measure. | Applicant/LAFD |
| RC-III.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. | Prior to submission of plans, applicant shall document compliance with this measure. | Applicant/LAFD |
| RC-III.J-4: Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction. The Fire Department is requiring the installation of at least two new public fire hydrants (212" 4" DFH) on Winnetka Avenue. The applicant shall request a fire flow test to ensure and document that off-site hydrants are capable of providing 1,500 GPM and are capable of meeting fire flow requirements and hydrant specifications; test results shall be submitted to LAFD and LADWP. | Prior to start of construction, applicant shall document compliance with this measure. | Applicant/LAFD |
| RC-III.J-5: Plot plans indicating access driveways and roads and turning areas shall be reviewed and approved by the Fire Department, prior to issuance of a building permit. | Concurrent with submission of plans, applicant shall document compliance with this measure. | Applicant/LAFD |
| RC-III.J-6: During the construction phase, emergency access shall remain clear and unobstructed. A construction staging and traffic management plan, wherein traffic management personnel (flag persons) shall be employed as necessary to ensure emergency access is maintained, consistent with LAFD requirements. | Periodic monitoring during construction. | Applicant/LAFD and DBS |
| RC-III.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. | Concurrent with submission of plans, applicant shall document | Applicant/LAFD |

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| 19708). | compliance with this measure. | |
| RC-III.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. | Periodic monitoring during construction and as appropriate during operation. | Applicant/LAFD |
| RC-III.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. In particular, the project shall include an on-site sprinkler system. | Concurrent with submission of plans, applicant shall document compliance with this measure. | Applicant/LAFD |
| Police | | |
| PDF-III.J-1: During project construction, the applicant shall implement security measures at the construction sites that are accessible to the general public. Security measures could include, but are not limited to, fencing, security lighting, and providing security personnel to patrol construction sites. | Periodic monitoring during construction and as appropriate during operation. | Applicant/LAPD and DBS |
| PDF-III.J-2: During project design, the applicant shall incorporate project design features consistent with the City Police Department’s Design Out Crime Guidelines, which may include providing an on-site security force, illuminating parking lots with artificial lighting, use of closed-circuit television monitoring and recording of on-site areas, maintaining security fencing along the project site edge to restrict public access, and way-finding lighting. | Concurrent with submission of plans, applicant shall document compliance with this measure. | Applicant/LAPD and DCP |
| PDF-III.J-3: The applicant shall design on-site streets, street lighting, and street signage in accordance with the emergency access requirements of the applicable jurisdiction (i.e., City of Los Angeles or County of Los Angeles). The applicant shall submit to the City for review the design plans for on-site street widths, street lighting, and street signage. | Concurrent with submission of plans, applicant shall document compliance with this measure. | Applicant/LAPD and DCP |
| RC-III.J-10: During the project’s construction phase, the applicant shall ensure adequate through access and emergency access to adjacent uses. | Periodic monitoring during construction. | Applicant/LAPD and DBS |
| RC-III.J-11: 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. | Prior to start of construction, applicant shall document compliance with this | Applicant/LAPD |

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| <p>RC-III.J-12: Upon completion of the project, the applicant shall provide the Devonshire Division Commanding Officer with access routes and other information that might facilitate police response, as requested by the LAPD.</p> | <p>measure. Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/LAPD</p> |
| <p>RC-III.J-13: 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 incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.</p> | <p>Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/LAPD</p> |
| <p>RC-III.J-14: 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.</p> | <p>Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/LAPD</p> |
| <p>MM-III.J-1: Prior to the issuance of the first building permit issued, the applicant shall consult with the City Police Department regarding site-wide crime prevention features, which may include: provision of call boxes in parks and/or other strategic locations for police and medical emergencies; payphones restricted to outgoing calls only; and "graffiti" cameras in strategic locations to discourage problem graffiti areas from arising.</p> | <p>Concurrent with the submission of plans, applicant to document compliance with this measure.</p> | <p>Applicant/LAPD</p> |
| <p>MM-III.J-2: Prior to the issuance of each building permit, the applicant shall incorporate crime prevention features appropriate to the operational characteristics of the individual building. These features may include the following elements:</p> <ul style="list-style-type: none"> · Well illuminated and designed entryways with minimum dead space to eliminate areas of concealment; · Ornamental shrubbery not planted in a way that would provide cover for persons tampering with doors or windows; · For residential development, installing doors with hinges on the inside or in a manner which prohibits pin removal or tampering, where feasible and effective · The incorporation of access for emergency service personnel and vehicles; | <p>Concurrent with the submission of plans, applicant to document compliance with this measure.</p> | <p>Applicant/LAPD</p> |

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| Mitigation Measures | Compliance/ Monitoring Action(s) | Implementing Entity/Enforcement and Monitoring Agencies |
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| <ul style="list-style-type: none"> · For residential development, video cameras and private security guards may be used to monitor and patrol the project site during project construction and operation; and · Entryways, elevators, lobbies, and parking areas with lighting that eliminates areas of concealment; and solid core doors with deadbolt locks to all offices and shops. | | |
| <p>MM-III.J-3: No later than six months following the issuance of a Certificate of Occupancy for 700 residential units the applicant shall provide to the City of Los Angeles Police Department at no rent the non-exclusive use of desk space for two officers within a community serving facility at the project site.</p> | <p>No later than six months after issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/LAPD</p> |
| <p>Schools</p> | | |
| <p>RC-III.J-15: 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.</p> | <p>Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/DBS</p> |
| <p>Recreation and Parks</p> | | |
| <p>RC-III.J-16: The applicant shall provide open space through one of the following 1) provide on-site improvements as determined to be in compliance with City of Los Angeles requirements; or 2) pay in-lieu fees for any open space shortfall as determined by the City of Los Angeles Recreation and Parks Department.</p> | <p>Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure. Quimby Fees incurred for Buildings A-D shall be paid separately prior to the issuance of a certificate of occupancy for each individual building. A covenant and agreement shall be executed with the Department of Parks and</p> | <p>Applicant/DRP and DCP</p> |

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| | Recreation outlining: (1) the total amount of fee credits that will be awarded for on-site recreational areas/amenities and (2) a final schedule for payment of the fees. | |
| <p>Libraries</p> <p>MM-III.J-1: Prior issuance of a Certificate of Occupancy, the applicant will be required to pay a \$200.00 per capita mitigation fee (1,027 residents X \$200.00 = \$205,400) to the LAPL in order to off-set costs to branch services libraries.</p> | Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure. | Applicant/LAPL and DCP |
| <p>III.K Transportation and Circulation</p> | | |
| <p>PDF-III.K-1: New traffic signal at the intersection of Winnetka Avenue and MGA driveway.</p> | Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure. | Applicant/LADOT |
| <p>PDF-III.K-2: Metro transit and LADOT DASH no longer serve the project site, the foundation of the start-up multi-mode program the applicant shall implement is to provide a site-serving transit service with the implementation of a private shuttle route to connect residents and employees to nearby employment centers, transit stations and commercial retail centers.</p> <p><i>Project Shuttles</i> A shuttle route shall be created to mitigate the peak hour traffic impacts. The shuttle shall be available to serve the site during mid-day and evening hours to provide residents and employees more mobility choices throughout the day. This will allow residents and employees to be car-free if desired. The route is targeted to the Metro Orange Line and the Chatsworth Metrolink Station. The peak hour routes will allow residents and employees to take shuttles for work and non-work trips and provide connections to train and bus stations at the Metro Chatsworth Orange Line/Metro link Station. Limited stops at major transfer points can be</p> | Prior to issuance of Certificate of Occupancy, and ongoing during occupancy (as determined by LADOT) applicant to document compliance with this measure. | Applicant/LADOT and DCP |

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| <p>worked out with LADOT and Metro to also provide the necessary connections to local Chatsworth transit.</p> <p>The shuttle shall provide 20 to 30-minute headways during the morning and afternoon peak hour to the nearby transit stations and work centers. Mid-day and off-peak schedules will be more demand-responsive providing viable and convenient transit options for MGA residents and employees.</p> <ul style="list-style-type: none"> • Shuttle will be equipped with bike racks to promote the bike usage program. Note that DASH service does not currently provide bike racks. • Shuttle advertising will promote the bike share program. | | |
| <p>PDF-III.K-3: The applicant proposes to provide a full Transportation Demand Management (TDM) program and will create a multi-modal hub at the MGA campus. The TDM program will include bike and car share programs and other TDM programs such as on-site day care for both MGA residents and employees as well as an employee cafeteria and a satellite work center for residents who choose to telecommute. The TDM program will also include incentives to reduce trips and disincentives to discourage driving alone (corporate culture, marketing/information, promotional activities, subsidy to employees who ride transit, cash equivalent of parking subsidy, alternative work arrangements); see Appendix H for the full details of the TDM program. The effectiveness of the TDM program will be monitored after the first year of occupancy and thereafter as required by The Department of City Planning.</p> | <p>Prior to issuance of Certificate of Occupancy, and ongoing during occupancy (as determined by LADOT) applicant to document compliance with this measure.</p> | <p>Applicant/ LADOT and DCP</p> |
| <p>MM-III.K-1: Winnetka Avenue and Parthenia Street (#6) - Parthenia Street shall be restriped to install a westbound right-turn only lane on Parthenia Street at Winnetka Avenue (conceptual traffic mitigation plans are illustrated in Figure 16 of the Traffic Report in Appendix H). Traffic signals will be upgraded to accommodate the new right turn lane and brought up to current traffic signal standards.</p> | <p>Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/LADOT</p> |
| <p>MM-III.K-2: Corbin Avenue and Plummer Street (#8) - Corbin Avenue shall be restriped to install a southbound right-turn only lane on Corbin Avenue at Plummer Street (conceptual traffic mitigation plans illustrated in Figure 17 of the Traffic Report in Appendix H). Traffic signals will be upgraded to accommodate the new right turn lane and brought up to current traffic signal standards.</p> | <p>Prior to issuance of Certificate of Occupancy, applicant to document compliance with this measure.</p> | <p>Applicant/LADOT</p> |
| <p>RC-III.K-1: The Traffic Coordinating Section of the Los Angeles Police Department shall be notified at least 24 hours prior to the start of hauling.</p> | <p>Periodic monitoring during construction.</p> | <p>Applicant/LAPD</p> |

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| RC-III.K-2: Streets shall be cleaned of spilled materials at the termination of each workday. | Periodic monitoring during construction. | Applicant/DCP and BOE |
| RC-III.K-3: The applicant shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. | Periodic monitoring during construction. | Applicant/DCP |
| RC-III.K-4: The applicant shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth. | Periodic monitoring during construction. | Applicant/DCP |
| RC-III.K-5: The applicant shall notify the Street Services Investigation & Enforcement Division at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. | Periodic monitoring during construction. | Applicant/DCP and DBS |
| RC-III.K-6: A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times. | Periodic monitoring during construction. | Applicant/DCP |
| RC-III.K-7: Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. | Periodic monitoring during construction. | Applicant/DCP |
| RC-III.K-8: Flag persons shall be required at the job site to assist the trucks in and out of the Project area. Flag persons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook." The pedestrians shall be allowed to clear first prior to permitting the trucks to ingress or egress. | Periodic monitoring during construction. | Applicant/DCP, DBS or BOE |
| III.L Utilities and Service Systems | | |
| Water | | |
| RC-III.L-1: The 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 • 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 | Documentation of compliance with this measure prior to issuance of Certificate of Occupancy. | Applicant/LADWP |

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| <ul style="list-style-type: none"> • 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>RC-III.L-2: 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 valves for baths and showers, and insulated hot water lines, as per City adopted UBC requirements.</p> | <p>Concurrent with submission of plans, applicant to prepare documentation of compliance with this measure.</p> | <p>Applicant/LADWP</p> |
| <p>RC-III.L-3: 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.</p> | <p>Periodic monitoring during construction and operation as appropriate.</p> | <p>Applicant/LADWP</p> |
| <p>RC-III.L-4: The project shall comply with any additional mandatory water use restrictions imposed as a result of drought conditions.</p> | <p>Periodic monitoring during construction and operation as appropriate.</p> | <p>Applicant/LADWP</p> |
| <p>RC-III.L-5: 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</p> | <p>Documentation of compliance with this</p> | <p>Applicant/LADWP</p> |

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| water less often in cooler months and during the rainfall season, so that water is not wasted in excessive landscape irrigation. | measure prior to issuance of Certificate of Occupancy. | |
| RC-III.L-6: 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. | Documentation of compliance with this measure prior to issuance of permits. | Applicant/B&S |
| Solid Waste | | |
| RC-III.L-7: At a minimum, the proposed project 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 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. | Documentation of compliance with this measure prior to issuance of Certificate of Occupancy. | Applicant/DCP or BOS |
| RC-III.L-8: The proposed project 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. | Periodic monitoring during operation as appropriate. | Applicant/LADWP |
| RC-III.L-9: The applicant shall include in the design plans a recycling area or room for on-site recycling elements. | Periodic monitoring during construction and operation as appropriate. | Applicant/DCP |
| Energy | | |
| PDF-III.L-1: To reduce energy consumption, the applicant shall implement the following: <ul style="list-style-type: none"> • The building design shall, at a minimum, meet the applicable Title 24 2013 standards with energy efficiency improvements consistent with a LEED v3 Certified project; and • The applicant shall install a photovoltaic (PV) system of minimum size of 175 kilowatt (kW) direct current (DC). | Documentation of compliance with this measure prior to issuance of Certificate of Occupancy. | Applicant/LADWP |
| RC-III.L-10: The proposed project would be required to comply with the applicable Title 24 of the California Code of Regulations and the City's Green Building Code. The proposed project would incorporate relevant sustainability features set forth in the City's Green Building Code or codes that are in place at the time permits for the proposed project are processed. Such features would | Documentation of compliance with this measure prior to issuance of Certificate of | Applicant/LADWP |

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MITIGATION MONITORING PROGRAM

| Mitigation Measures | Compliance/ Monitoring Action(s) | Implementing Entity/Enforcement and Monitoring Agencies |
|---|---|--|
| <p>include the following or equivalent measures capable of achieving the same results:</p> <ul style="list-style-type: none"> • Installation of energy efficient heating and cooling systems, equipment, and control systems; • Installation of efficient lighting and lighting control systems; • Installation of light colored “cool” roofs to more effectively reflect the sun’s energy from the roof’s surface to reduce the roof surface temperature, and use of shade structures to reduce the heat island effect; • Incorporation of energy saving features into building design (e.g., use of passive controls, shading, solar energy, ventilation, appropriate building materials, etc.), as appropriate; • Prohibition of HVAC, refrigeration, and fire suppression equipment that contains banned chlorofluorocarbons; • Use of Energy Star appliances; and • Use of photovoltaic technology on selected roofs. | Occupancy. | |
| <p>RC-III.L-11: During the design process, the project applicant shall consult with the Department of Water and Power, Energy Services Subsection and The Gas Company, the Commercial, Industrial or Residential Staff Supervisor, regarding possible Energy Conservation Measures for the proposed project.</p> | Documentation of compliance with this measure prior to submission of plans. | Applicant/LADWP |
| <p>RC-III.L-12: The proposed project will comply with LADWP requirements and recommendations regarding on-site facilities. Improvements made shall be undertaken to the 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.</p> | Documentation of compliance with this measure prior to issuance of Certificates of Occupancy. | Applicant/LADWP and BOE |
| <p>MM-III.L-1: Prior to construction, the applicant in consultation with The Gas Company will perform a natural gas load test. If the natural gas load to the new project area does not exceed 40 Million Standard Cubic Feet Per Hour, then no upgrade to the system will be needed. Any required upgrades will be coordinated with The Gas Company and the City of Los Angeles Bureau of Engineering.</p> | Prior to start of construction, applicant to document compliance with this measure. | Applicant/LADWP |

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