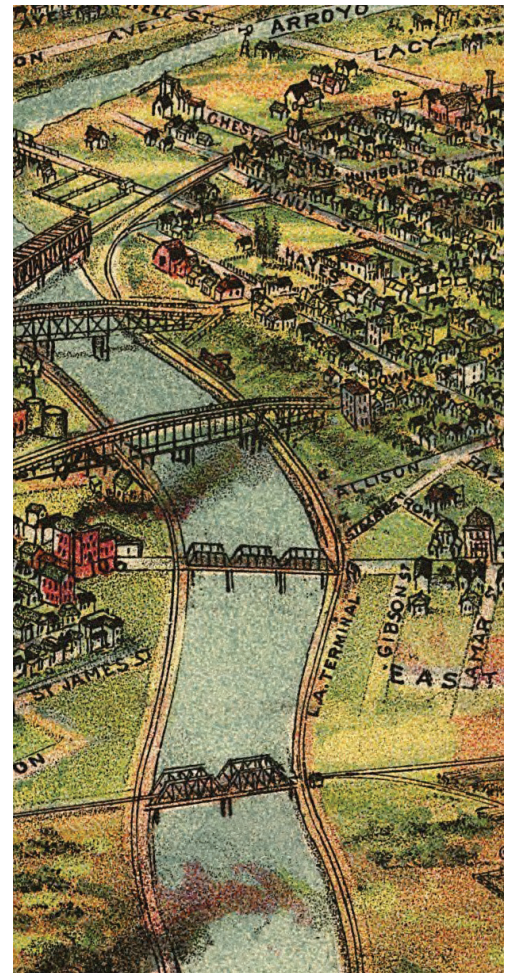
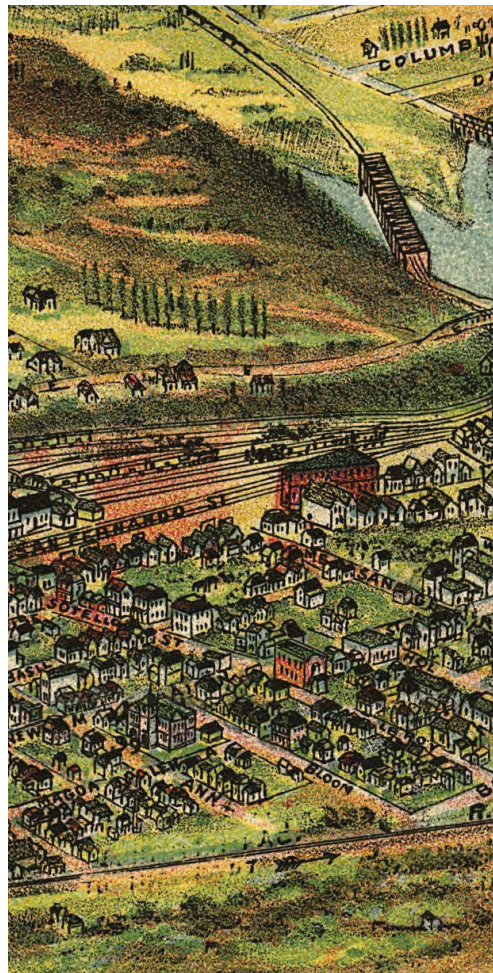


Mitigation Monitoring Plan

Appendix 1



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MITIGATION MONITORING PLAN

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

AB 3180 provided general guidelines for implementing monitoring and reporting Plans, which are enumerated in more detail in Section 15097 of the CEQA Guidelines. Specific reporting and/or monitoring requirements to be enforced during project implementation are defined prior to final approval of the project. The proposed monitoring Plan will be considered by the City of Los Angeles (the lead agency) prior to certification of the EIR. Although the lead agency may delegate reporting or monitoring responsibilities to other agencies or entities, it "...remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the Plan."

The Mitigation Monitoring Plan describes the procedures for the implementation of the mitigation measures to be adopted for the proposed project as identified in the Draft and Final EIR. The MMP for the proposed project will be in place through the planning horizon of the Plan (2035) or until the Plan and EIR are updated again. While the Proposed Project is a planning document, it is anticipated that development that occurs pursuant to the plan will include the following phases: design (pre-construction), construction, and operation (post-construction both prior to and post-occupancy), and therefore some mitigation measures are tied to these phases. The City is responsible for administering the MMP activities. The City may choose to delegate parts of the Plan (particularly enforcement and monitoring) to staff, other City departments (e.g., Department of Building and Safety, Department of Public Works, etc.), consultants, or contractors. The City may choose to designate one or more environmental monitor(s) (e.g. City building inspector, project contractor, certified professionals, etc., depending on the provision specified below).

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

Performance Criteria/Monitoring Actions – this is the criteria that would determine when the measure has been accomplished and/or the monitoring actions to be undertaken to ensure the measure is implemented.

The implementing agency – this is the agency or agencies that will actually undertake the measure.

The enforcement agency and monitoring agency -- this is the agency or agencies that will monitor the measure and ensure that it is implemented in accordance with this MMP.

Cornfield Arroyo Seco Specific Plan Mitigation Monitoring Plan

Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
4. Transportation		
<p>Mitigation Measure Transportation 4.1:</p> <p><i>Transportation Demand Management Strategies (TDM).</i></p> <p>All projects shall include the following:</p> <p><u>Unbundled Parking.</u> All projects shall unbundle the cost of parking from the cost of living and employment areas, either by charging a rent or lease fee, or selling the parking space separately. (See Section 2.5.B.2)</p> <p><u>Bicycle Facilities.</u> Residential projects or those portions of mixed-use projects that are residential shall provide a minimum of one bicycle parking space for every two units. Nonresidential projects, or those portions of mixed-use projects that are nonresidential shall provide a minimum of one bicycle parking space or locker for every 2,000 square feet. Open Space and public parks shall provide a minimum of two bicycle parking space for every 15,000 square feet. (See Section 2.5.B.5a, 6a, and 7b.)</p> <p><u>Transportation Information Center.</u> All projects shall provide a centrally located Transportation Information Center (TIC) where residents, employees, and visitors can obtain information regarding a variety of local transportation Plans and services. A TIC typically provides information about transit schedules, commute planning, ridesharing, telecommuting, bicycle and pedestrian routes and facilities, taxis, para-transit, onsite services, and local businesses. (See Section 2.3.C.2)</p> <p><u>Rideshare or Carshare Parking.</u> Residential projects or those portions of mixed-use projects that are residential and provide parking shall provide, in a publicly accessible area, one shared vehicle parking space for every 25 units. Nonresidential projects, and those portions of mixed-use projects that are nonresidential shall provide a minimum of one share or carpool space for every 25,000 square feet. (See Section 2.5.B.4.b)</p> <p><u>Scooters, Mopeds and Motorcycles.</u> Residential projects or those portions of mixed-use projects that are residential shall provide a designated stall for scooters, mopeds, and motorcycles at a ratio of one space for every 25 units. Nonresidential projects or those portions of mixed-use projects that are nonresidential shall provide a designated stall for scooters, mopeds, and motorcycles at a ratio of one space for every 25,000 square feet. (See Section 2.5.B.4.c)</p>	DCP/DOT	DBS/DCP/DOT

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>Projects seeking to add either 50 units and/or 50,000 square feet, or otherwise requiring additional environmental analysis are required to include the following additional TDM strategies:</p> <p><u>Transit Pass Subsidy Plan.</u> Provide a subsidized transit pass to new residents for a period of one year; and, provide a subsidized transit pass, or equivalent cash-out to employees who walk, bicycle, or take transit to work.</p> <p><u>Parking Cash Out.</u> Employers that offer subsidized or no cost parking shall offer the cash equivalent to employees who forgo their parking space and use alternative travel modes such as biking, walking, or taking the bus to work.</p> <p><u>Guaranteed Ride Home.</u> All employers shall implement a Guaranteed Ride Home (GRH) Plan for employees who do not drive to work. The GRH Plan provides emergency rides to participating employees who may need to leave work during the day due to a family emergency or are asked to work late into the evening after their bus/ride-share/shuttle service no longer operates.</p> <p><u>Flexible Work Hours.</u> Establish Flexible Work Hours, or flextime, to spread out the arrival and departure of employees and shifts trips (especially vehicle trips) to non-peak hours.</p> <p><u>Commuter Club.</u> Develop a Commuter Club to offer incentives to employees for choosing alternative modes of transportation to and from work. Employees who agree to use alternative modes of travel (including walk, bike, transit, carpool or vanpool) to travel to work for a minimum number of days per week (e.g. at least three days per week) may participate in the Club. As a member, employees are entitled to various discounts at local businesses, special offers, and monthly raffle prizes. These benefits shall be determined and negotiated for each development project.</p> <p><u>Ridesharing Services Plan.</u> Develop a Ridesharing Services Plan to reduce the number of employees that drive alone to work. The Plan will identify the home location of participating employees and implement strategies to ensure that at least 25% of the employees who do not walk, bicycle, or take transit to work are enrolled in either a carpool/vanpool and/or employer or area sponsored shuttle service.</p> <p><u>Flex Work Trips.</u> Provide transportation options for work-related trips (exclusive of home to work trips). Options may include access to a flex/shared car and/or bicycle share Plan and/or transit passes.</p>		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
6. Earth Resources		
<p>Mitigation Measure Transportation Earth Resources 6.1:</p> <p><i>Seismic Standards</i></p> <p>All projects shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.</p>	DBS	DBS
<p>Mitigation Measure Earth Resources 6.2:</p> <p><i>Geotechnical Report.</i></p> <p>Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.</p> <p>The aforementioned project shall comply with the conditions contained within the Department of Building and Safety’s Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.</p>	DBS	DBS
<p>Mitigation Measure Earth Resources 6.3:</p> <p><i>Liquefaction.</i></p> <p>Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division1 Section1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection</p>	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.</p> <p>The aforementioned project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.</p>		
<p>Mitigation Measure Earth Resources 6.4:</p> <p><i>Hillside Grading Areas.</i></p> <p>All projects that require a grading permit and are located in a designated hillside area shall conform to the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.</p> <p>Appropriate erosion control and drainage devices for the aforementioned projects shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.</p>	DBS	DBS
<p>Mitigation Measure Earth Resources 6.5:</p> <p><i>Grading Activities. (20,000 Cubic Yards, or 60,000 SF of Surface Area or Greater.)</i></p> <p>All projects that require grading permits for 20,000 Cubic Yards, or 60,000 square feet of surface area or greater shall include the following best management practices (bmps):</p> <ul style="list-style-type: none"> • A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with the conditions described below. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated. • "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation 	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>impacts.</p> <ul style="list-style-type: none"> • “Orange fencing” shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities. • Movement and removal of approved fencing shall not occur without prior approval by LADBS. <p>The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.</p>		
7. Hydrology and Water Quality		
<p>Mitigation Measure Hydrology and Water Quality 7.1:</p> <p><i>Floodplain.</i></p> <p>Projects located within the 100 year floodplain shall comply with the requirements of the Flood Hazard Management Specific Plan, and shall obtain any required concurrence from FEMA that the new development complies with the requirements of that agency.</p>	BOS	BOS
<p>Mitigation Measure Hydrology and Water Quality 7.2:</p> <p><i>Stormwater Infiltration.</i></p> <p>Shallow, perched conditions, or seepage may be encountered in the project area and therefore all projects shall, as part of their compliance with the City’s new Low-Impact Development Ordinance, demonstrate as part of their LID application that the infiltration of stormwater on the site will not raise groundwater conditions to such a level that they would adversely affect existing facilities or structures.</p>	BOS	BOS
<p>Mitigation Measure Hydrology and Water Quality 7.3:</p> <p><i>Dewatering System.</i></p> <p>Projects that impact groundwater quantity as a result of direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity shall modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, and unavoidable, the Department of Building and Safety requires the following measures:</p>	DBS/BOS	DBS/BOS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<ul style="list-style-type: none"> • Prior to the issuance of any permit for excavation, the applicant shall, in consultation with the Department of Building and Safety, submit a Dewatering Plan to the decision-maker for review and approval. Such plan shall indicate estimates for how much water is anticipated to be pumped and how the extracted water will be utilized and/or disposed of. • Extracted groundwater shall be pumped to a beneficial on-site use such as, but not limited to: 1) landscape irrigation; 2) decorative fountains or lakes; 3) toilet flushing; or 4) cooling towers. • Return water to the groundwater basin by an injection well. 		
<p>Mitigation Measure Hydrology and Water Quality 7.4:</p> <p><i>Stormwater Pollution Prevention. (Demolition, Grading, and Construction Activities)</i></p> <p>During construction all projects shall comply with the following requirements:</p> <ul style="list-style-type: none"> • Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the drains. • All vehicles/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills. • Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible. • Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting. 	DBS/BOS	DBS/BOS
<p>Mitigation Measure Hydrology and Water Quality 7.5:</p> <p><i>Standard Stormwater Mitigation Plan. (SUSMP)</i></p> <p>All projects must meet the requirements of the Standard Urban</p>	BOS	BOS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/)		
8. Biological Resources		
<p>Mitigation Measure Biological Resources 8.1:</p> <p><i>Habitat Modification. (Nesting Native Birds)</i></p> <p>Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibits the taking of any birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Therefore, all projects that require a grading and/or building permit are subject to the following:</p> <ul style="list-style-type: none"> • Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86). • If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall: <ol style="list-style-type: none"> 1. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. 2. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities until August 31; or, 	DCP	DBS/DCP/ DF&G

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>3. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located the qualified biological monitor shall develop a mitigation plan that includes a buffer appropriate to the specific species of bird as well as the type and degree of disturbance expected at the construction site. The mitigation plan and identified buffer shall remain in place until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.</p> <p>4. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.</p>		
<p>Mitigation Measure Biological Resources 8.2:</p> <p><i>Oak Trees.</i></p> <p>A person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the protected zone of any tree of the oak tree genus, which is 8 inches or more in diameter, four and one-half feet above mean natural grade, or in the case of oaks with multiple trunks, combined diameter of twelve inches or more of the two largest trunks, without first obtaining approval from the Board of Public Works. Contact Urban Forestry Division at: 213.847.3077 and complying with the following:</p> <ul style="list-style-type: none"> • Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, and condition of all oak trees on the site, to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities. 	<p>DPW-BOE/Urban Forestry Division</p>	<p>DPW-BOE//Urban Forestry Division</p>

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<ul style="list-style-type: none"> A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description. <p><u>Bonding (Tree Survival):</u></p> <ul style="list-style-type: none"> The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years. 		
9. Cultural Resources		
<p>Mitigation Measure Cultural Resources 9.1a:</p> <p><i>Archeological Resources.</i></p> <p>If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:</p>	DBS	DBS/DCP

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<ul style="list-style-type: none"> • The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. • The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report. • Project development activities may resume once copies of the archaeological survey, study or report are submitted to: <p style="text-align: center;"> SCCIC Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834 </p> • Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered. • A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit. 		
<p>Mitigation Measure Cultural Resources 9.1.b:</p> <p><i>Paleontological Resources.</i></p> <p>If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:</p> <ul style="list-style-type: none"> • The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State 	DBS	DBS/DCP

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.</p> <ul style="list-style-type: none"> • The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. • The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report. • Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. • Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered. • A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit. 		
<p>Mitigation Measure Cultural Resources 9.1.c:</p> <p><i>Human Remains.</i></p> <p>In the event that human remains are discovered during excavation activities, the following procedure shall be observed:</p> <ul style="list-style-type: none"> • Stop immediately and contact the County Coroner: <ul style="list-style-type: none"> 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday); or, 323-343-0714 (After Hours, Saturday, Sunday, and Holidays) • The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. 	<p>County Coroner/ Native American Heritage Commission (NAHC)</p>	<p>DBS/DCP/Native American Heritage Commission (NAHC)</p>

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<ul style="list-style-type: none"> • The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. • The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. • If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; • If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. • <i>Discuss and confer</i> means the meaningful and timely discussion careful consideration of the views of each party. 		
<p>Mitigation Measure Cultural Resources 9.2:</p> <p><i>Historic Resources.</i></p> <p>Projects that could potentially impact either an identified or eligible historic structure or resource* shall demonstrate compliance with the Secretary of the Interior's Standards for Historic Resources by the following measures:</p> <p>*Please see Appendix 2. Historic Resources Survey for a list of eligible resources or structures but note that the inventory of designated or eligible historic resources or structures is continually updated and therefore no one list of historic resources or structures shall be considered the definitive or exhaustive list.</p> <ul style="list-style-type: none"> • Prior to the issuance of any permit, the project shall obtain clearance from the Office of Historic Resources for the proposed work. • A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. • The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided. 	DBS	DCP's Office of Historic Resources (OHR)

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<ul style="list-style-type: none"> • Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken. • Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved. • Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved. • Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. • Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. • Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. See below. • New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. • New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. 		
<p>Mitigation Measure Cultural Resources 9.3:</p> <p><i>Native American Gabrielino Ground Disturbance Monitor.</i></p>	DBS	DBS/ Native American of Gabrielino descent

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>All projects that require a grading permit which will include ground disturbances 15' or more below the surface shall retain a Native American of Gabrielino descent to observe and monitor sub-surface activities. Prior to issuance of a grading or building permit that involves sub-surface activities 15' or more below the surface, evidence shall be provided for placement in the Project file that a Native American monitor has been retained.</p>		
10. Hazardous Materials		
<p>Mitigation Measure Hazardous Materials. 10.1 and 2:</p> <p><i>Hazardous Substances.</i></p> <p>Prior to the issuance of a use of land or building permit for any new industrial uses, or a change in the existing occupancy/use permit to an industrial use, the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's use, storage, transport, creation, and disposal of hazardous substances. Approved plans for the transport, creation, use, containment, treatment and disposal of the hazardous materials shall be retained in the project's case file.</p>	DBS	LAFD
<p>Mitigation Measure Hazardous Materials 10.3:</p> <p><i>Hazardous Materials near Schools.</i></p> <p>Prior to the issuance of a use of land or building permit for any new commercial or industrial uses within ¼ mile of an existing school, the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's use, storage, transport, creation, and disposal of hazardous substances as well as provided adequate provisions with respect to emergency response and evacuation procedures.</p>	DBS	DBS/LAFD
<p>Mitigation Measure Hazardous Materials 10.4:</p> <p><i>Contaminated Soil or Groundwater.</i> (including Cortese List Sites)</p> <p><u>Phase I and II Environmental Site Assessment</u></p> <p>Prior to the issuance of a grading permit all projects, including properties listed and ranked 1 through 3 in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix 3 of the Specific Plan), shall conduct a Phase I Environmental Site Assessment (ESA) to determine the potential for contaminated soil or groundwater on site. If the Phase I ESA determines that potential exist for contaminated soil or groundwater exists on site, than the project applicant shall conduct a Phase II ESA and shall follow its recommendations. A Phase I ESA shall not be required if it is already determined through previous monitoring activities that</p>	DBS	DBS/ LAFCD, LAFD, RWQB, DTSC

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>contamination exists and a Phase II ESA shall not be required if a remedial plan is already underway to address on site contaminants. On site contaminants must be addressed to the satisfaction of either the Cal/EPA or Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU) with their approval of completion of activities/ Remediation Action Plans (RAP) submitted to the Department of Building and Safety prior to the issuance of a building permit.</p> <p><u>Los Angeles Regional Water Quality Board</u></p> <p>The project applicant and the responsible parties for any open case, including the properties listed in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix 3. of the Specific Plan), with the Los Angeles Regional Water Quality Control Board (LARWQCB), or where a subsequent Phase II ESA confirms groundwater contamination above the Maximum Concentration Level (MCL) for the proposed use(s) shall submit to the LARWQCB a dewatering plan and treatment plan/soil RAP for the handling and disposal of contaminated groundwater/soil that may be encountered during excavation of the project for review and approval. The dewatering plan/ RAP shall include but not be limited to monitoring of excavation activities by a certified environmental consultant to identify/sample groundwater and soil that may be contaminated; and exaction, treatment and disposal of contaminated groundwater/soil in accordance with applicable regulatory requirements. Written verification from the LARWQCB of approval of dewatering plan/management plan completion (ie “no futher action” letter) shall be submitted to the Department of Building and Safety prior to issuance of building permit.</p> <p><u>Department of Toxic Substance and Control (DTSC)</u></p> <p>The project applicant and the responsible parties for any open case, including properties listed in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix 3 of the Specific Plan), with the Department of Toxic Substance and Control or where a subsequent Phase II ESA confirms soil contamination above the MCL for the proposed use(s) shall submit to the Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU) a soil RAP for the handling and disposal of contaminated soil that may be encountered during excavation of the project for review and approval. The RAP shall include but not be limited to monitoring of excavation activities by a certified environmental consultant to identify/sample soil that may be contaminated; and exaction, treatment and disposal of contaminated soil in accordance with applicable regulatory requirements. Written verification from the LACFD SMU of approval of RAP completion (ie “no futher action” letter) shall be submitted to the Department of Building and Safety prior to issuance of building permit.</p> <p><u>Bortz Oil Company and Kennington Ltd.</u></p>		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>The future uses of the Bortz Oil Company, and the Kennington Ltd. site will have to be compatible with the level of remediation completed at those sites or will have to incorporate additional measures to ensure that the future uses of these sites do not result in hazards to people or the environment and meet the stipulated land restriction requirements pursuant to the governing agency over the remediation efforts. Therefore, future uses at these sites shall comply with the State requirements related to listing on the Cortese List. Elder care, day care uses are prohibited at the Kennington Ltd. site located at 3209 Humboldt Street. Elder care, day care, public and private school and residential uses are prohibited for the Bortz Oil Company site located at 1746 Spring Street.</p>		
<p>Mitigation Measure Hazardous Materials 10.5:</p> <p><i>Existing Toxic/Hazardous Construction Materials</i></p> <p><u>Asbestos.</u> Prior to the issuance of any permit for the demolition or alteration of existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.</p> <p><u>Lead Paint.</u> Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.</p> <p><u>Polychlorinated Biphenyl.</u> (Commercial and Industrial Buildings) Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.</p>	DBS	DBS/SCAQMD
<p>Mitigation Measure Hazardous Materials 10.6:</p> <p><i>Human Health Hazard.</i></p> <p>All projects are subject to the following:</p> <ul style="list-style-type: none"> The property shall be maintained in a neat, attractive, and 	BOS	DBS

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<p>safe condition at all times.</p> <ul style="list-style-type: none"> On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties. Garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times. Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter. Trash and garbage collection containers shall be emptied a minimum of once per week. Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris. 		
<p>Mitigation Measure Hazardous Materials 10.7:</p> <p><i>None Required.</i></p>		
<p>Mitigation Measure Hazardous Materials 10.8:</p> <p><i>Methane Zone.</i></p> <p>Projects located in a Methane Zone or a Methane Buffer Zone in the City's Zoning Information Map Access System (ZIMAS) shall do the following:</p> <ul style="list-style-type: none"> All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas. All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and 	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.</p> <ul style="list-style-type: none"> All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations. 		
<p>Mitigation Measure Hazardous Materials 10.9:</p> <p><i>Abandoned Wells.</i></p> <p>Prior to the issuance of grading permits for the three properties identified in Table 1 of the Hazardous Property Inventory in the Mitigation Plan (Appendix A1.B. of the Specific Plan), that include abandoned wells, an investigation of the abandoned wells shall be carried out to determine if further testing and/or re-abandonment, plugging or re-plugging is necessary. Well abandonment, plug or re-plug shall be conducted under the supervision of Department of Conservation's Division of Oil, Gas, and Geothermal Resources (DOGGR) pursuant to Section 3106 and 3208.1 of the Public Resource Code (PRC). An adequate gas venting system shall be provided in the event that construction over an abandoned well is unavoidable. The applicants should obtain a copy of the "Construction Project Site Review and Well Abandonment Procedures" published by DOGGR that outlines the information required for DOGGR review. The applicants shall obtain a determination letter from DOGGR prior to issuance of building permit.</p> <p>Remedial action plans shall be required if any plugged, abandoned, and/or unrecorded wells are damaged or uncovered during site excavation or grading. DOGGR office shall be contacted to obtain information on the requirements for and approval to perform remedial operations. If contaminated soils are identified then a suitable remediation plan shall be developed to the satisfaction of the County of Los Angeles Fire Department Site Mitigation Unit (SMU), and a "no further action" letter shall be submitted to the Department of Building and Safety prior to the issuance of a building permit.</p>	DBS	DBS/DOGGR
<p>Mitigation Measure Hazardous Materials 10.10:</p>	DBS	DBS/LAFD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p><i>Underground Storage Tanks.</i> Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies.</p>		
<p>Mitigation Measure Hazardous Materials 10.11: <i>Emergency Evacuation Plan.</i> Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.</p>	DBS	DBS/LAFD
11. Air Quality		
<p>Mitigation Measure Air Quality 11.1: <i>Sustainable Community Development.</i> Prior to approving future developments the City shall ensure that the proposed project includes feasible measures for reducing automobile dependence and potential vehicle emissions as part of the basic project design. These measures include providing for a mix of uses, local and regional transit, and peak-hour shuttle services, bicycle and pedestrian measures such as sidewalks and bicycle lanes, and local-serving retail.</p>	DCP	DCP
<p>Mitigation Measure Air Quality 11.2: <i>Sensitive Land uses near Freeways.</i> Based on the recommended buffer distances of the California Air Resources Board (CARB), for all projects that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive receptors within at least 500 feet from either the I-5 or SR-110 freeways, the Project Applicant shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD) to the Director of Planning or their designee, prior to issuance of building permit. If the HRA shows that</p>	DCP/ DBS	DBS/DCP/SCAQ MD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>the incremental cancer risk exceeds ‘an acceptable level’ here defined as either one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index of 1.0, the applicant shall be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) are capable of reducing potential cancer and non-cancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to installation of Minimum Efficiency Reporting Value (MERV) filters rated at 13 or better at all residential units.</p>		
<p>Mitigation Measure Air Quality 11.3:</p> <p><i>Sensitive Land Uses near Freeways and/or Heavy Railway and/or, Distribution Centers.</i></p> <p>As described in the proposed zoning for the Specific Plan applicants for new developments that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive receptors in the Project Area within 500 feet of either the SR-110 or I-5 freeways; or within 1,000 feet of a heavy railway (ie LATC railyard), distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU operations exceed 300 hours per week), or other industrial facility which emits toxic air contaminants; or within 300 feet of dry cleaners; or within 50 feet of a fuel dispensing facility shall be required to install and maintain air filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) filters of MERV 13 in the intake of ventilation systems, to the satisfaction of the Department of Building and Safety.</p> <p>Developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from SR-110 or I-5 freewqys, or other TAC sources for all affected units.</p>	DCP	DBS/DCP/CAQ MD
<p>Mitigation Measure Air Quality 11.4:</p> <p><i>Sensitive Land uses within 1500’ feet of a Freeway, TAC and other sources of DPM.</i></p> <p>For any project that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive</p>	DCP	DBS/ DCP /SCAQMD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>receptors located at or within 1,500 feet of a freeway or TAC sources including heavy railways (ie LATC railyard) and other sources of DPM and other known carcinogens shall be required to install and maintain air filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12 in the intake of ventilation systems, to the satisfaction of the Department of Building and Safety.</p> <p>Developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from TAC sources for all affected units.</p>		
<p>Mitigation Measure Air Quality 11.5:</p> <p><i>Sensitive Land uses beyond 1500' feet of a Freeway or TAC Sources.</i></p> <p>For any project that proposes sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive receptors located beyond 1,500 feet of a freeway or other industrial TAC sources shall be required to install and maintain air filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11 in the intake of ventilation systems, to the satisfaction of the Department of Building and Safety.</p>	DCP	DBS/DCP/SCAQ MD
<p>Mitigation Measure Air Quality 11.6:</p> <p><i>Added Measures for Air Filtration Systems.</i></p> <ul style="list-style-type: none"> • If the installation of an air filtration system is determined to be necessary to reduce exposure of on-site occupants to TACs, the following additional measures shall occur to guarantee long-term maintenance and replacement of the air filters in the individual units: • For rental units the owner/property manager shall maintain the air filtration system and replace air filters in accordance with the manufacture's recommendations. The property owner shall inform renters of increased risk of exposure to TACs when windows are open. • For residential owned units the Homeowner's Association (HOA) shall incorporate requirements for long-term 	DBS	DBS/DCP/SCAQ MD

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<p>maintenance in the Covenant Conditions and Restrictions and inform homeowners of their responsibility to maintain the air filtration system in accordance with the manufacturer's recommendations. The HOA shall inform homeowner's of increased risk of exposure to TACs when windows are open.</p> <ul style="list-style-type: none"> Air filtration system may create more resistance to airflow because the filter media becomes denser as efficiency increases. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit designed with sufficient power to force air through the air filters. 		
<p>Mitigation Measure Air Quality 11.7:</p> <p><i>Sensitive Land uses within 1,000 feet of Heavy Railway or other DPM Sources.</i></p> <p>For any project that proposes a sensitive land use within 500 feet of freeways, or within 1,000 feet of heavy railways (ie LATC railyard) and other sources of DPM or known carcinogens shall plant appropriate vegetation to screen the receptor from the DPM source to reduce exposure unless it is determined by an HRA to not be necessary to reduce health impacts. The vegetation shall be selected (such as certain types of coniferous trees) on the demonstrated effectiveness in filtering air pollution. A Covenants and Agreement shall be recorded on the property to maintain the vegetation in good condition.</p>	DCP	DBS/DCP/SCAQ MD
<p>Mitigation Measure Air Quality 11.8:</p> <p><i>Sensitive Land Uses-Site and Building Orientation.</i></p> <p>Sensitive land uses shall be oriented to reduce exposure from the main entry and exit points of distribution centers (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU operations exceed 300 hours per week), unless an HRA shows that the incremental cancer risk is less than one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index is less than 1.0.</p>	DCP	DBS/DCP/SCAQ MD

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<p>Mitigation Measure Air Quality 11.9:</p> <p><i>Active Use Recreational Areas</i></p> <p>All outdoor active-use public recreational areas associated with Proposed Alternatives shall be located more than 500 feet from the nearest lane of traffic on the SR-110 or I-5 freeways, unless an HRA shows that the incremental cancer risk is less than one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index is less than 1.0.</p>	DRP/DCP	DBS/DCP/SCAQMD
<p>Mitigation Measure Air Quality 11.10:</p> <p><i>Permission to Install an Alternative Design Feature.</i></p> <p>The applicant/developer may be permitted to install an alternative design feature or mitigation than those measures that are prescribed by the City if the developer carries out a health risk assessment (HRA) that demonstrates the air quality impacts to on site occupants would be less than significant after inclusion of specific site design features. The HRA shall include a dispersion model acceptable to SCAQMD, meteorological data and estimation of both cancer and non-cancer risks. If the HRA shows that the incremental cancer risk exceeds 'an acceptable level' here defined as either one in one hundred thousand (1.0E-05), or the appropriate non-cancer hazard index that exceeds of 1.0, the applicant shall be required to identify and demonstrate that Best Available Control Technologies for Toxics capable of reducing potential cancer and non-cancer risks to an acceptable level, including appropriate enforcement mechanisms.</p>	Applicant/DCP	DBS/DCP/SCAQMD
<p>Mitigation Measure Air Quality 11.11:</p> <p><i>Construction Emission Control Measures.</i></p> <p><u>Basic.</u> The following controls should be implemented at all construction sites:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic) 	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</p> <ul style="list-style-type: none"> • Sweep daily (with water sweepers) all paved roads, parking areas, and staging areas at construction sites. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour. • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. <p><u>Construction Equipment.</u> The following control measures are required of all construction equipment:</p> <ul style="list-style-type: none"> • Maintain properly tuned engines. • Minimize the idling time of diesel-powered construction equipment to two minutes. • Use alternative powered construction equipment (e.g., compressed natural gas, biodiesel, electric) whenever possible. • Use add-on control devices such as diesel oxidation catalysts or particulate filters, as appropriate. • Limit the operating hours of heavy-duty equipment. <p><u>Enhanced.</u> The following measures shall be implemented at construction sites greater than four acres in area:</p> <ul style="list-style-type: none"> • All “Basic” control measures listed above. • Hydroseed or apply (nontoxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more). • Enclose, cover, water twice daily, or apply (nontoxic) soil binders to exposed stockpiles (dirt, sand, etc.) • Limit traffic speeds on unpaved roads to 15 miles per hour. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as 		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
possible.		
<p>Mitigation Measure Air Quality 11.12:</p> <p><i>Construction Equipment Standards.</i></p> <p>Project construction contractor shall incorporate the following construction measures unless it is determined they are not required to mitigate construction air quality impacts through the completion of a LST air quality analysis conducted in accordance with the SCAQMD LST Methodology at the discretion of the Department of City Planning.</p> <ul style="list-style-type: none"> • Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained the lead agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, • During project construction, all internal combustion engines/construction, equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher according to the following: <ul style="list-style-type: none"> ▪ Project Start, to December 31, 2011: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. ▪ January 1, 2012, to December 31, 2014: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a 	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>similarly sized engine as defined by CARB regulations.</p> <ul style="list-style-type: none"> ▪ Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. ▪ A copy of each unit’s certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. ▪ Encourage construction contractors to apply for AQMD “SOON” funds. Incentives could be provided for those construction contractors who apply for AQMD “SOON” funds. The “SOON” program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm 		
12. Noise and Vibration		
<p>Mitigation Measure Noise and Vibration 12.1.a:</p> <p><i>Residences, Hospitals, or Nursing Homes Adjacent to Spring Street, North Broadway, Main Street, San Fernando Road, I-5, or SR 110.</i></p> <p>Projects that include residential uses, daycare centers, medical facilities, or other sensitive receptors that are located on parcels of land adjacent to Spring Street, North Broadway, Main Street, San Fernando Road, I-5, or R 110 shall either:</p> <ul style="list-style-type: none"> • Construct all exterior windows, having a line of sight of any of the aforementioned highways, with double-pane glass and use exterior wall construction which provides a Sound Transmission 	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.</p> <ul style="list-style-type: none"> Or, as an alternative, the applicant may retain an acoustical engineer to submit evidence, along with the application for a building permit, of any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room. 		
<p>Mitigation Measure Noise and Vibration 12.1.b:</p> <p><i>Commercial Uses Adjacent to North Broadway and Main Street.</i></p> <p>Projects that include commercial uses located on parcels of land adjacent North Broadway and Main Street shall retain an acoustical engineer to submit evidence, along with the application for a building permit, of any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.</p>	DBS	DBS
<p>Mitigation Measure Noise and Vibration 12.1.c:</p> <p><i>Public parks.</i></p> <p>Any public parks shall retain an acoustical engineer to submit evidence (acoustical analysis), along with the application for a grading permit, that grading, barrier walls, or setbacks have been employed in the design of the park to mitigate traffic noise form adjacent roads.</p>	RAP, DBS	DBS
<p>Mitigation Measure Noise and Vibration 12.1.d:</p> <p><i>School, Library, and/or Church Facilities.</i></p> <p>Any project that includes school, library, and/or church facilities shall:</p> <ul style="list-style-type: none"> Retain an acoustical engineer to submit evidence, along with the application for a building permit, of any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room. Use grading, barrier walls, or setback distance to mitigate traffic noise from adjacent roads to an STC value of at least 50, as determined in accordance with ASTM E90 and ASTM E413. 	DBS	DBS
<p>Mitigation Measure Noise and Vibration 12.2:</p>	DBS	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p><i>Construction Noise.</i></p> <p>All projects requiring a development permit shall adhere to the following conditions of approval:</p> <ul style="list-style-type: none"> • Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday. • Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. • The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. • Whenever construction occurs adjacent to occupied residences (on- or offsite), temporary barriers shall be constructed around the construction sites to shield the ground floor of the noise-sensitive uses. These barriers shall be of ¾-inch medium density plywood sheeting, or equivalent, and shall achieve an STC of 30 or greater, based on certified sound transmission loss data taken according to American Society for Testing and Materials Test Method E90 or as approved by the City of Los Angeles Building Department. • Construction equipment staging areas shall be located as far as feasible from residential areas while still serving the needs of construction contractors. • Quieter “sonic” pile drivers shall be used, unless engineering studies are submitted to the City of Los Angeles showing this is not feasible and cost effective, based on geotechnical considerations. • Groundborne vibration impacts from construction activities shall be considered in the construction Plans to minimize the disturbance to noise-sensitive receptors. • Routes for heavy construction site vehicles shall be identified to minimize noise and vibration impacts to residences and noise-sensitive receptors. • Activities that generate high noise levels — such as pile driving and the use of jackhammers, drills, and impact wrenches — shall be restricted to the hours of 7:00 am to 		

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
6:00 pm Monday through Friday.		
<p>Mitigation Measure Noise and Vibration 12.3:</p> <p><i>Operational Noise Attenuation.</i></p> <p>All projects shall submit engineering and acoustical specifications for project mechanical HVAC and utility transformers (including generators) to the Department of Building and Safety, prior to obtaining a building permit, demonstrating that the equipment design (types, location, enclosure, specifications) can control noise to meet the requirements of the City's noise ordinance at nearby residential and other noise-sensitive land uses.</p>	DBS	DBS
<p>Mitigation Measure Noise and Vibration 12.4:</p> <p><i>Groundborne Vibration.</i></p> <p>Projects located within the FTA's Screening Distances for Vibration Assessment of an existing rail line, shall be required to conduct vibration measurements and analysis demonstrating that the FTA Groundborne Vibration Impact Criteria for the proposed land use are not exceeded. If the criteria cannot be met then the project will need to specify the modifications that will be made to ensure criteria compliance.</p>	DBS	DBS
14. Public Services and Recreation Facilities		
<p>Mitigation Measure Public Service and Recreation Facilities 14.1:</p> <p><i>Fire.</i></p> <p>Any project requiring a Change of Use or Building permit shall comply with the following Firefighting Personnel and Firefighting Apparatus Access Standards: Firefighting Personell Access Standards:</p> <ul style="list-style-type: none"> • No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway or an improved street, access road, or designated fire lane. • 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. • Entrance to the main lobby shall be located off of the address side of the building. • Any required Fire Annunciator panel or Fire Control Room 	DBS	DBS/LAFD

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>shall be located within a 50' visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department</p> <p><u>Firefighting Apparatus Access Standards:</u></p> <ul style="list-style-type: none"> • All access roads, including fire lanes, shall be maintained in an obstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code. • Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28' in width. • Private roadways for general access use shall have a minimum width of 20' feet. • Access for Fire Department apparatus and personnel to and into all structures shall be required. • 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. • All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being posted. 		
15. Utilities		
<p>Mitigation Measure Utilities 15.1:</p> <p>Water.</p> <p>All projects shall:</p> <ul style="list-style-type: none"> • Install a separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf and greater. • Install restroom faucets with a self-closing design. • Be prohibited from installing single-pass cooling equipment. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to 	DBS	DBS/DWP

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
<p>extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system).</p> <ul style="list-style-type: none"> • Install and utilize only high-efficiency clothes washers (as determined by DWP). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. • Install and utilize only high-efficiency Energy Star-rated dishwashers.). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance. • Any application that includes a car wash shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety. 		
<p>Mitigation Measure Utilities 15.2:</p> <p>Wastewater.</p> <p>All projects shall:</p> <ul style="list-style-type: none"> • Include a holding tank large enough to hold three times the project’s daily wastewater flow so that the tank could hold all project wastewater during peak wastewater flow periods for discharge into the wastewater collection system during off-peak hours. • Install a grey water system to reuse wastewater from the project. 	BOS	BOS
<p>Mitigation Measure Utilities 15.3:</p> <p>Electricity.</p> <p>Projects shall obtain confirmation from LADWP that the existing electrical supply infrastructure can meet the project’s potential energy demand.</p>	DWP	DWP
<p>Mitigation Measure Utilities 15.4:</p> <p>Natural Gas.</p>	Southern California Gas Company	DBS

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Mitigation Measure	Implementing Agency	Enforcement and Monitoring Agency
Projects shall obtain confirmation from the Southern California Gas Company that the existing gas supply infrastructure can meet the project's potential natural gas demand.		
<p>Mitigation Measure Utilities 15.5:</p> <p><i>IT/COMM.</i></p> <p>Projects shall obtain confirmation from the local IT/COMM provider that the existing infrastructure can meet the project's potential needed services and facilities.</p>	IT/COMM Provider	DBS
16. Energy and Greenhouse Gases		
<p>Mitigation Measure Energy and Greenhouse Gases 16.1:</p> <p><i>Energy Generation.</i></p> <p>Projects shall supply 20 percent of non-residential and 10 percent of residential energy demand with renewable energy generation.</p>	DWP	DWP
<p>Mitigation Measure Energy and Greenhouse Gases 16.2:</p> <p><i>Climate Action Plan.</i></p> <p>The City shall implement the Climate Action Plan.</p>	Mayor's Office	Mayor's Office

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