

## IV. MITIGATION MONITORING & REPORTING PROGRAM

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

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

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

Each mitigation measure is categorized by environmental topic and corresponding number, with identification of:

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

All agencies and departments are in the City of Los Angeles, unless otherwise noted.

## AESTHETICS

**AE1** Temporary fencing (e.g., chain link or wood) with screening material shall be used around the perimeter of a development site to buffer views of construction equipment and materials. In addition, the following fencing requirements shall be implemented:

- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: “POST NO BILLS”
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
- A sign shall be posted with the contact number of the construction manager so that he/she may address safety and other issues related to construction.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Field Inspection

**AE2** HACLA shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner, including the prompt removal of graffiti, throughout the construction period.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Field Inspection

**AE3** The proposed project shall incorporate design features to lessen the visual contrast with existing residences on 97<sup>th</sup> and Grape Streets. The design features to be implemented include, but are not limited to, varying building height, sloped roof design, and landscaping, all of which shall be consistent with the proposed project elevations.

Enforcement Agency: Department of City Planning and Department of Building and Safety  
Monitoring Agency: Department of City Planning and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AE4** The buildings constructed along 97<sup>th</sup> Street that exceed 30 feet in height shall be designed either with increased (greater than 10 feet) setbacks or with a sloped roof for the first level and a second level that is stepped back to create a more visually consistent street view.

Enforcement Agency: Department of City Planning and Department of Building and Safety  
Monitoring Agency: Department of City Planning and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AE5** Lighting fixtures constructed as part of the proposed project shall be oriented and focused onto the specific onsite location intended for illumination (e.g., parking lots, driveways, and walkways) and shielded away from adjacent sensitive uses (e.g., schools, other residential properties) and public rights of way to minimize light spillover onto off-site areas

Enforcement Agency: Department of City Planning and Department of Building and Safety  
Monitoring Agency: Department of City Planning and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AE6** Where appropriate and feasible, incorporate project design features to shield light and/or glare from vehicles entering or existing parking lots and structures that face sensitive uses by providing barriers so that light from vehicle headlights would not illuminate off-site sensitive uses.

Enforcement Agency: Department of City Planning and Department of Building and Safety  
Monitoring Agency: Department of City Planning and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AE7** Where appropriate and feasible, incorporate project design features to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare or interfere with vehicular traffic.

Enforcement Agency: Department of City Planning and Department of Building and Safety  
Monitoring Agency: Department of City Planning and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AE8** Where appropriate and feasible, locate and orient driveways into parking lots, parking structures, and semi-subterranean garages in a manner that will not result in headlights from vehicles entering or exiting the parking areas directly lighting any off-site sensitive uses.

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|-----------------------|---|
| Enforcement Agency:   | Department of City Planning and Department of Building and Safety |
| Monitoring Agency:    | Department of City Planning and Department of Building and Safety |
| Monitoring Phase:     | Pre-construction and Post-Construction                            |
| Monitoring Frequency: | Plan check review and final inspection                            |
| Compliance Action:    | Issuance of building permits and certificate of occupancy         |

**AE9** Where appropriate and feasible, proposed new structures shall be designed to maximize the use of textured or other non-reflective exterior surfaces and non-reflective glass.

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| Enforcement Agency:   | Department of City Planning and Department of Building and Safety |
| Monitoring Agency:    | Department of City Planning and Department of Building and Safety |
| Monitoring Phase:     | Pre-construction and Post-Construction                            |
| Monitoring Frequency: | Plan check review and final inspection                            |
| Compliance Action:    | Issuance of building permits and certificate of occupancy         |

## **AGRICULTURAL RESOURCES**

No mitigation measures related to agricultural resources are required.

## **AIR QUALITY**

**AQ1** The construction area and all accessible areas (public streets, sidewalks, etc.) within 100 feet of the Specific Plan area shall be swept (preferably with water sweepers) and watered at least twice daily.

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| Enforcement Agency:   | Department of Building and Safety  |
| Monitoring Agency:    | Department of Building and Safety and Housing Authority of the City of Los Angeles |
| Monitoring Phase:     | Construction   |
| Monitoring Frequency: | Throughout construction  |
| Compliance Action:    | Compliance certification report submitted by project contractor                    |

**AQ2** Construction contractors shall utilize at least one of the following measures at each vehicle egress from the Specific Plan area to a paved public road:

- Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;
- Pave the surface extending at least 100 feet and at least 20 feet wide;
- Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or
- Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ3** Site access points shall be swept/washed within thirty minutes of visible dirt deposition. Street sweepers that comply with SCAQMD Rule 1186 and 1186.1 shall be used to sweep site access points or reclaimed water shall be used to wash site access points.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ4** All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ5** Construction contractor activity on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ6** Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ7** Ground cover in disturbed areas shall be replaced as quickly as possible.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ8** Construction contractors shall utilize super-compliant architectural coatings as defined by the SCAQMD (VOC standard of less than ten grams per liter<sup>1</sup>).

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ9** Construction contractors shall utilize materials that do not require painting, as feasible.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Plan check review and throughout construction  
Compliance Action: Issuance of building permits and certificate of occupancy

**AQ10** Construction contractors shall use pre-painted construction materials, as feasible.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Plan check review and throughout construction  
Compliance Action: Issuance of building permits and certificate of occupancy

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<sup>1</sup>SCAQMD, Super-Compliant Architectural Coatings Manufacturers and Industrial Maintenance Coatings List, <http://www.aqmd.gov/prdas/Coatings/super-compliantlist.htm>.

**AQ11** Contractors shall maintain equipment and vehicle engines in good condition and in proper tune per manufacturers' specifications.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ12** All diesel-powered construction equipment shall meet USEPA Tier 2 or higher emissions standards according to the following schedule:

- **April 1, 2010, to December 31, 2011:** All offroad diesel-powered construction equipment greater than 50 horsepower 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 horsepower 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 similarly sized engine as defined by CARB regulations.
- **Post-January 1, 2015:** All offroad diesel-powered construction equipment greater than 50 horsepower 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.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ13** Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ14** Heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ15** Construction parking shall be configured to minimize traffic interference.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ16** Construction activity that affects traffic flow on the arterial system shall be limited to off-peak hours.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction during field inspection  
Compliance Action: Compliance certification report submitted by project contractor

**AQ17** Construction contractors shall coordinate with administrators at David Starr Jordan High School, Florence Griffith Joyner Elementary School, and Weigand Elementary School and to minimize student exposure to air pollution during periods of heavy construction activity (e.g., grading and excavation).

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Construction  
Monitoring Frequency: Throughout construction  
Compliance Action: Compliance certification report submitted by project contractor

**AQ18** Informational signs shall be provided that locate nearby public transportation options.

Enforcement Agency: Department of Building and Safety, Department of City Planning and Housing Authority of the City of Los Angeles  
Monitoring Agency: Department of Building and Safety, Department of City Planning and Housing Authority of the City of Los Angeles  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy



**AQ19** The surface parking area for the employment uses shall provide charging stations for electric vehicles.

Enforcement Agency: Department of Building and Safety, Department of City Planning and Housing Authority of the City of Los Angeles  
Monitoring Agency: Department of Building and Safety, Department of City Planning and Housing Authority of the City of Los Angeles  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AQ20** Equipment (e.g., forklifts and carts) used during operations of the employment uses shall use alternative power (e.g., electricity or propane) instead of diesel fuels.

Enforcement Agency: Housing Authority of the City of Los Angeles  
Monitoring Agency: Housing Authority of the City of Los Angeles  
Monitoring Phase: Occupancy  
Monitoring Frequency: Periodic field inspection sign off  
Compliance Action: Submission of compliance certification report

**AQ21** Delivery trucks shall be prohibited from idling in excess of five minutes.

Enforcement Agency: Housing Authority of the City of Los Angeles  
Monitoring Agency: Housing Authority of the City of Los Angeles  
Monitoring Phase: Occupancy  
Monitoring Frequency: Periodic field inspection sign off  
Compliance Action: Submission of compliance certification report

**AQ22** The Applicant shall require by contract specifications that electrical outlets are included in the building design of the loading docks to allow use by refrigerated delivery trucks. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.

Enforcement Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Pre-Construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AQ23** Automatic lighting on/off controls and energy-efficient lighting shall be installed at the employment uses.

Enforcement Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Pre-Construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AQ24** Residential units shall include Heating, Ventilation, and Air Conditioning Systems with a minimum efficiency reporting value of 13.

Enforcement Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Pre-Construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**AQ25** HACLA shall continue coordinating with responsible agencies to study ways to increase job opportunities and regional transit in the vicinity of the Specific Plan area.

Enforcement Agency: Department of Transportation, Community Development Department, and Housing Authority of the City of Los Angeles  
Monitoring Agency: Department of Transportation, Community Development Department, and Housing Authority of the City of Los Angeles  
Monitoring Phase: Occupancy  
Monitoring Frequency: Once every three months for the first year post-occupancy  
Compliance Action: Quarterly Reports

## **BIOLOGICAL RESOURCES**

**BR1** Ground-disturbing and vegetation removal activities associated with construction of the project shall be performed outside of the breeding season for birds, or between September 1 and January 31. If these project activities cannot be implemented during this time period, the City should retain a qualified biologist to perform preconstruction nest surveys to identify active nests within and adjacent to (up to 500 feet) the project area. If the preconstruction survey is conducted early in the nesting season (February 1–March 15) and nests are discovered, a qualified biologist may remove the nests only after it has been determined that the nest is not active (i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest). Any active non-raptor nests identified within the project area or within 300 feet of the project area should be marked with a 300-foot buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. Active raptor nests within the project area or within 500 feet of the project area should be marked with a 500-foot buffer and the buffer avoided until a qualified biologist determines that the chicks have fledged. If the 300-foot buffer for non-raptor nests or 500-foot buffer for raptor nests cannot be avoided during construction of the project, the City should retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as the result of noise generated by the construction. The biological monitor shall be authorized to halt construction if the construction

activities cause negative effects, such as the adults abandoning the nest or chicks falling from the nest.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety and Housing Authority of the City of Los Angeles  
Monitoring Phase: Pre-Construction  
Monitoring Frequency: Once prior to construction  
Compliance Action: Issuance of a grading or demolition permit with bird nesting mitigation measure signoff

## CULTURAL RESOURCES

**CR1** To ensure that historic buildings are appropriately renovated and maintained, the preservation, rehabilitation, restoration, reconstruction or adaptive reuse of known historic resources shall meet the U.S. Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards). Any proposal to preserve, rehabilitate, restore, reconstruct, or adaptively reuse a known historic resource in accordance with the Interior Secretary's Standards shall be deemed to not be a significant impact under CEQA and, in such cases, no additional mitigation measures will be required.

Enforcement Agency: Department of City Planning Office of Historic Resources, Department of Building and Safety  
Monitoring Agency: Department of City Planning Office of Historic Resources  
Monitoring Phase: Pre-Construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of a demolition permit

**CR2** The Applicant shall work with qualified preservation professionals to ensure Standards-compliant projects, including the design of rehabilitation project, compatibility of new construction with historic structures, and periodic site visits to monitor construction adjacent to historic structures to ensure that such activities comply with the Secretary of the Interior's Standards. Historic professionals shall meet the National Park Service standards.<sup>2</sup>

Enforcement Agency: Department of City Planning Office of Historic Resources, Department of Building and Safety  
Monitoring Agency: Department of City Planning Office of Historic Resources  
Monitoring Phase: Pre-Construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of a demolition permit

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<sup>2</sup>U.S. Department of the Interior, National Park Service, *Archeology and Historic Preservation: Secretary of the Interior's Professional Qualifications Standards*, [http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm), Accessed July 8, 2010.

**CR3** If a unique archeological resource is discovered during project construction activities, work in the area shall cease and deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 would be implemented.

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| Enforcement Agency:   | Department of Building and Safety   |
| Monitoring Agency:    | Department of Building and Safety   |
| Monitoring Phase:     | Construction  |
| Monitoring Frequency: | As needed throughout construction   |
| Compliance Action:    | If no unanticipated discoveries are found, submission of compliance certification report by the project contractor; if unanticipated discoveries are found, submission of mitigation plan(s) by a qualified paleontologist and/or archaeologist |

**CR4** A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities where excavations of older soils may occur. The services of a qualified paleontologist shall be secured by contacting the Natural History Museum of Los Angeles County. The frequency of inspections will be based on consultation with the paleontologist and will depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains.

If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected should be donated to a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. If fossils are found, following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

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| Enforcement Agency:   | Department of Building and Safety   |
| Monitoring Agency:    | Department of Building and Safety   |
| Monitoring Phase:     | Construction  |
| Monitoring Frequency: | As needed throughout construction   |
| Compliance Action:    | If no unanticipated discoveries are found, submission of compliance certification report by the project contractor; if unanticipated discoveries are found, submission of compliance certification by a qualified paleontologist and/or archaeologist |

**ENERGY**

**E1** HACLA shall coordinate with the City of Los Angeles Department of Water and Power (LADWP) to determine the specific on-site electricity transformation facility requirements for the proposed project.

Enforcement Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits and certificate of occupancy

**E2** HACLA shall coordinate with LADWP to determine if any required improvements to the LADWP electricity distribution system are needed to accommodate the proposed project. HACLA shall create a fund to finance the costs of infrastructure improvements to the electricity distribution system to accommodate the proposed project. The type, quantity, and costs of any required infrastructure improvements shall be set forth in a Memorandum of Understanding (MOU) that shall be agreed on by HACLA and LADWP.

Enforcement Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits

**E3** HACLA shall incorporate into building and electrical plans any necessary on-site transformation facility infrastructure and be subject to review and approval by the LADWP prior to construction.

Enforcement Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits

**E4** HACLA shall incorporate into the guidelines of the Specific Plan electrical generating solar panels for streetscape pedestrian lighting, gateway lighting, and other passive outdoor lighting.

Enforcement Agency: Department of City Planning and Department of Building and Safety  
Monitoring Agency: Department of City Planning and Department of Building and Safety  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits

**E5** HACLA shall coordinate with the Southern California Gas Company (SoCalGas) to determine if any required improvements to the SoCalGas natural gas distribution system are needed to accommodate the proposed project. HACLA shall create a fund to finance the costs of infrastructure improvements to the SoCalGas natural gas distribution system to accommodate the proposed project. The type, quantity, and costs of the infrastructure improvements shall be in agreed on in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made.

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| Enforcement Agency:   | Department of Building and Safety |
| Monitoring Agency:    | Department of Building and Safety |
| Monitoring Phase:     | Pre-construction                  |
| Monitoring Frequency: | Plan check review                 |
| Compliance Action:    | Issuance of building permits      |

**E6** Building and natural gas connection plans shall be subject to review and approval by the SoCalGas prior to construction.

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| Enforcement Agency:   | Department of Building and Safety |
| Monitoring Agency:    | Department of Building and Safety |
| Monitoring Phase:     | Pre-construction                  |
| Monitoring Frequency: | Plan check review                 |
| Compliance Action:    | Issuance of building permits      |

**E7** HACLA shall set aside a percentage of roof floor area for installation of water-heating solar panels.

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| Enforcement Agency:   | Department of Building and Safety |
| Monitoring Agency:    | Department of Building and Safety |
| Monitoring Phase:     | Pre-construction                  |
| Monitoring Frequency: | Plan check review                 |
| Compliance Action:    | Issuance of building permits      |

## **GEOLOGY AND SOILS**

**GS1** Seismic design for structures and foundations shall comply with the most current seismic building code standards for site-specific soil conditions.

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| Enforcement Agency:   | Department of Building and Safety |
| Monitoring Agency:    | Department of Building and Safety |
| Monitoring Phase:     | Pre-construction                  |
| Monitoring Frequency: | Plan check review                 |
| Compliance Action:    | Issuance of building permit       |

**GS2** The proposed project shall demonstrate compliance with specific recommendations for grading guidelines, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, design review, construction monitoring and geotechnical testing to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of grading permit

**GS3** During inclement periods of the year, when rain is threatening (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), an erosion control plan that identifies Best Management Practices (BMPs) shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction and construction  
Monitoring Frequency: Plan check review and as needed through construction  
Compliance Action: Issuance of grading and building permits and compliance certification report submitted by project contractor

**GS4** To the extent feasible, grading shall be scheduled for completion prior to the start of the rainy season (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002), or detailed temporary erosion control plans shall be implemented in a manner satisfactory to the City of Los Angeles Department of Building and Safety.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction and construction  
Monitoring Frequency: Plan check review and as needed through construction  
Compliance Action: Issuance of grading permit and compliance certification report submitted by project contractor

**GS5** Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the City of Los Angeles Department of Building and Safety. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Plan check review and as needed throughout construction  
Compliance Action: Issuance of building permits and compliance certification report submitted by project contractor

**GS6** Provisions shall be made for adequate surface drainage away from the areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.

|                       |  |
|-----------------------|--|
| Enforcement Agency:   | Department of Building and Safety  |
| Monitoring Agency:    | Department of Building and Safety  |
| Monitoring Phase:     | Pre-Construction and Construction  |
| Monitoring Frequency: | Plan check review and as needed throughout construction  |
| Compliance Action:    | Issuance of building permits and compliance certification report submitted by project contractor |

## HAZARDS AND HAZARDOUS MATERIALS

**HM1** HACLA shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos containing materials (ACM) within buildings to be demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety                                   |
| Monitoring Agency:    | Department of Building and Safety                                   |
| Monitoring Phase:     | Pre-construction and construction                                   |
| Monitoring Frequency: | Once prior to construction and as needed through construction       |
| Compliance Action:    | Submission of compliance certification report by project contractor |

**HM2** For all buildings to be demolished, lead-based paint testing shall be conducted. If lead-based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with United States Department of Housing and Urban Development (HUD) Lead-Based Paint Guidelines.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety                                   |
| Monitoring Agency:    | Department of Building and Safety                                   |
| Monitoring Phase:     | Pre-construction and construction                                   |
| Monitoring Frequency: | Once prior to construction and as needed through construction       |
| Compliance Action:    | Submission of compliance certification report by project contractor |

**HM3** HACLA shall not disturb the ground surface nor remove any foundations or other structures on the 9901 S. Alameda Street site without prior approval of the California Department of Toxic Substances Control (DTSC).

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety and California Department of Toxic Substances Control |
| Monitoring Agency:    | Department of Building and Safety   |
| Monitoring Phase:     | Pre-construction  |
| Monitoring Frequency: | Once prior to construction  |
| Compliance Action:    | Approval from the California Department of Toxic Substances Control                     |



**HM4** HACLA shall provide DTSC with all background information, sample analysis results, environmental assessment reports and any other information pertinent to the hazardous substance management and/or release, characterization, and cleanup of the site. DTSC will review the information to identify areas and media of concern, and to determine additional work, if any, required to complete the investigation/remediation of the site. Following DTSC's initial review a scoping meeting will be held to discuss whether further site characterization is necessary, and, if so, how the characterization will be conducted and implemented.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety and California Department of Toxic Substances Control |
| Monitoring Agency:    | Department of Building and Safety and California Department of Toxic Substances Control |
| Monitoring Phase:     | Pre-construction  |
| Monitoring Frequency: | Once prior to construction  |
| Compliance Action:    | Issuance of building permits  |

**HM5** HACLA shall submit a Remedial Investigation Workplan that describes the activities to further characterize soil, soil gas, surface water, and/or groundwater. The workplan shall include a site health and safety plan, quality assurance/quality control plan, sampling plan, and implementation schedule.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety and California Department of Toxic Substances Control |
| Monitoring Agency:    | Department of Building and Safety and California Department of Toxic Substances Control |
| Monitoring Phase:     | Pre-construction  |
| Monitoring Frequency: | Plan check review   |
| Compliance Action:    | Issuance of building permits  |

**HM6** HACLA shall submit a Site Characterization Report that presents the data, summarizes the findings of the investigations, validates the data, and includes recommendations and conclusions.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety and California Department of Toxic Substances Control |
| Monitoring Agency:    | Department of Building and Safety and California Department of Toxic Substances Control |
| Monitoring Phase:     | Pre-construction  |
| Monitoring Frequency: | Plan check review   |
| Compliance Action:    | Issuance of building permits  |

**HM7** HACL A shall prepare a Feasibility Study to evaluate feasible remediation and response alternatives. Reasonable potential alternatives for the remediation of the site shall be evaluated, including the “no action” alternative. The evaluation shall (1) identify the goals for the cleanup based upon current and projected future land uses; (2) evaluate feasible alternatives to meet these goals, including their effectiveness, implementability and cost; and (3) recommend a preferred alternative.

Enforcement Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits

**HM8** DTSC shall determine the appropriate removal action for the site, and HACL A shall prepare a Removal Action Workplan (RAW) in accordance with Health and Safety Code sections 25323.1 and 25356.1. If the proposed RAW does not meet the requirements of Health and 25356.1(h), HACL A shall prepare a Remedial Action Plan (RAP) in accordance with Health and Safety Code sections 25356.1(c).

Enforcement Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits

**HM9** In order to meet its CEQA obligation, DTSC shall prepare the necessary CEQA documents. If required, HACL A shall submit the information necessary for DTSC to prepare these documents.

Enforcement Agency: California Department of Toxic Substances Control  
Monitoring Agency: California Department of Toxic Substances Control  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Once prior to construction  
Compliance Action: Preparation of CEQA documents, if required

**HM10** Upon DTSC approval of the final RAW or RAP, HACL A shall implement the removal action as approved.

Enforcement Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Phase: Construction  
Monitoring Frequency: As needed throughout construction  
Compliance Action: Periodic field inspection sign off, and submission of compliance certification report by project contractor

**HM11** Within 30 days of completion of field activities, HACLA shall submit an Implementation Report documenting the implementation of the final RAW or RAP and noticing any deviations from the approved plan. During implementation of the final RAW or RAP, DTSC may specify such addition, modifications and revisions to the RAW or RAP as deem necessary to protect human health and safety or the environment or to implement the RAW or RAP.

Enforcement Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Phase: Post-Construction  
Monitoring Frequency: Once after construction  
Compliance Action: Submission of compliance certification report by HACLA

**HM12** HACLA shall work with DTSC to ensure that the interested public and community are involved in the DTSC decision-making process. Public Participation activities shall be conducted in accordance with Health and Safety Code Section 25358.7 and DTSC's Public Participation Policy and Procedures Manual.

Enforcement Agency: Housing Authority of the City of Los Angeles and California Department of Toxic Substances Control  
Monitoring Agency: Housing Authority of the City of Los Angeles  
Monitoring Phase: Pre-construction and construction  
Monitoring Frequency: As needed prior to construction and throughout construction  
Compliance Action: Issuance of building permits and certificate of occupancy

**HM13** A Land Use Covenant may be required in the final RAW by DTSC pursuant to California Code of Regulation, Title 22 Section 67391.1 to ensure full protection of the environment and human health.

Enforcement Agency: Department of City Planning and California Department of Toxic Substances Control  
Monitoring Agency: Department of City Planning  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Once prior to construction  
Compliance Action: Preparation of a Land Use Covenant, if required

**HM14** HACLA shall comply with any and all operation and maintenance requirements in accordance with the final RAW or RAP or Operation and Maintenance Plan.

Enforcement Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Phase: Post-Construction  
Monitoring Frequency: Periodic field inspection  
Compliance Action: Periodic field inspection sign off, and submission of compliance certification report by HACLA

**HM15** Any remedial technology employed in implementation of the final RAW or RAP shall be left in place and operated by HACLA until DTSC authorizes HACLA to discontinue.

Enforcement Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Agency: Department of Building and Safety and California Department of Toxic Substances Control  
Monitoring Phase: Occupancy  
Monitoring Frequency: Periodic field inspection  
Compliance Action: Periodic field inspection sign off, and submission of compliance certification report by HACLA

**HM16** HACLA shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos containing materials (ACM) within buildings to be demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM from the site in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Once prior to construction  
Compliance Action: Submission of compliance certification report by project contractor

**HM17** For all buildings to be re-used or demolished, lead-based paint testing shall be conducted. If lead-based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with HUD Lead-Based Paint Guidelines.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Once prior to construction  
Compliance Action: Submission of compliance certification report by project contractor

## **HYDROLOGY AND WATER QUALITY**

No mitigation measures related to hydrology and water quality are required.

## **LAND USE AND PLANNING**

No mitigation measures related to land use and planning are required.

## **MINERAL RESOURCES**

No mitigation measures related to mineral resources are required.

**NOISE AND VIBRATION**

**N1** All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Periodic field inspection  
Compliance Action: Submission of compliance certification report by project contractor

**N2** Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than metal-tracked equipment).

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Periodic field inspection  
Compliance Action: Submission of compliance certification report by project contractor

**N3** The construction contractor shall locate construction staging areas away from sensitive uses.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Periodic field inspection  
Compliance Action: Submission of compliance certification report by project contractor

**N4** Construction haul truck and materials delivery traffic shall avoided residential areas whenever feasible.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Plan check review and periodic field inspection  
Compliance Action: Issuance of building permits and submission of compliance certification report by project contractor

**N5** The construction contractor shall schedule high noise-producing activities between the hours of 8:00 a.m. and 5:00 p.m. to minimize disruption to sensitive uses.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Periodic field inspection  
Compliance Action: Submission of compliance certification report by project contractor

- N6** The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Construction  
Monitoring Frequency: Periodic field inspection  
Compliance Action: Submission of compliance certification report by project contractor

- N7** All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet, shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction and construction  
Monitoring Frequency: Prior to commencement of construction and during periodic field inspection  
Compliance Action: Distribution of notification followed by submission of compliance certification report by project contractor

- N8** A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Prior to commencement of construction and during periodic field inspection  
Compliance Action: Appointment of coordinator followed by submission of compliance certification report by project contractor

- N9** Prior to initiating construction for soil remediation and Phases 1, 2, and 4, the construction contractor shall coordinate with the site administrator for David Starr Jordan High School to discuss construction activities that generate high noise levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Plan check review and during periodic field inspection  
Compliance Action: Issuance of building permits and submission of compliance certification report by project contractor

**N10** Prior to initiating construction for Phases 3 and 4, the construction contractor shall coordinate with the site administrator for Florence Griffith Joyner Elementary School to discuss construction activities that generate high noise levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Plan check review and during periodic field inspection  
Compliance Action: Issuance of building permits and submission of compliance certification report by project contractor

**N11** Loading and unloading of trucks shall be prohibited between 10:00 p.m. and 7:00 a.m.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Plan check review and periodic field inspection  
Compliance Action: Issuance of building permits and submission of compliance certification report by project contractor

**N12** A ten-foot solid wall shall be constructed between the employment uses, including the recycling facility, and the residences and David Starr Jordan High School.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**N13** Residential units adjacent to the employment uses, including the recycling facility, shall be constructed with materials capable of reducing exterior-to-interior noise levels by at least 19 dBA.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**N14** Prior to building approval, a site-specific noise study shall be completed for the elementary school based on the project design. The noise study shall ensure that noise levels at the school meet all relevant local and State guidelines.

Enforcement Agency: Department of City Planning  
Monitoring Agency: Department of City Planning  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits

**N15** Residential land uses facing 103<sup>rd</sup> Street shall be constructed with single-glazed windows that are at least 5/16-inches thick. Alternatively, double-glazed windows may be used if the glass is at least 3/32-inches thick with four inches of airspace.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety                         |
| Monitoring Agency:    | Department of Building and Safety                         |
| Monitoring Phase:     | Pre-construction and Post-Construction                    |
| Monitoring Frequency: | Plan check review and final inspection                    |
| Compliance Action:    | Issuance of building permits and certificate of occupancy |

## POPULATION, HOUSING AND EMPLOYMENT

**PHE1** HACLA shall prepare and implement an existing tenant relocation plan whereby all of the existing tenants of the Jordan Downs public housing complex would be relocated either on site or in the vicinity of the site to affordable housing equal to their existing conditions.

|                       |                              |
|-----------------------|------------------------------|
| Enforcement Agency:   | Department of City Planning  |
| Monitoring Agency:    | Department of City Planning  |
| Monitoring Phase:     | Pre-construction             |
| Monitoring Frequency: | Plan check review            |
| Compliance Action:    | Issuance of building permits |

**PHE2** HACLA shall coordinate with the Department of Building and Safety to designate the replacement public housing units per the new vesting tract map, in order to properly identify and process the new Certificates of Occupancy, and ensure the conservation of these public housing units.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety and Department of City Planning |
| Monitoring Agency:    | Department of Building and Safety and Department of City Planning |
| Monitoring Phase:     | Pre-construction  |
| Monitoring Frequency: | Plan check review   |
| Compliance Action:    | Issuance of building permits                                      |

## PUBLIC SERVICES

**PS1** Project plans shall be submitted to the City of Los Angeles Fire Department (LAFD) for review and approval to ensure that all new structures would comply with current fire codes and LAFD requirements.

|                       |   |
|-----------------------|---|
| Enforcement Agency:   | Department of Building and Safety   |
| Monitoring Agency:    | City of Los Angeles Fire Department and Department of Building and Safety |
| Monitoring Phase:     | Pre-construction  |
| Monitoring Frequency: | Plan check review   |
| Compliance Action:    | Issuance of building permits  |



**PS2** HACLA shall consult with the LAFD and incorporate fire protection and suppression features that are appropriate for the design of the proposed project.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: City of Los Angeles Fire Department and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**PS3** HACLA shall consult with the LAFD to ensure the proper emergency access points and routes are provided.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: City of Los Angeles Fire Department and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**PS4** HACLA shall prepare, in consultation with the City of Los Angeles Police Department (LAPD) and the HACLA Public Safety Department a comprehensive safety and security plan for the Specific Plan area which would include, but would not be limited to:

- The preparation and implementation of a safety education material and training for residents of the Specific Plan area,
- A neighborhood watch program,
- Security plan for all buildings within the Specific Plan area,
- Periodic safety meetings between Specific Plan area residents and business owners and representatives of HACLA, LAPD, and the HACLA Public Safety Department to assess current level of safety of residents and visitors to Specific Plan area, as well as current crime rate

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: City of Los Angeles Police Department, Housing Authority of the City of Los Angeles, and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**PS5** HACLA shall submit building plans to the LAPD Crime Prevention Unit to identify appropriate crime prevention features for the proposed project. Any design features identified by the LAPD shall be incorporated into the proposed project's final design and to the satisfaction of the LAPD.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: City of Los Angeles Police Department and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**PS6** HACLA and the HACLA Public Safety Department shall coordinate with the LAPD to develop a video monitoring system monitoring to supersede the existing video monitoring system at the existing Jordan Downs public housing project. The HACLA Public Safety Department shall have access to the on-site video monitoring system.

Enforcement Agency: Department of Building and Safety  
Monitoring Agency: City of Los Angeles Police Department, Housing Authority of the City of Los Angeles, and Department of Building and Safety  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**PS7** All parking garages, entrances, hallways, and parking facilities shall be well-illuminated and designed to eliminate areas of concealment.

Enforcement Agency: Department of Building and Safety, Department of City Planning  
Monitoring Agency: Department of Building and Safety, Department of City Planning  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**PS8** HACLA shall consult with the LAPD to develop a plan to build a police station or sub-station on-site that will serve the Specific Plan area.

Enforcement Agency: Department of City Planning  
Monitoring Agency: City of Los Angeles Police Department and Department of City Planning  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

**PS9** HACLA shall consult with the LAPL to develop plan to build a library sub-branch on-site that will serve the residents of the Specific Plan area.

Enforcement Agency: Department of City Planning  
Monitoring Agency: Department of City Planning and City of Los Angeles Public Library  
Monitoring Phase: Pre-construction and Post-Construction  
Monitoring Frequency: Plan check review and final inspection  
Compliance Action: Issuance of building permits and certificate of occupancy

## RECREATION

No mitigation measures related to recreation are required.

## TRAFFIC AND TRANSPORTATION

**TT1** An additional northbound left turn lane shall be provided by restriping the existing painted roadway median to convert the Wilmington Avenue and I-105 EB Ramps intersection into a second northbound left turn lane. Minor signal modifications may be required to align the northbound left turn signal head.

Enforcement Agency: Department of Public Works, Bureau of Engineering and Department of Transportation  
Monitoring Agency: Department of Public Works, Bureau of Engineering  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Plan check review and throughout construction  
Compliance Action: Issuance of certificate of occupancy

**TT2** The Applicant shall, under guidance from LADOT, design and construct signalization at the following intersections:

- Intersection #36– Alameda Street (W)/97<sup>th</sup> Street
- Intersection #41 – Wilmington Avenue/Century Boulevard

Enforcement Agency: Department of Public Works, Bureau of Engineering and Department of Transportation  
Monitoring Agency: Department of Public Works, Bureau of Engineering  
Monitoring Phase: Pre-Construction and Construction  
Monitoring Frequency: Plan check review and throughout construction  
Compliance Action: Issuance of certificate of occupancy

**TT3** The Applicant shall work with Metro to incorporate the B-TAP program for all residents and employees associated with the Specific Plan. The B-TAP program would provide Metro transit passes that can be renewed each calendar year. The program would apply to residents living in and employees working within the Specific Plan area.

Enforcement Agency: Housing Authority of the City of Los Angeles  
Monitoring Agency: Department of City Planning  
Monitoring Phase: Post-Construction  
Monitoring Frequency: Once after to construction  
Compliance Action: Issuance of certificate of occupancy

## UTILITIES AND SERVICE SYSTEMS

**U1** Building plans and water connection plans developed during specific project design review shall be subject to review and approval by the LADWP. If additional water connections and/or improvements to off-site water distribution infrastructure are necessary to serve the proposed project, such improvements shall be implemented to the satisfaction of LADWP.

Enforcement Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Agency: Department of Building and Safety and Department of Water and Power  
Monitoring Phase: Pre-construction  
Monitoring Frequency: Plan check review  
Compliance Action: Issuance of building permits