

IV. MITIGATION MONITORING PLAN

A. INTRODUCTION

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the CEQA *Guidelines* requires that

“in order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

The City of Los Angeles Department of City Planning has been designated as the Lead Agency for the proposed project at the project site.

A Draft Environmental Impact Report (EIR) was prepared to address the potential environmental impacts of the project. Where appropriate, the Draft EIR identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts identified to a level where not significant impact on the environment would occur. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures required for the Mountaingate project.

The mitigation measures identified in the Draft EIR are categorized by environmental impact section. Following each mitigation measure is identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored, such as: Pre-Construction, including the design phase; Construction; Prior to Issuance of a Building Permit; Prior to Issuance of a Certificate of Occupancy; Occupancy (post-construction).
- The Enforcement Agency, the agency with the power to enforce the mitigation measure.
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMP for the Mountaingate project will be in place throughout all phases of the project. The project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to City Planning shall be at the discretion of City Planning. Generally, each report will be submitted to City Planning in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. City Planning, in conjunction with the project applicant, shall assure that project construction occurs in accordance with the MMP. The South Coast Air Quality Management District (SCAQMD) shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed below are all departments of the City of Los Angeles, unless otherwise noted.

IV.A. EARTH

Grading

1. The geotechnical and geologic consultants should provide observation and testing services continuously for all geotechnical-related activities, including the following:

- All excavations, including excavations for buttresses, cut slopes, backcuts, and overexcavations;
- Subdrain installation; and,
- Placement of fills.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

2. During grading, the following tests shall be performed:

- Fill compaction tests (to verify the compaction recommendations for the placement of engineered fills, as per City of Los Angeles requirements).

- Sulfate content tests (to verify the recommendations for the sulfate content of soils within building pads).
- Expansivity tests (to verify the recommendations for expansion potential values to be used for design, or to provide select, lower expansion potential materials).

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

3. As foundation, improvement, and 40-scale grading plans are finalized and loads are known, they shall be forwarded to the geotechnical consultant for review and verification of conformance with the intent of these recommendations.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

4. Prior to grading and construction, any vegetation should be stripped, and trees should be removed. Surface obstructions, stockpiled and/or uncertified fills, miscellaneous debris, and any other deleterious material, should also be removed. Vegetal matter may be processed into mulch and stockpiled on site for use in landscaping areas. Otherwise, all such material should be hauled off site.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

5. Holes and depressions, resulting from the removal of any buried obstructions, and/or oversize rocks that extend below finished site grades or in zones of overexcavation, should be backfilled with compacted fill.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

6. Any existing underground utilities or wells should be identified and abandoned per the current requirements of the City of Los Angeles, and any other regulatory agencies.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Removals

7. The proposed grading plan indicates that fill is proposed in portions of the canyon area located between the two ridges. Soil deposits at the bottom of canyons are expected to be unsuitable for supporting the proposed fills and, therefore, should be removed to competent native materials. Field exploration in these specific areas was not performed due to difficult accessibility. However, based on field geologic mapping, alluvial deposits are expected at the bottom of these canyons. The thickness of these deposits is estimated to be on the order of 10–15 feet or less. This is an approximation, and if more definite information about the anticipated removals at the bottom of the canyons is desired, additional exploration should be performed. In this case, grading will be required to provide access. These relatively thin deposits of alluvium or colluvium are unsuitable for support of fill and shall be removed to expose competent native material prior to the placement of fill.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

8. Landslide debris (Qls-6, Qls-8, and Qls-9) within the proposed grading areas including both cut and fill areas, should be removed to expose competent bedrock materials. The surface material (upper few feet of loose material) within the areas of Landslide Qls-5 and northern portion of Qls(?) / Qls(?) within the grading limits in the canyon bottoms should be removed, and replaced by engineered compacted fill.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

9. The recommended depth of removals shall be determined by the project geotechnical consultant. Deeper removals than what is anticipated may be required in local areas, depending on actually encountered geotechnical conditions.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Overexcavation

10. The proposed building pads are designed as cut areas. The cut pads shall be overexcavated at least 5 feet below the planned grade. These planned grades would be achieved through the placement of engineered compacted fill. Building footings shall be underlain by a minimum of 3 feet of compacted fill that is keyed into the underlying bedrock.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

11. Overexcavation deeper than 5 feet may be warranted in certain areas of the graded transition pads, particularly if highly expansive or unsuitable materials are encountered at the bottom of the cut portion of the pad. Therefore, the bottom of overexcavations should be observed by the project geotechnical consultant.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

12. The need for deeper excavation (if warranted) would be determined in the field by the project geotechnical consultant, based upon observation and evaluation, if necessary, of conditions exposed at the bottom of overexcavations. The adequacy of the proposed overexcavation depth in certain areas of the site shall be further evaluated when foundation plans become available.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

13. If pools are planned in the future, deeper overexcavation of at least 10 feet below the pad grade could be warranted due to the hard bedrock material and difficulties of overexcavation with smaller grading equipment.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Sub-Drainage System Beneath Fill

14. Subdrains should be placed on a clean bedrock surface in canyon and buttress keyway bottoms prior to fill placement, and constructed in accordance with the recommended guidelines provided in the geotechnical investigation report prepared for the proposed project. Subdrain pipes ranging from 6–8 inches in diameter (8 inches for longer runs) should extend to within 15 feet vertically of finished grade. Proposed subdrain locations have been provided within the report, but are subject to amendment based upon conditions encountered during grading. Backdrains will be constructed on the backcuts of the proposed buttress.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Fill Placement and Compaction

15. Prior to fill placement, the bottom of the fill areas shall be scarified to a depth of between 8–12 inches, moisture conditioned to slightly above the optimum moisture content, and compacted to at least 90 percent relative compaction.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

16. Fill materials should be moisture conditioned to approximately 2 percent above the optimum moisture content, placed in layers not exceeding 8 inches of uncompacted thickness, and compacted to at least 90 percent relative compaction.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Fill Material

17. Most of earth materials generated from cuts or overexcavations at the site may be used as fill materials. However, fill materials should be free from trash, debris, rocks larger in size than 8 inches, as well as any other deleterious materials.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

18. Import fill (if any) should be similar to on-site materials, and shall be subject to approval by the project geotechnical consultant prior to hauling to the site.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Sulfate Content/Cement Type

19. For planning purposes, concrete in contact with on-site soils should be designed in accordance with the moderate soluble sulfate category of Table 19-A-4 of the 1997 Uniform Building Code (UBC). Additional testing should be performed at the completion of rough grading to verify this conclusion.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Fill Slopes and Remanufactured Slopes

20. A keyway associated with the removal of Landslides Qls-8 and Qls-9 shall be variable in width, ranging from approximately 70–100 feet, and should be excavated at least 5 feet into competent bedrock.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

21. Fill slopes constructed on a sloping ground steeper than 5:1 (h:v) shall have a keyway that extends into competent in-place materials, and should be benched into competent materials.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Construction Considerations

22. The caisson-supported design system for this project is being developed for four separate areas within the proposed development. The caissons will be used to support Lots 28, 29, 22, and the last three existing residential structures adjacent to the subject tract at the existing terminus of Stoney Hill Drive. The depth to the failure surface, which is the retained height of material, is approximately 30–40 feet for Lot 28, and 20 feet for Lots 29, 22, and the three existing structural residential units at the current terminus of Stoney Hill Road. The proposed caissons are recommended to have a minimum embedment depth of 10 feet below the anticipated future surface. The caissons should be a minimum of 2 feet in diameter and installed at a minimum center-to-center spacing of three times the diameter of the caissons, maximum spacing should range between 6–10 feet; on-site soils will arch between piles of this maximum spacing. The installation of the caissons is critical to ensure successful resistance.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

23. Pile hole drilling shall be observed by the geotechnical consultant during construction to verify that the piles are embedded in suitable materials, and are drilled to the expected embedment depths in those materials. An uncased pile excavation shall not be performed adjacent to a recently cast pile until the concrete in the recently cast pile has set.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

24. Excavations shall be filled with concrete as soon as practical after cleanout and observation. If an excavation is left open overnight, an additional observation by the geotechnical consultant shall be made prior to concrete placement, in case slaking (desiccation and loss of strength) of the excavation walls has occurred. If slaking has occurred, the excavation shall be freshened by reborer of the excavation prior to concrete placement.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

25. A nominal allowable axial downward bearing pressure of 5,000 lb/ft² may be used in the pile design, if needed, for the cantilever pile design.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Other Considerations

26. Final design and spacing of the caisson system shall be performed and optimized by the structural engineer based on design specific input and review by the geotechnical consultant. Additional analyses corresponding to the structural design can be provided as required by the structural engineer.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Temporary Excavations

27. Removal of the landslide and slump material would be required within the pad areas to expose competent material. Depending on the amount and lateral extent of the removals, permanent lagging, may be required if the landslide material is removed up to, or close to, the caisson locations. Lagging would be needed to support the newly placed compacted fill material between caissons. The minimum height, or vertical extent, and lateral extent of lagging will be determined during grading operations. Permanent lagging should be reinforced concrete sheets.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

28. All excavations for the proposed development shall be performed per the current Occupational Safety and Health Agency (OSHA) guidelines, and other regulatory agencies.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

29. Backcut excavations shall maintain a minimum factor of safety for temporary slope stability equal to or greater than 1.25.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Probes Associated with Mission Canyon Landfill

30. The probes are currently located in the center of the eastern ridge and would be impacted by grading activities. Prior to grading, the probes shall be removed and properly abandoned (or incorporated into the project design) in accordance with applicable regulatory requirements.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Foundations and Slabs on Grade

31. Based on the geotechnical investigation prepared for the proposed project and existing site conditions, the proposed development can be supported with conventional foundations (shallow spread footings and conventional slab on grade). Recommendations for conventional foundations and post-tensioned foundations or post-tensioned slabs shall be provided at the grading plan stage.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Foundation Settlement

32. Building pads shall be overexcavated a minimum of 5 feet, and foundations will be founded into a newly placed compacted fill blanket that rests on bedrock. Foundations should be designed for a maximum anticipated settlement of 1/2 inch and a maximum differential settlement of 1/4 inch over a span of approximately 30 feet. Lots 15 through 20 will have up to approximately 30 feet of compacted fill due to the removal of Landslides QIs-8 and 9 and the rebuilding of a 2:1 slope. Foundations for Lots 15–20 should be designed for a maximum anticipated settlement of 1 inch, and a maximum differential settlement of 1/2 inch over a span of approximately 30 feet.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Foundation Setback

33. All foundations located close to slopes shall have a minimum setback per UBC design guidelines, or in accordance with the structural setback zone, whichever is greater. The setback distances shall be measured from competent materials on the outer slope face, excluding any weathered and loose materials. An alternative setback request, as indicated in Section 1806.5.6 of the 1997 UBC, can be recommended based on proper geotechnical evaluation and analysis, during the 40-scale plan review. Preliminary building setback recommendations on lots designed with the

caisson supported system maybe considered as being H/3 but not exceeding 25 feet. The lots with this caisson-supported system will be evaluated and included in an alternative setback request during the future 40-scale grading plan review stage.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Foundation Venting

34. At the grading plan stage, special provision for foundation venting systems in each slab shall be considered for Lots 1–22 due to the proximity of the landfill to the east.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Seismic Design Parameters

35. The site lies within Seismic Zone 4, as defined in the UBC. Seismic Design parameters will be generated at the grading plan review stage of the project.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Subsurface Drainage

36. Special attention must be paid to subsurface drainage in subsequent phases of this project. Artificial sources of water, such as that from swimming pools and homeowner irrigation, must not be allowed to impact adjacent slopes. Special design requirements and homeowner notification is recommended. Artificial sources of water, such as that from swimming pools and homeowner irrigation, must not be allowed to impact adjacent slopes. If pools are planned and permitted in the future, on the above lots special design requirements and/or subsurface drainage systems will be required and homeowner notification is recommended. Pool plans

should be reviewed by the geotechnical consultant to verify conformance to the geotechnical recommendations.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Surface Drainage

37. Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. A minimum downward gradient of approximately 2 percent shall be maintained, and drainage shall be directed toward approved swales or drainage facilities.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

38. An earthen berm shall be constructed at the top of the descending slopes adjacent pads to direct surface water away from slope faces.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

39. Existing drains at the site which outlet onto the natural slopes (Lot 22 and in the vicinity of Lot 15) shall be redirected away from the slopes to outlets at approved locations.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Asphalt Paving

40. The aggregate base material shall conform to the specifications for Class 2 Aggregate Base (Caltrans) or Crushed Aggregate Base (Standard Specifications for Public Works Construction). The base material shall be compacted to achieve a minimum relative compaction of 95 percent.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Additional Mitigation Measures

41. Prior to recordation of the final map, a grading permit shall be obtained.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

42. Prior to issuance of a grading permit, a supplemental report concerning review of the 40-scale grading plan shall be submitted to the Grading Division of the Department of Building and Safety for approval.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

43. The supplemental report shall include an additional geologic investigation for Lots 7 through 11 to determine the extent and mitigation for the unsupported foliation planes.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

44. The supplemental report shall contain recommendations for providing a minimum factor of safety of 1.5 for Lot 7.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

45. The supplemental report shall include detailed recommendations for limiting infiltration of water into the slopes and fractured rock from the building pads and all graded areas, including west of Lot 28.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

46. The supplemental report shall include a summary of the pile/caisson design requirements.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

47. Prior to the issuance of any permit, the property owners shall file a notarized covenant and agreement with the Office of the Los Angeles County Recorder, acknowledging the potential for future landsliding on Lots 30, 31, and 32, and agreeing that the ownership of the lots and/or the responsibility for any future slope stabilization/repairs will not be transferred to the Homeowners Association as part of this subdivision process. (Note: The completed form must be approved by the Grading Division of the Department of Building and Safety prior to being recorded.) (Section 7016.4.3 of the 2002 City of Los Angeles Building Code.)

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

48. In the event that there are any conflicts between the conditions herein and conditions of approval from the Geology and Soil Engineering Section of the Bureau of Engineering, Department of Public Works, then the most stringent conditions shall apply.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

49. All recommendations of the reports dated March 18, 2003, September 20, 2004, December 17, 2004, and January 18, 2005 prepared by Leighton and Associates, Inc., which are in addition to or more restrictive than the conditions contained in **Mitigation Measures 41** through **58** shall be incorporated into the plans.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

50. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (Section 7006.1 of the 2002 City of Los Angeles Building Code)

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

51. All new graded slopes shall be no steeper than 2:1.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

52. Cut pads and cut portions of transition pads shall be overexcavated a minimum of 5 feet below the planned grade and replaced with compacted fill, as recommended.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

53. Retaining walls up to 15 feet in the height and with a level backfill shall be designed for a minimum EFP of 30 PCF, as recommended.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

54. The dwellings shall be connected to the public sewer system. (Los Angeles Department of Building and Safety Information Bulletin PBC 2001-27)

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

55. All roof and pad drainage shall be conducted to the street in an acceptable manner. (Section 7013.10 of the 2002 City of Los Angeles Building Code)

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

56. Landslides 6, 8, and 9, as shown on the geotechnical map in the geologic and soil engineering reports, shall be removed and replaced as certified compacted fill.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

57. Soldier piles/caissons shall be constructed for protection of Lots 22, 28, 29, and the extension of Canyonback Road, at the location as shown on 2nd Revised Detail Vesting Tentative Tract Map No. 53072, of the report dated December 17, 2004.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

58. Soldier piles shall be designed for a minimum EFP of 37.5 PCF, as recommended on Plates GI to G3 of the report dated March 18, 2003. Total lateral load on piles shall be computed by multiplying designed EFP by pile spacing.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Geologic Hazards (Seismicity)

1. Refer to **Mitigation Measures 1** through **58**, above.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.B. AIR

Construction

Mitigation measures identified in Tables 11-2 and 11-3 of the CEQA *Air Quality Handbook* are intended to reduce the impacts of construction-related emissions to the greatest extent possible. The following SCAQMD recommended measures could be feasibly implemented during the construction phases of development.

1. Configure construction parking to minimize traffic interference.

Monitoring Phase: Construction

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Department of Building and Safety

2. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours).

Monitoring Phase: Construction

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Department of Building and Safety

3. Schedule construction truck activities to off-peak traffic hours to the degree practicable.

Monitoring Phase: Construction

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Department of Building and Safety

4. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:

- Rerouting construction traffic to avoid congested streets to the degree practicable;
- Consolidating truck deliveries when possible; and
- Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Transportation
South Coast Air Quality Management District

Monitoring Agency: Department of Transportation
Department of Building and Safety

5. Ground wetting shall be required to minimize fugitive dust during grading and construction, pursuant to SCAQMD Rule 403. Watering at least twice daily would potentially reduce fugitive dust by 50 percent.

Monitoring Phase: Construction

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Department of Building and Safety

6. Trucks utilized during grading and construction operations shall be free of loose soil before leaving the site.

Monitoring Phase: Construction

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Department of Building and Safety

7. Street sweeping of roads adjacent to the site should be performed to further reduce fugitive dust generated by traffic adjacent to the site.

Monitoring Phase: Construction

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: Department of Building and Safety

IV.D. PLANT LIFE

1. Habitat Restoration, Management, and Monitoring Plan

To serve as the guiding plan for all restoration planting, a Habitat Restoration, Management, and Monitoring Plan (HRMMP) shall be developed by the applicant for plant communities and riparian and drainage areas that will be impacted by the project. The plan shall be consistent with the terms and conditions set forth in the various permits, certifications, and agreements issued by the appropriate jurisdictional agencies and should be prepared by a qualified habitat restoration biologist, as approved by the City. The HRMMP shall include, at a minimum, the following sections:

- a. A planting palette, that lists, at a minimum, all appropriate native plants to be included in all mitigation areas. The planting palette shall be developed by a qualified biologist and approved by the CDFG.
- b. Procedures regarding the removal of non-native vegetation, planting of native vegetation, translocation of trees, planting of container stock, irrigation, and equipment use.
- c. Maps that illustrate the specific location of mitigation.
- d. Procedures outlining monitoring and maintenance activities including frequency and timing of monitoring visits, plant maintenance (i.e., pruning), and irrigation maintenance.
- e. Specific criteria that will specify what goals must be accomplished at each mitigation area before the mitigation is deemed a success.

- f. Adaptive management actions that specify what actions will be taken in the event success criteria are not met.
- g. The specific funding obligations by the applicant that will be required to successfully carry out all procedures outlined in the HRMMP.
- h. The plan shall incorporate the following specific mitigation standards and monitoring actions specified in **Mitigation Measures 2** through **7** as minimum standards:

Monitoring Phase: Pre-Construction, Construction, Post-Construction, Occupancy

Enforcement Agency: California Department of Fish and Game
United States Army Corps of Engineers
Regional Water Quality Control Board
United States Fish and Wildlife Service
City Planning

Monitoring Agency: California Department of Fish and Game
United States Army Corps of Engineers
Regional Water Quality Control Board
United States Fish and Wildlife Service
City Planning

Upland Habitats

Chaparral

- 2. The mitigation standard to be achieved is a “no net loss” of chaparral habitat in terms of acreage and overall value. The loss of chaparral habitat through development will be mitigated by replacement of habitat that is comparable in size and quality on site or within the local area.

Enhancement measures to improve the biological value of chaparral on site by supplemental planting shall take place in areas determined to be of low or moderate value. Seed stock and container stock of chaparral species, consistent with planting palette guidelines set forth in the HRMMP, shall be planted in disturbed portions of remaining chaparral habitat on site or in the area. A study shall be conducted to determine the on site potential for chaparral mitigation. If no on-site opportunities exist, off-site mitigation can be achieved. If off-site mitigation is utilized, an agreement with the land management organization and all associated fees related to that agreement must be approved prior to the issuance of the grading permit.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: California Department of Fish and Game

Monitoring Agency: California Department of Fish and Game
Department of Building and Safety

California Black Walnut Woodlands

3. The mitigation standard to be achieved is a “no net loss” of coastal sage – chaparral scrub habitat in terms of acreage and overall value. The loss of California black walnut woodland habitat through development will be mitigated by replacement of habitat that is comparable in size and quality on site or within the local area.

Enhancement measures to improve the biological value of California black walnut woodland on site by supplemental planting shall take place in areas determined to be of low or moderate value. Seed and container stock of California black walnuts, consistent with planting palette guidelines as developed in the HRMMP, shall be planted in on-site mitigation areas, or approved sites in the region. Based on analysis of the site, there appears to be enough room to mitigate for the California black walnut woodlands on site.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: California Department of Fish and Game

Monitoring Agency: California Department of Fish and Game

Mixed Chaparral and California Black Walnut Woodlands

4. The mitigation standard to be achieved is a “no net loss” of mixed chaparral and California black walnut woodland habitat in terms of acreage and overall value. The loss of California black walnut woodland habitat through development will be mitigated by replacement of habitat that is comparable in size and quality on site or within the local area.

Enhancement measures to improve the biological value of mixed chaparral and California black walnut woodland on site by supplemental planting shall take place in areas determined to be of low or moderate value. Seed stock and container stock of chaparral species and California black walnuts, consistent with planting palette guidelines set forth in the HRMMP, shall be planted in on-site mitigation areas, or approved sites in the region. Based on analysis of the site, there appears to be enough room to mitigate for the mixed chaparral and California black walnut woodlands on site.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: California Department of Fish and Game

Monitoring Agency: California Department of Fish and Game

Regulated Oak Trees

5. To mitigate the loss of coast live oak trees, a tree replacement program shall be developed by the applicant for review and approval by the City. The plan shall include the replacement of these trees in appropriate locations within the remaining open space area. Based on analysis of the site, there appears to be enough room to mitigate for the oak trees on site. The following guidelines are described in City of Los Angeles Oak Tree Ordinance (Los Angeles Municipal Code Chapter IV, Article 6 Section 46.00 Oak Trees effective April 12, 1980):

- Oak trees shall be replaced at a ratio of 2 trees:1 impacted tree;
- Each removed tree shall be replaced with at least two 15-gallon or larger container specimens measuring 1 inch or more in diameter, and not less than 7 feet in height measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced and in appropriate locations in coordination with the City;
- All other permit conditions of the City of Los Angeles Oak Tree Ordinance shall also be implemented with respect to replacement of oak trees;
- The source of acorns and container stock (if used) should be local; and
- Guidelines for preserving the remaining oak trees within the project development envelope shall also be included in the final replacement plan.
- All plantings shall be done in accordance with the HMMRP or as otherwise required by the City.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: Street Tree Division of Street Tree Services
Planning Department

Monitoring Agency: Street Tree Division of Street Tree Services
Planning Department

Jurisdictional Drainages and Riparian Habitats

ACOE and CDFG Jurisdictional Drainages

6. The loss of ACOE jurisdictional “waters of the U.S.” and CDFG jurisdictional streambed through development shall be mitigated to achieve no net loss of area or functions of these resources. Any modification to these streambeds will require permits and/or certifications to be obtained from the ACOE, CDFG, and the RWQCB prior to construction activities.

Impacts to jurisdictional waters or streambeds may be mitigated with the enhancement, preservation, restoration, or creation of in-kind, in-place waters and associated habitat. Typically, mitigation ratios for the loss of jurisdictional resources vary from agency to agency. However, these ratios are subject to increases or decreases depending on the quality and function of the jurisdictional resource being impacted. These ratios are likewise affected by the mitigation methods agreed upon by the agencies and the developer.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: California Department of Fish and Game
United States Army Corps of Engineers
Regional Water Quality Control Board

Monitoring Agency: California Department of Fish and Game
United States Army Corps of Engineers
Regional Water Quality Control Board

Southern Mixed Riparian Woodlands

Proposed project implementation will result in impacts to southern mixed riparian woodlands habitat occurring on the project site. Those acres of southern mixed riparian woodlands that occur within CDFG or ACOE jurisdictions would be mitigated as per **Mitigation Measure 6**, above. Measures to mitigate the remaining impacted southern mixed riparian woodlands habitat, considered a CDFG special-status community, are discussed below.

7. The impacts to southern mixed riparian woodland, based on the final approved grading plan, will be mitigated by restoring or preserving southern mixed woodlands on site or within the region to achieve no net loss of area or functions of this plant community.

In order to improve the biological value of southern mixed woodland on site, sufficient hydrology may be present or restored to support supplemental plantings, which shall be installed in the mitigation areas on site or in the area. Seed stock and container stock of southern mixed riparian woodland species, consistent with the planting palette guidelines set forth in the HRMMP, shall be planted in on-site mitigation areas, or approved sites in the region.

A monitoring plan for the southern mixed riparian woodland mitigation shall be approved by CDFG, the City Planning Department, and other permitting agencies, and included in the HRMMP. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring

visit, hand removal of non-native vegetation will be conducted within the mitigation area. Approved success criteria shall be based on an overall percentage of vegetation cover (at least 75 percent) and percentage of non-native plant species (less than 10 percent) consistent with on-site high quality southern mixed riparian woodland. Contingency actions will include supplemental plantings of native seed and/or container stock until success criteria have been met.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: California Department of Fish and Game
Planning Department

Monitoring Agency: California Department of Fish and Game
Planning Department

Special-Status Plants

8. Focused surveys shall be conducted by a qualified botanist during the appropriate blooming period prior to site construction for the species to be surveyed.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: California Department of Fish and Game

Monitoring Agency: California Department of Fish and Game

9. Any special-status plant populations located on the site shall either be avoided, or if avoidance is not feasible, be transplanted to appropriate areas within the remaining open space area. This does not apply to any special-status species that if found on the site would require consultation or an incidental take permit from the CDFG or the USFWS.

Monitoring Phase: Pre-Construction, Construction, Post-Construction

Enforcement Agency: California Department of Fish and Game
United States Fish and Wildlife Service

Monitoring Agency: California Department of Fish and Game
United States Fish and Wildlife Service

Increase in Non-Native Plant Species

10. Prior to issuance of building permit, preparation, review, and implementation of landscaping plans for common areas of the project shall include provisions for the control of invasive plant species. Landscaping plans subject to this requirement include any brush management plan (for the control of fire hazards at developed/natural interface areas), erosion control plans, and any landscaping near natural areas. Provisions for the control of invasive plant species would include (a) City review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive non-native species, especially near developed/natural interface areas; (b) the use of weed control applications (i.e., "Roundup" or equivalent) during the initial planting of landscaped areas; and (c) the monitoring and removal of weeds and other invasive plant species by the applicant as part of ongoing landscape maintenance activities. A qualified botanist shall determine the frequency and method of monitoring for invasive species.

Monitoring Phase: Prior to Issuance of Building Permit

Enforcement Agency: Planning Department

Monitoring Agency: Planning Department

11. Landscaping for the proposed project shall consist primarily of native plants as approved by the California Native Plant Society (CNPS), Santa Monica Mountains Chapter. Invasive, non-indigenous plant species that tend to supplant native plants shall not be used, except immediately adjacent to homes in the pad area. Topsoil and live plant materials shall, where feasible, be salvaged for erosion control and habitat enhancement and restoration efforts.

Monitoring Phase: Prior to Issuance of Building Permit

Enforcement Agency: Planning Department

Monitoring Agency: Planning Department

Construction and Grading Operations

12. An approved botanist/biologist shall be retained as a construction monitor to ensure that incidental construction impacts on biological resources are avoided or minimized. Responsibilities of the construction monitor include the following:

- Attend appropriate pre-grade meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for plants).

- Supervise cordoning of preserved natural areas (with temporary fence posts, flagging, or other easily observed boundary marker) that lie outside of grading areas.
- Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to sensitive habitat areas or other special-status resources may be flagged or temporarily fenced by the monitor, at their discretion.
- Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing impacts on remaining trees and plant communities.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

13. Staging/storage areas for construction equipment and materials shall be located outside of the driplines of remaining trees and areas of remaining vegetation. The biological monitor shall investigate all on-site storage areas to minimize impacts to biological resources.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

14. Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the biologist construction monitor.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

15. During Construction, care should be taken to avoid degradation of the area through spillage of hazardous materials and discarded refuse. No refueling, changing of oil or other fluids, or discarding of any trash or other unwanted materials should be performed within natural areas on or immediately adjacent to the project site. Vehicles carrying supplies, such as concrete, should

not be allowed to empty, clean out, or otherwise place materials into natural areas on or immediately adjacent to the site.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

16. Standard SCAQMD dust control measures (please refer to mitigation measures in Section IV.B, Air Quality, of the Draft EIR) shall be implemented to reduce impacts to nearby wildlife habitat. This includes a variety of options to reduce dust, including replacing ground cover in disturbed areas as quickly as possible; minimizing/reducing vehicle speeds on unpaved roads; watering active sites at least twice daily; and suspending all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

Monitoring Phase: Construction

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

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

17. Best Management Practices (BMPs) including source controls and treatment controls shall be implemented during construction activities and post-construction. Such practices may include the use of screening devices such as hay bales or silt fencing. In addition:

- The City's standard grading procedures and erosion control procedures shall be adhered to during construction;
- Construction sites shall be stabilized by October 15 of each year in anticipation of the rainy season; and
- No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement, concrete or washings thereof, oil or petroleum products or other organic or earthen material from construction or associated activity shall be allowed to enter into drainages or be placed where it may be washed by rainfall or runoff into the drainages.

Monitoring Phase: Construction, Post-Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

IV.E. ANIMAL LIFE

Common and Special-Status Bird Nests

1. Prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through July), a qualified biologist shall conduct field surveys to determine if active nests of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and/or the CDFG Code, are present in the construction zone or within 50 feet (300 feet for raptors) of the construction zone. These surveys shall be conducted no earlier than 45 days and no later than 20 days prior to site preparation activities. If active nests are found, a fence barrier shall be erected around each nest site at a minimum distance of 300 feet from raptor nests, 100 feet from special-status songbird nests, and 50 feet from common songbird nests (this distance may vary depending on the bird species and construction activity, as determined by the biologist). No construction or clearing activities shall be permitted, at the discretion of the biologist, within this nest zone until the young birds have fledged and are no longer dependent upon the nest tree or plant, as determined by the project biologist. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: City Planning
California Department of Fish and Game

Monitoring Agency: City Planning
California Department of Fish and Game

Special-Status Amphibians and Reptiles

2. Immediately prior to construction or grading activities, or as these activities are commencing, a survey shall be conducted by a qualified biologist to determine if individuals of the coastal western whiptail occur within the construction or grading zone. If located, individuals of this species, or any other special-status reptile or amphibian species observed during the survey, shall be captured and translocated unharmed into areas of appropriate habitat (either on site or immediately off site) that are not subject to disturbance.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: City Planning
California Department of Fish and Game

Monitoring Agency: City Planning
California Department of Fish and Game

Light and Glare

3. All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas, as coordinated with the lighting engineer and the project biologist.

Monitoring Phase: Construction, Post-Construction

Enforcement Agency: Department of Building and Safety
City Planning

Monitoring Agency: Department of Building and Safety
City Planning

Construction and Grading Operations

The following construction guidelines shall be adhered to in order to reduce potential significant impacts on remaining biological resources:

4. An approved biologist shall be retained as a construction monitor to ensure that incidental construction impacts on biological resources are avoided or minimized. Responsibilities of the construction monitor include the following:
 - Attend appropriate pre-grade meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for wildlife).
 - Supervise cordoning of preserved natural areas (i.e., active bird nests) that lie outside of grading areas.
 - Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to sensitive habitat areas or other special-status resources may be flagged or temporarily fenced by the monitor, at their discretion.
 - Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing harm/harassment of wildlife encountered during construction.

The monitor should be present periodically on the site during construction to coordinate and monitor compliance with the above provisions.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

5. Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the biologist construction monitor.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

6. During construction, care should be taken to avoid degradation of the area through spillage of hazardous materials and discarded refuse. No refueling, changing of oil or other fluids, or discarding of any trash or other unwanted materials should be performed on or immediately adjacent to the project site. Vehicles carrying supplies, such as concrete, should not be allowed to empty, clean out, or otherwise place materials into natural areas on or immediately adjacent to the site.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety
Planning Department

Monitoring Agency: Department of Building and Safety
Planning Department

7. Standard SCAQMD dust control measures (mitigation measures in **Section IV.B, Air Quality**, above) shall be implemented to reduce impacts on nearby wildlife habitat. This includes a variety of options to reduce dust including replacing ground cover in disturbed areas as quickly as possible; minimizing/reducing vehicle speeds on unpaved roads; watering active sites at least twice daily; and suspending all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

Monitoring Phase: Construction

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

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

IV.F. NOISE

Construction Noise

1. As per Section 41.40 of the City of Los Angeles Noise Ordinance, construction operations shall be limited to the hours of 7 A.M. to 9 P.M. Monday through Friday and 8 A.M. to 6 P.M. on Saturdays and holidays. No construction operations shall be permitted on Sundays.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

2. As per Section 112.05 of the City of Los Angeles Noise Ordinance, all technically feasible measures shall be implemented to reduce noise levels of construction equipment operating within 500 feet of residential areas in cases where noise levels exceed 75 dB(A) at 50 feet from the noise source. Technically feasible measures include, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent land uses in advance of construction work, ensuring that construction equipment is fitted with modern sound reduction equipment, and installing temporary acoustic barriers around stationary construction noise sources.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

3. The project applicant shall provide staging areas on site to minimize off-site transportation of heavy equipment. These areas shall be located as to maximize the distance between staging areas and residential areas.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

4. Minimize off-site heavy truck activities in local residential areas.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

5. Ensure that construction equipment is fitted with sound reduction equipment, per manufacturer's specifications.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

6. Where feasible, all heavy-duty construction equipment shall arrive at the site by utilizing the proposed secondary access road located on the Mission Canyon 8 Landfill property.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

IV.N. TRANSPORTATION AND CIRCULATION

1. Sepulveda Boulevard and Mountaingate Drive – The project applicant shall stripe the Mountaingate Drive approach to this intersection to provide an exclusive left-turn and an exclusive right-turn lane.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Transportation
Bureau of Engineering

Monitoring Agency: Department of Transportation
Bureau of Engineering

IV.O. PUBLIC SERVICES

Fire

1. The Tentative Tract Map and Conceptual Fire Protection/Vegetation Management Plan shall be submitted to the Los Angeles Fire Department (LAFD/Fire Department), Los Angeles Department of Building and Safety, and to the Los Angeles Department of Water and Power (LADWP) for review and approval prior to approval of the Final Map.

Monitoring Phase: Pre-Construction

Enforcement Agency: Fire Department
Department of Building and Safety
Department of Water and Power

Monitoring Agency: Fire Department
Department of Building and Safety
Department of Water and Power

2. Submit plot plans for LAFD approval of access and fire hydrants.

Monitoring Phase: Pre-Construction

Enforcement Agency: Fire Department
Department of Building and Safety
Department of Water and Power

Monitoring Agency: Fire Department
Department of Building and Safety
Department of Water and Power

3. 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.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department
Department of Building and Safety

4. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department
Department of Building and Safety

5. Prior to issuance of occupancy permits for the proposed project, the perimeter of the entire development area shall have a minimum 200-foot clearance from brush to structure. Irrigation of any existing natural slope areas where brush is thinned as part of the fuel modification program is not required. Manufactured slopes will be replanted as required by the City with an emphasis on using drought tolerant native plants to minimize irrigation requirements. Required fuel modification areas will be maintained by individual homeowners, the proposed HOA, or the owners of the property on which these areas are located to ensure these areas are maintained in accordance with applicable requirements.

Monitoring Phase: Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

6. Within the developed area, including the 200-foot zone, the following vegetation shall be prohibited:

- Conifers,
- Cypress,
- Juniper,
- Acacia,
- Palm,
- Eucalyptus, or
- Pampas grass.

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

7. Within the developed area of the project, including the 200-foot zone, the following shrubs shall be prohibited:

- Chamise (*Adenostoma fasciculatum*),
- Buckwheat (*Erigonum*),
- Manzanita* (*Arctostaphylos* sp.),
- Sage (*Artemesia* sp.),
- Poison Oak (*Rhus diversiloba*), or
- Laurel sumac* (*Rhus laurina*).

* Manzanita and Laurel sumac may be allowed in common areas on 30-foot centers, pruned up 3 feet from ground.

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

8. Within the development area, all irrigated seasonal shrubs shall be allowed, with the exception of those identified in **Mitigation Measures 6** and **7**. Recommended native shrubs include:

- Lemonade berry (*Rhus integrifolia*),
- Sugarbush (*Rhus ovata*),
- Ceanothus (sp. *C. spinosis*, *C. crassifolius*, *C. megacarpus*, and *C. oliganthus*),
- Holly leaf cherry (*Prunus ilicifolia*),
- Choke cherry (*Prunus virginiana*),
- Mountain mahogany (*Cercocarpus montanus*), and
- Toyon (*Heteromeles arbutifolia*).

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

9. Unless paved or planted and irrigated, all private driveways shall be clear of all combustible material 10 feet on each side of the driveway. The only non-irrigated planting allowed are trees from the following tree palette:

- Coastal live oak (*Q. agrifolia*),
- Sycamore (*Plantus recemosa*),
- Walnut (*Juglans californica*),
- California laurel (*Umbellularia californica*),
- Jacaranda (*Jacranda mimosifilia*),
- Holly leaf cherry (*Prunus illicifolia*),
- Liquidamber (*Liquidambar styraciflua*), and
- Olive (*Olea europea*).

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

Roads and Driveways (Access)

10. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

11. Standard cut-corners will be used on all turns.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

12. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

13. The LAFD may require additional vehicular access where buildings exceed 28 feet in height.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

14. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access or such access as approved by the LAFD shall be required.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

15. Private streets shall be recorded as Private Streets AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

16. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the LAFD prior to building permit application sign-off.

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

17. Construction of public or private roadways in the proposed development shall not exceed 15 percent in grade.

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

18. Where access for a given development requires accommodation of LAFD apparatus, overhead clearance shall not be less than 14 feet.

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

19. A vertical clearance of 14 feet to allow clear passage of tall fire apparatus shall be provided along all improved on-site roadways.

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

20. Unbroken vegetative or tree canopies over improved roadways which could provide an avenue for fire to spread through and cause the road to be unusable shall be prohibited.

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

21. On-site through streets shall have, at a minimum, two 10-foot traffic lanes and two 8-foot parking lanes.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

22. The emergency access road shall be 20 feet wide, paved, have a gradient of less than 15 percent, and be subject to the approval of the LAFD.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

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

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

24. Private driveways that exceed 150 feet in length and serve one or two residences shall be within 50 feet of structures; be paved asphalt concrete or concrete; be 20 feet in width; and have a grade not to exceed 10 percent. Such driveways shall also provide an approved turnaround no less than every 400 feet and/or at the building site for fire apparatus, a 15-foot vertical clearance with no vegetative canopy, and a fire hydrant located within 150 feet of the structure.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

25. Per State Fire Code, public roadways shall not be gated.

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

26. Gates on the emergency access road, driveways, and any private roads shall not reduce the required roadway width to less than the minimum width as approved by LAFD.

Gates shall be constructed of noncombustible materials and may be sliding, swinging or other design as approved by LAFD provided a vehicle that is denied access through the gate will not be required to backup in the approach lane in order to exit the area.

Gates may be manually operated or power operated as approved by LAFD. Manually operated gates when closed shall be locked with a chain and padlock. The chain shall be limited to 3/8-inch diameter non-case hardened metal links or multiple padlocks may be used as links of the chain. Power operated gates shall be equipped with LAFD approved security gate override device mounted within an approved LAFD access box. In the event of power failure, the gate shall be capable of being pushed open.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

27. Electric Gates approved by the LAFD shall be tested by the LAFD prior to Building and Safety granting a Certificate of Occupancy.

Monitoring Phase: Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

28. All roadways shall have a minimum turning radius of 45 feet, and a minimum curvature radius of 100 feet measured at the centerline, as required by NFPA 299.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

29. The minimum radius for a turnaround shall be 35 feet from centerline of the road.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

30. All turning radii within the project shall be to the approval of the LAFD.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

31. Vertical curves and dips in roadways shall have a radius of not less than 50 feet and shall be passable by a 20-ton fire truck.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

Road and Building Identification

32. Names of all roadways shall be subject to the approval of the LAFD and shall not conflict with other street names.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

33. All structures within 100 feet of a roadway (with the exception of small outbuildings and detached garages) shall have non-combustible street numbers that are between 6 and 8 feet above grade, at least 4 inches high, at least 1 inch wide, and no less than 0.5 inch in stroke. Numbers shall be reflective on a contrasting background, and be clearly visible to emergency personnel for a distance of not less than 100 feet.

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

34. All structures further than 100 feet from a roadway (with the exception of small outbuildings and detached garages), shall have street numbers that are a minimum of 5 inches in height and mounted on a non-combustible post along the driveway, and are clearly visible to emergency personnel for a distance of not less than 100 feet.

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

Fire Protection Water System

35. The required fire flow for this project has been set at 2,000 gallons per minute (gpm) from three fire hydrants flowing simultaneously. A minimum residual water pressure of 20 pounds per square inch (psi) is to remain in the water system, with the required gallons per minute flowing.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Water and Power
Department of Building and Safety

Monitoring Agency: Department of Water and Power
Fire Department

36. Fire water mains and appurtenances shall comply with the LADWP and LAFD standards, and the standard Distribution System Requirements for Fire Protection.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Water and Power
Department of Building and Safety

Monitoring Agency: Department of Water and Power
Fire Department

37. Sectional mains shall be provided every 500 feet in firewater mains, or as required by the LADWP.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Water and Power
Department of Building and Safety

Monitoring Agency: Department of Water and Power
Fire Department

38. Any required fire hydrants to be installed shall be fully operational and accepted by the LAFD prior to any building construction.

Monitoring Phase: Pre-Construction

Enforcement Agency: Fire Department
Department of Water and Power
Department of Building and Safety

Monitoring Agency: Department of Water and Power
Fire Department

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

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

40. Locations of fire hydrants shall be subject to LAFD approval.

Monitoring Phase: Pre-Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

41. Fire hydrants shall comply with the standards of LAFD and will have at least one 4-inch and one 2-1/2-inch connection. The street connection of the hydrant and main shall be 6 inches.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

42. Fire hydrants shall have clear access for 15 feet on each side and be a minimum of 8 feet from flammable vegetation. Outlets shall be at least 18 inches above finished grade.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

43. On roadways having no structures thereon (including the emergency access), hydrants shall be located at 1,000-foot intervals on the right side of the roadway or at locations approved by LAFD.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

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

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

45. Any residences equipped with approved automatic fire sprinkler systems shall have an external alarm bell on the street side. Systems in structures exceeding 20 heads, or 5,000 square feet, or exceeding two stories in height from accessible grade shall be supervised to an alarm company.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

46. All hydrant system plans and sprinkler plans shall be submitted to the City of Los Angeles LAFD for review and approval.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

47. All fire protection systems shall be designed and installed by state-licensed C-16 fire protection contractors utilizing listed and approved equipment and devices.

Monitoring Phase: Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

Building Construction

48. No framing shall be allowed until the roadway is installed to the satisfaction of the LAFD.

Monitoring Phase: Pre-Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

49. All homes shall have noncombustible roofs—non-wood.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

50. Mitigating measures shall be considered. These measures shall include, but not be limited to, the following:

- a. Boxed-in eaves.
- b. Single pane, double thickness (minimum 1/8-inch thickness) or insulated windows.
- c. Non-wood siding.
- d. Exposed wooden members shall be 2 inches nominal thickness.
- e. Noncombustible finishes.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

51. All structures (except non-combustible outbuildings of 100 square feet or less) within the perimeter of the development area directly abutting wildland and natural open space areas shall have walls protected on the exterior with at least one-hour construction from foundation to underside of roof sheathing per the Uniform Building Code. Rain gutters and spouts on perimeter houses shall be non-combustible.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

52. All structures within the perimeter of the development area directly abutting wildland and natural open space areas shall have stucco-masonry (non-wood) exterior walls; 1-3/4-inch thick, solid-core doors; and non-combustible garage doors.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

53. Combustible exterior treatments shall be prohibited on structures within the perimeter of the development area directly abutting wildland and natural open space areas.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

54. Eaves and overhangs shall be avoided wherever possible. If utilized, eaves and overhangs shall be of the same fire resistive rating as exterior walls and shall be enclosed (boxed in). Eaves shall not have vents.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

55. The ends of all roofs shall be fire-stopped to preclude entry of flames or embers.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

56. Structures shall not be cantilevered, stilted, or otherwise overhang slopes. Any roofs, floors, and similar surfaces that extend out from at-grade foundations of the exterior walls shall have the same fire rating as exterior walls (minimum one hour).

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

57. Any structures built on raised foundations shall have such foundations properly enclosed with the same rating as exterior walls (minimum one hour). Vents or openings within the raised foundations shall not face wildland areas.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

58. Trellises, balconies, patio covers, decks, awnings, gazebos, and similar structures shall be of one-hour fire resistive construction, heavy timber, or non-combustible materials, and shall not overhang slopes. Combustible awnings shall not be permitted.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

59. Undersides of decks or balconies shall be solidly enclosed to prevent intrusion of vegetation, fire, etc. Any exposed wooden members shall be at least 2-inch nominal thickness.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

60. Every chimney or vent attached to any solid, liquid, or liquid fuel burning device within the project shall be equipped with an approved, properly-installed spark arrester consisting of 12-

gauge welded or woven wire mesh with openings 0.5 inch across. Such arresters shall be mounted in a vertical or near vertical position, visible from grade and not within 10 feet of vegetation or obstructions.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

Fire Alarms

61. All habitable structures within the project shall have approved smoke detectors installed in compliance with the Los Angeles Building Code and shall be subject to LAFD approval.

Monitoring Phase: Prior to Issuance of Certificate of Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

Utility Lines

62. Where feasible, new or modified electrical distribution lines in fire hazard areas within the project site shall be installed underground.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety
Department of Water and Power

Monitoring Agency: Fire Department

Fences

63. No wooden fences shall be permitted within the perimeter of the development area directly abutting wildland and natural open space areas. Fences in perimeter areas shall be masonry or other non-combustible material. Heavy timber wooden posts may be used to support iron fences.

Monitoring Phase: Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

64. Fencing facing wildland and natural open space areas shall have firefighter access gates, locations of which shall be determined by LAFD. The wildland-facing gate entrances shall display the street name and address of the property on which the gate abuts.

Monitoring Phase: Pre-Construction, Construction, Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

65. Residents shall be required to store combustible materials, such as firewood, at least 30 feet away from structures and that such materials shall have a 10-foot vegetation clearance.

Monitoring Phase: Occupancy

Enforcement Agency: Fire Department
Department of Building and Safety

Monitoring Agency: Fire Department

Enforcement of the Conceptual Fire Protection/Vegetation Management Plan

66. Prior to sale and occupancy of on-site properties, all prospective property owners and residents shall be informed by the developer that the proposed project is within the Mountain Fire District of the City of Los Angeles and a High Fire Hazard Area, as defined by the California Public Resources Code.

Monitoring Phase: Prior to sale and occupancy of on-site properties

Enforcement Agency: Department of Building and Safety
Fire Department

Monitoring Agency: Department of Building and Safety

67. Prior to sale and occupancy of on-site properties, all prospective property owners and residents shall receive a packet that specifically addresses wildfire safety and their role in fire prevention/suppression in their community. All prospective property owners and residents must acknowledge receipt and understanding of the wildfire safety provisions.

Monitoring Phase: Prior to sale and occupancy of on-site properties

Enforcement Agency: Department of Building and Safety
Fire Department

Monitoring Agency: Department of Building and Safety

Enforcement of the Conceptual Fire Protection Plan

68. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

a. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

b. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the LAFD.

Monitoring Phase: Prior to sale and occupancy of on-site properties, Occupancy

Enforcement Agency: Department of Building and Safety
Fire Department

Monitoring Agency: Department of Building and Safety

Police Protection

1. Construction equipment, tools, and material shall be secured by locking or placing them within sheds and/or other inaccessible areas while not in use.

Monitoring Phase: Construction

Enforcement Agency: Police Department
Department of Building and Safety

Monitoring Agency: Police Department

2. Prior to the issuance of building permits, the applicant shall coordinate project security measures and project design considerations with the Los Angeles Police Department's Crime Prevention Unit for the purpose of incorporating "defensible space" and other crime prevention features into the design of the project.

Monitoring Phase: Prior to the issuance of building permits

Enforcement Agency: Police Department
Planning Department
Department of Building and Safety

Monitoring Agency: Police Department

3. Upon completion of the proposed project, the applicant shall provide the Police Department's Crime Prevention Unit with a diagram of the proposed project. The diagram shall include access routes, addresses, and any information that might facilitate police response.

Monitoring Phase: Prior to issuance of Certificate of Occupancy

Enforcement Agency: Police Department
Planning Department
Department of Building and Safety

Monitoring Agency: Police Department

Schools

The proposed project's impact on Los Angeles Unified School District (LAUSD) schools would be less than significant. However, the project would be subject to the provisions of the LAUSD's School Facilities Fee Plan, under the provisions of the Leroy F. Green School Facilities Act of 1998. The project will pay the required school fees in order to comply with state and local codes.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of City Planning
Los Angeles Unified School District

Monitoring Agency: Department of City Planning
Los Angeles Unified School District

Parks and Recreation

1. In accordance with the requirements of the City of Los Angeles (Ordinance No. 141422, amending Chapter 1, Article 7 of the Los Angeles Municipal Code), the project is required to either pay the in-lieu fee to the City, and/or develop park or recreation land on the project site using equivalent funding or greater. The proportion of total land on the site to be set aside for park and recreation, or the amount of in-lieu fees to be paid, shall be determined by the City at the time of final plan approval.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of City Planning
Department of Parks and Recreation

Monitoring Agency: Department of City Planning
Department of Parks and Recreation

IV.Q UTILITIES

Power

1. Prior to issuance of each building permit, the project applicant shall submit plans to the City 's Building and Safety Department demonstrating that each of the project's buildings will comply with the State Energy Conservation Standards for New Residential Buildings (Title 24, part 6, Article 2, California Administrative Code).

Monitoring Phase: Prior to issuance of each building permit

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power

Natural Gas

1. Project design shall be subject to the review of The Gas Company for consistency with applicable energy conservation measures.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
The Gas Company

Monitoring Agency: Department of Building and Safety
The Gas Company

2. Prior to recordation of final maps, the applicant shall provide to the Los Angeles Planning Department, a letter from The Gas Company, which states that natural gas will be provided for the proposed project, and that all applicable energy conservation features have been incorporated into the project design.

Monitoring Phase: Prior to recordation of final maps

Enforcement Agency: Department of Building and Safety
The Gas Company

Monitoring Agency: Department of Building and Safety
The Gas Company
Planning Department

Water Distribution

1. The proposed project shall comply with the City-mandated water conservation program. Water used for landscaping purposes shall be reduced through implementation of Landscape Ordinance No. 170978.

Monitoring Phase: Construction, Occupancy

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power
Planning Department

2. Water distribution system improvements shall be provided to the satisfaction of the LADWP and the advisory agency in accordance with a City-approved and signed street improvement plan.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Department of Public Works
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Public Works
Department of Water and Power
Planning Department

3. Installation of water softening or conditioning appliances shall be provided in accordance with City of Los Angeles Health and Safety Code Section 4047, which requires such appliances be accompanied by water conservation devices.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power

4. Water pressure greater than 80 psi shall be reduced to 80 psi or less by means of a pressure-reducing valve. This affects all lots below a 1,515-foot elevation.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power

5. Plumbing on lots above an elevation of 1,506 feet shall be sized for a minimum pressure range of 30 to 45 psi in accordance with the L.A. City Plumbing Code.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power

6. Lawn areas, including dichondra, shall be required to be separated from planting areas in the irrigation system for commonly-owned areas.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power

7. Mulch shall be utilized in commonly-owned areas wherever possible.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power

8. A manual shall be provided to each home upon initial occupancy to advise the residents as to the appropriate use of water resources in the area and appropriate types of landscaping.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Water and Power

Sanitary Sewers

1. The installation of low-flush toilets, low-flow showers and faucets, designed to reduce water consumption, is now required by Los Angeles Municipal Codes. Project applicant compliance with Los Angeles Municipal Code requirements shall serve to reduce sewage impacts on the Hyperion Treatment Plant.

Monitoring Phase: Construction, Occupancy

Enforcement Agency: Department of Building and Safety
Department of Public Works – Bureau of Sanitation
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Public Works – Bureau of Sanitation
Department of Water and Power

2. The applicant shall comply with the requirements of the City's Water Conservation Ordinance No. 163532.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety
Department of Public Works – Bureau of Sanitation
Department of Water and Power

Monitoring Agency: Department of Building and Safety
Department of Public Works – Bureau of Sanitation
Department of Water and Power

3. The applicant shall comply with Section 64.11.2 of the Los Angeles Municipal Code, which requires the payment of a Sewer Facilities Charge deposit prior to the recordation of the Final Tract Map.

Monitoring Phase: Prior to the recordation of the Final Tract Map

Enforcement Agency: Department of Building and Safety
Department of Public Works – Bureau of Engineering
Department of Sanitation

Monitoring Agency: Department of Building and Safety
Department of Public Works – Bureau of Engineering
Department of Sanitation

IV.T CULTURAL RESOURCES

Archaeology

1. A qualified archaeologist shall be retained to monitor initial grading. If any archaeological or historical remains are found during the development, the archaeologist shall be contacted in order to assess the significance of the resource and to recommend appropriate protective measures. The archaeologist shall have the power to order temporary cessation of grading activity in order to assess the significance of such materials, and to take appropriate protective measures.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Department of City Planning

Monitoring Agency: Department of Building and Safety
Department of City Planning
California Historical Resources Information System

2. If human remains of Native American origin are encountered during the project, the County Coroner's Office and the Native American Heritage Commission shall be contacted for preservation and protection of the remains.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Department of City Planning

Monitoring Agency: Department of Building and Safety
Department of City Planning
California Historical Resources Information System

Paleontological Resources

1. Excavation activities during construction at the project site shall be monitored by a qualified vertebrate paleontologist. The monitor shall be equipped to recover any exposed fossils remains, and quickly and professionally collect them without hindering development activities.

Monitoring Phase: Pre-Construction, Construction

Enforcement Agency: Department of Building and Safety
Department of City Planning

Monitoring Agency: Department of Building and Safety
Department of City Planning
Los Angeles County Museum of Natural History