Appendix I

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

Mangrove Estates Site Mixed Use Development EIR

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March 2010

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Mangrove Estates Site Mixed Use Development Project, proposed in the City of Los Angeles, California. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP prior to approving a project in order to mitigate or avoid significant impacts that have been identified in an Environmental Impact Report. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Environmental Impact Report are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the Environmental Impact Report for the Mangrove Estates Site Mixed Use Development Project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and would document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AESTHETICS							
AES-2(a) Rubbish, Debris, Graffiti Control. In order to minimize the potential for visual impacts relating to the presence of rubbish, debris, and graffiti, the following shall be implemented: • All onsite buildings, structures, and portions thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. • The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.	Field review to confirm that onsite structures are maintained in a safe and sanitary condition and free from graffiti	During project operation	Periodically during project operation	City of Los Angeles Public Works Department			
AES-2(b) Onsite Signage. The following shall be implemented to ensure that onsite signage does not detract from the appearance of the project site: • On-site signs shall be limited to the maximum allowable under the LAMC. • Multiple temporary signs in the store windows and along the building walls are not permitted.	Review of plans to confirm that on-site signs are limited to the maximum allowable and that there are no temporary signs in store windows and along building walls.	During project operation	Periodically during project operation	City of Los Angeles Department of Building and Safety			
AES-2(c) Landscaping. To ensure that minimum landscape standards are met, all open areas not used for buildings, driveways, parking areas, recreational facilities, and walks shall be attractively	Review of landscape plan to ensure compliance with applicable landscape standards	Prior to issuance of building permit	Once	City of Los Angeles Department of Building and Safety			

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landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.							
AES-2(d) Building Height Limitation. In order to avoid conflicts with the scale and character of the 1st Street corridor, there shall be a building step back of 10 feet from 1st Street for every story above eight stories.	Review of building plans to confirm that there is a 10 foot step back from 1st Street for every story above eight stories.	Prior to issuance of building permit	Once	City of Los Angeles Department of Building and Safety			
AES-2(e) Ground Floor Commercial. Commercial development shall be provided at the ground floor along the 1st Street and Alameda Street frontages. A minimum of 10% of onsite commercial development shall be neighborhood-serving commercial that serves the needs of onsite and other neighborhood residents.	Review of building plans to confirm that commercial development is on the ground floor along 1st Street and Alameda and that 10% of commercial development is neighborhood-serving	Prior to issuance of building permit	Once	City of Los Angeles Department of Building and Safety			
AES-2(f) Parking Lot Landscaping/Landscape Buffers. The following shall be implemented in conjunction with onsite development: • A minimum of 7% of total surface area of any onsite surface parking lots shall be dedicated to landscaping • Any surface parking shall be located in the interior of the lot. No parking shall abut a public right-of-way.	Review of landscape plans to confirm that parking lot landscaping and landscaping buffers are incorporated	Prior to issuance of building permit	Once	City of Los Angeles Department of Building and Safety			
AES-2(g) Landscaped Focal Point. Onsite development shall provide a landscaped focal point or courtyard to serve as an amenity for residents and the public that provides useable open space for outdoor activities.	Review of landscape plans to confirm that a landscaped focal point or courtyard is provided	Prior to issuance of building permit	Once	City of Los Angeles Department of Building and Safety			
AES-2(h) HVAC Screening. All onsite heating, ventilation and air conditioning	Review of building plans to confirm that onsite	Prior to issuance of building permit	Once	City of Los Angeles			

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systems shall be screened from view to the satisfaction of the Department of Building and Safety.	heating, ventilation and air conditioning systems are screened from view			Department of Building and Safety			
AES-3(a) Light Shielding. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.	Review of lighting plans to confirmation that outdoor lighting cannot be seen from adjacent residences	Prior to issuance of building permit	Once	City of Los Angeles Department of Building and Safety			
AES-3(b) Non-Reflective Surfaces. The exterior of onsite buildings shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.	Review of building plans to confirm that the exterior of onsite buildings is constructed of high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces	Prior to issuance of building permit	Once	City of Los Angeles Department of Building and Safety			
AIR QUALITY							
AQ-1(a) Fugitive Dust. All construction shall comply with the requirements of SCAQMD Rule 403, Fugitive Dust, which requires the implementation of Reasonably Available Control Measures (RACM) for all fugitive dust sources, and the Air Quality Management Plan (AQMP), which identifies Best Available Control Measures (BACM) and Best Available Control Technologies (BACT) for area sources and point sources, respectively.	Review of construction specifications; periodic field monitoring to ensure compliance	Review of construction specifications prior to issuance of demolition/grading permits; field monitoring periodically during construction	Once of construction specifications review; periodically for field monitoring	Onsite construction manager and City of Los Angeles Department of Building and Safety			
AQ-1(b) Staging Area. Construction contractors shall establish an onsite construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments, as close as possible to a public highway. Control access to public roadways by limiting curb cuts/driveways to minimize project construction impacts upon roadway traffic operations.	Review of construction specifications to ensure that a construction equipment staging area and parking lot is established close to a public highway and that curb cuts/driveways are minimized; field monitoring to ensure compliance	Review of construction specifications prior to issuance of demolition/grading permits; field monitoring periodically during construction	Once of construction specifications review; periodically for field monitoring	Onsite construction manager and City of Los Angeles Department of Building and Safety			

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AQ-1(c) Non-Vehicular Equipment Engines. Construction contractors shall properly maintain non-vehicular equipment engines to minimize the volume of exhaust emissions.	Field monitoring to ensure that contractors properly maintain non-vehicular equipment engines	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(d) Electricity. Construction contractors shall use electricity from power poles, rather than temporary diesel or gasoline powered generators.	Field monitoring to confirm that contractors use electricity from power poles	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(e) Alternative Fuel Sources. Construction contractors shall use onsite mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane).	Field monitoring to confirm that contractors use mobile equipment powered by alternative fuel sources	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(f) Inspection of Equipment. Construction contractors shall inspect construction equipment prior to leaving the site and wash off loose dirt with wheel washers, as necessary	Field monitoring to confirm that contractors inspect construction equipment prior to leaving the site and wash off loose dirt	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(g) Ridesharing/Shuttle. Construction contractors shall provide ridesharing or shuttle service for construction workers.	Field monitoring to confirm that contractors provide ridesharing or shuttle service for construction workers	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			

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AQ-1(h) Construction-Related Equipment. The site developer shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for an extended period of time (i.e., 5 minutes or longer).	Field monitoring to confirm that construction equipment is turned off when not in use for 5 minutes or longer.	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(i) Diesel-Powered Equipment. Construction contractors shall use late model heavy-duty diesel-powered equipment to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).	Field monitoring to confirm that late model heavy-duty diesel-powered equipment is used as much as possible	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(j) Diesel Oxidation Catalysts. The site developer shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site would be equipped with diesel oxidation catalysts to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the Site).	Field monitoring to confirm that heavy-duty diesel-powered equipment is equipped with diesel oxidation catalysts	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(k) Idling Time. Construction contractors shall limit truck and equipment idling time to five minutes or less.	Field monitoring to confirm that truck and equipment idling time is limited to five minutes	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles			

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				Department of Building and Safety			
AQ-1(l) Particulate Matter Reduction. Soil stabilizers shall be applied to inactive areas on the project site, ground cover shall be replaced quickly in disturbed areas, exposed surfaces shall be watered three times daily, unpaved roads shall have 15 mph speed limits, haul road dust shall be managed appropriately, and all onsite diesel-fueled equipment shall have Diesel Particulate Filters (DPF) installed.	Field monitoring to confirm that soil stabilizers are applied to inactive areas, groundcover is replaced quickly in disturbed areas, exposed surfaces are watered three times daily, unpaved roads have 15 mph speed limits, haul road dust is managed, and diesel-fueled equipment has DPF installed	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(m) Construction Sign Posting. The project applicant shall be required to post a sign informing all workers and subcontractors of the time restrictions for construction activities and hours when construction activities are permitted. The sign shall also include the City telephone numbers where violations can be reported and complaints associated with construction noise can be submitted.	Field monitoring to confirm that a sign is posted informing workers and subcontractors of time restrictions for construction activities and City telephone numbers	During construction	Periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-1(n) Coatings. The project shall use pre-fabricated exterior panels or low-to-no VOC architectural coatings.	Field monitoring to confirm that pre-fabricated exterior panels or low-to-no VOC architectural coatings are used	Prior to and during construction	Once prior to construction and periodically during construction	Onsite Construction Manager and City of Los Angeles Department of Building and Safety			
AQ-2 Stationary Air Pollution. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value	Field monitoring to confirm that an air filtration system is installed and maintained with filters meeting or	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Building and Safety			

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(MERV) of 12 for commercial land uses and 11 for residential land uses, to the satisfaction of the Department of Building and Safety.	exceeding ASHRAE standards.						
CULTURAL RESOURCES							
CR-2(a) Archaeological Materials. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and 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.	Field monitoring to confirm that if archaeological materials are encountered during project development, development will halt and an archaeologist is secured. Confirmation that in this case, the archaeologist's survey, study or report contains recommendations and that those recommendations are followed by the applicant.	During construction	As required during construction	Onsite Construction Monitor and City of Los Angeles Department of Building and Safety			
CR-2 (b) Archaeological Report. The archaeological survey, study or report shall be submitted to: SCCIC Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834	Review to confirm that the archaeological survey is submitted to SCCIC Department of Anthropology	As required	As required	Onsite Construction Monitor and City of Los Angeles Department of Building and Safety			
CR-2(c) Case Letter. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any,	Review to confirm that the applicant submits a letter indicating if any archaeological reports	Prior to the issuance of a building permit	Once Prior to the issuance of a building permit	Project applicant and City of Los Angeles			

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archaeological reports have been submitted, or a statement indicating that no material was discovered.	have been submitted or a statement indicating that no material was discovered			Department of Building and Safety			
CR-2(d) Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.	Field monitoring to confirm that if human remains are unearthed, no further disturbance occurs until the County Coroner has made necessary findings.	During construction	As necessary during construction	Onsite Construction Monitor and County Coroner			
CR-3(a) Paleontological Materials. If any paleontological materials are encountered during the course of onsite construction, construction activities shall be halted.	Field monitoring to confirm that if paleontological materials are encountered during construction, construction is halted.	During construction	As necessary during construction	Onsite Construction Monitor			
CR-3(b) Paleontologist Review. If excavation activities go 20 feet or deeper, or if excavation encounters undisturbed basement sediments or if any paleontological artifacts are discovered, the services of a paleontologist shall be secured by contacting the Center for Public Paleontology – USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the Los Angeles County Natural History Museum to assess the resources and evaluate the impact.	Field monitoring to confirm that if excavation goes 20 feet or deeper or if undisturbed basement sediments are encountered, a paleontologist is secured through the Center for Public Paleontology	During construction	As necessary during construction	Onsite Construction Monitor and City of Los Angeles Department of Building and Safety			

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CR-3(c) Paleontological Study. If the services of a paleontologist are required, copies of the paleontological survey, study, or report shall be submitted to the Los Angeles County Natural History Museum.	Field monitoring to confirm that if the services of a paleontologist are required, copies of the survey are submitted to the Los Angeles County Natural History Museum	During construction	As necessary during construction	Onsite Construction Monitor and City of Los Angeles Department of Building and Safety			
CR-3(d) Agreement Prior to Grading Permit. A covenant and agreement shall be recorded prior to obtaining a grading permit.	Review to confirm that a covenant and agreement is recorded	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	City of Los Angeles Department of Building and Safety			
GEOLOGY							
GEO-1(a) Standard Liquefaction Requirements. The project shall comply with the Uniform Building Code Chapter 18, Division 1, Section 1804.5, *Liquefaction Potential and Soil Strength Loss,* which requires the preparation of a geotechnical report by a registered civil engineer to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, 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 and lateral/vertical loads, removal of unsuitable soil, or any combination of these measures.	Review of plans to confirm that the project complies with UBC, including the preparation of a geotechnical report.	Prior to issuance of a building permit	Once prior to the issuance of a building permit	City of Los Angeles Department of Building and Safety			

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GEO-1(b) Subsidence. Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of subsidence and include ways to avoid subsidence related impacts, such as the removal and recompaction of and loose soils that may be prone to subsidence as determined by a State of California Registered Civil Engineer.	Review of project to confirm that a geotechnical report is submitted, which assesses potential consequences of subsidence and includes ways to avoid subsidence related impacts	Prior to issuance of building or grading permits	Once prior to issuance of building or grading permits	Project applicant and City of Los Angeles Department of Building and Safety			
GEO-3 Seismic Standards. The design and construction of the project shall conform to Uniform Building Code seismic standards, which address seismically-induced groundshaking**,** as approved by the Department of Building and Safety.	Review of plans to confirm that design and construction of the project conforms to UBC seismic standards	Prior to issuance of building permits and during construction	Once prior to issuance of building permits and periodically during construction	City of Los Angeles Department of Building and Safety			
HAZARDOUS MATERIALS							
HAZ-1 Explosion/Release Asbestos Containing Materials. Due to the age of the building being demolished, asbestos-containing materials (ACM) may be located in the structure. Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM 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 State and	Review to confirm that a letter is submitted from a qualified asbestos abatement consultant	Prior to the issuance of demolition permits	Once prior to the issuance of demolition permits	City of Los Angeles Department of Building and Safety			

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Federal rules and regulations.							
HAZ-2 Explosion/Release Lead-Based Paint Containing Materials. Prior to issuance of any permit for 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.	Review to confirm that a lead-based paint survey is performed and field monitoring to confirm that lead-based paint materials are handled and disposed of pursuant to OSHA regulations	Prior to issuance of demolition permits and during construction	Once prior to issuance of demolition permits and as necessary during construction	City of Los Angeles Department of Building and Safety			
HAZ-3(a) Creation of a Health Hazard. Environmental impacts to human health may result from development of the site due to a release of chemical or microbiological materials into the community. However, these impacts would be mitigated to a level of insignificance by the following measure: • The site developer shall submit for approval hazardous materials treatment and disposal plans to the decision maker and the Department of Public Works.	Review to confirm that hazardous materials treatment and disposal plans are submitted	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Public Works			
HAZ-3(b) Additional Soil Assessment. Additional soil assessment shall be conducted in the following locations: • Former rail spurs on the northwestern corner of the site and within former Banning Street. • A former petroleum underground storage tank (UST) and oil above ground storage tanks (ASTs) located in the southwestern portion of the site (identified in the 1888 Sanborn map). • An auto repair facility located on the southern portion of the site	Review to confirm that a soil assessment is conducted and that the results of the soil sampling are forwarded to local regulatory agencies if contaminates are detected	Prior to issuance of building permits	Once prior to issuance of building permits	Project applicant, City of Los Angeles Fire Department, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency			

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(identified in the 1950 and 1954 Sanborn maps, north of the former onsite USTs). • An electrical transformer yard on the central-eastern portion of the site (identified in the 1953-1970 Sanborn maps). • A sheet metal shop and electrical products manufacturing facility on the northeastern portion of the site (identified in the 1953-1970 Sanborn maps), in the vicinity of the existing onsite structure. • An electrical products manufacturing facility on the northwestern corner of the site (identified in the 1964 and 1965 Sanborn maps), west of the existing onsite structure. If contaminants are detected, the results of the soil sampling shall be forwarded to the local regulatory agency (City of Los Angeles Fire Department, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control). The agency shall review the data and either sign off on the property or determine if any additional investigation or remedial activities are deemed necessary. If concentrations of contaminants warrant site remediation, contaminated materials shall be remediated either prior to construction of structures or concurrent with construction. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation. The remediation program				Department of Toxic Substances Control			

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shall also be approved by a regulatory oversight agency, such as the (City of Los Angeles Fire Department, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control). All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests. If, during the soil sampling, groundwater contamination is suspected, or if soil contamination is detected at depths at or greater than 30 feet below grade, then the applicant shall perform a groundwater sampling assessment. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, or if the contaminants exceed health risk standards such as Preliminary Remediation Goals, one in one million cancer risk, or a health risk index above 1, then the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency City of Los Angeles Fire Department, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control). The agency shall review the data and sign off on the property or determine if any additional investigation or remedial activities are deemed necessary.							

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In addition, based on the previous industrial uses of the site, during redevelopment of the site, the grading contractor shall be made aware of the possibility of encountering contaminated soil. An environmental monitor shall be present during grading of the site to assist with identifying areas of contaminated soil (if any) and segregating these soils as appropriate.							
HAZ-4(a) Explosion/Release Methane Gas. Environmental impacts may result from development of the site due to its location in an area of potential methane gas zone. However, this potential impact would be mitigated to a level of insignificance by the following measures: • 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	Review of plans to confirm that commercial, industrial, and institutional buildings are provided with an approved Methane Control System; that all commercial, industrial, institutional, and multiple residential buildings over 50,000 sf are independently analyzed by a qualified engineer; and that multiple residential buildings have adequate ventilation	Prior to issuance of building permits	Once prior to issuance of building permits	Project applicant and City of Los Angeles Department of Building and Safety			

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qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and 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. • All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code and 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.							
HAZ-4(b) Site Testing. Prior to the issuance of a building permit, applicant shall comply with the City Methane Seepage Regulations as outlined in Municipal Code Section 91.7103. Site testing of subsurface geological formations shall be conducted in accordance with the Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed architect or registered engineer or geologist and shall be performed by a testing agency approved by the Department of Building and Safety. The licensed architect, registered engineer or geologist shall indicate in a report to the Department of Building and Safety, the testing procedure, the testing instruments used to measure the	Field monitoring to confirm that site testing of subsurface geological formations is conducted in accordance with the Methane Mitigation Standards. Confirmation that a report is submitted that describes the testing procedure and instruments used in the analysis	Prior to issuance of building permits	Once prior to issuance of building permits	Project applicant and City of Los Angeles Department of Building and Safety			

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concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration and the Design Methane Pressure which will be used determine the Site Design Level as stated in Table 4.5-1.							
HYDROLOGY AND WATER QUALITY							
HYD-1(a) Municipal Code Requirements. The project shall comply with applicable Municipal Code requirements, including Article 4.4 of the Los Angeles Municipal Code, including regulations to control, prevent, and reduce stormwater pollution during construction	Plan review to confirm that the project complies with applicable Municipal Code requirements	Prior to issuance of building permits and during construction	Once prior to issuance of building permits and periodically during construction	City of Los Angeles Department of Public Works			
HYD-1(b) Construction Toxins. Environmental impacts may result from the release of toxins into the stormwater drainage channels during the construction onsite development. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/). • Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates,	Field monitoring and plan review to confirm that the requirements of the SUSMP are followed	Prior to issuance of building permits, during construction, and prior to operation of the project	Once prior to issuance of building permits, periodically during construction, and once prior to operation of the project	City of Los Angeles Department of Public Works			

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cobbles. • Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater. • Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff. • Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit. • Utilize natural drainage systems to the maximum extent practicable. • Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable. • All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping. • Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.							
HYD-1(c) Stormwater Best Management Practices. Onsite development shall implement Best Management Practices (BMPs) that have stormwater recharge or reuse benefits.	Field monitoring to confirm that BMPs are implemented as appropriate	Prior to issuance of building permits and prior to operation of the project	Once prior to issuance of building permits and once prior to	City of Los Angeles Department of Public Works			

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The following are examples of BMPs that may be implemented as appropriate: • Infiltration basin- captures first-flush stormwater, removes particulate pollutants and some soluble pollutants, and contributes toward recharging groundwater • Infiltration trench- similar to an infiltration basin but used for smaller drainage areas • Catch basin insert- a device that can be inserted into an existing catch basin design to provide some level of runoff contaminant removal • Catch basin screens • Pervious pavements- captures runoff by allowing stormwater to infiltrate the surface of pavement layer into a "reservoir" layer • Cistern- captures stormwater runoff as it comes down through the roof gutter system • Greywater systems • Primary (onsite) waste water treatment systems			operation of the project				
HYD-2(a) Municipal Code. Onsite development shall comply with City of Los Angeles Municipal Code requirements, including Article 4.4 of the Municipal Code, including requirements to control, prevent, and reduce stormwater pollution.	Field monitoring and plan review to confirm that the project complies with City of Los Angeles Municipal Code requirements	Prior to issuance of building permits and prior to operation of the project	Once prior to issuance of building permits and once prior to operation of the project	City of Los Angeles Department of Public Works			
HYD-2(b) LA-Rio. Onsite development shall comply with requirements of the Los Angeles River Improvement Overlay (LA-Rio), which requires BMPs such as French drains, cisterns, and swales to reduce stormwater runoff on the project site.	Plan review and field monitoring to confirm that the project complies with LA-RIO requirements	Prior to issuance of building permits and prior to operation of the project	Once prior to issuance of building permits and once prior to operation of the project	City of Los Angeles Department of Public Works			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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HYD-3(a) Municipal Code. Onsite development shall comply with City of Los Angeles Municipal Code requirements, including Article 4.4 of the Municipal Code, including requirements to control, prevent, and reduce pollution.	Plan review and field monitoring to confirm that the project complies with City of Los Angeles Municipal Code requirements	Prior to issuance of building permits and prior to operation of the project	Once prior to issuance of building permits and once prior to operation of the project	City of Los Angeles Department of Public Works			
HYD-3(b) Groundwater Quantity. Environmental impacts to groundwater quantity may result from implementation of onsite development through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity. The Department of Building and Safety requires, when feasible, that applicants modify the structural design of a building so as not to need a permanent dewatering system. When a permanent dewatering system is necessary, the Department of Building and Safety requires the following measures: • Landscape irrigation • Decorative Fountains or lakes • Toilet Flushing • Cooling Towers	Plan review to confirm that the applicant modifies the structural design of the building so as not to need a permanent dewatering system or confirmation that the applicant uses landscaping irrigation, decorative fountains, toilet flushing, and cooling towers if a permanent dewatering system is necessary	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Building and Safety			
HYD-3(c) Soil Cleaning. Leaks, drips, spills, and contaminated soil shall be cleaned immediately to prevent contamination from entering into the storm drains.	Field review to confirm that leaks, drips, spills, and contaminated soil is cleaned immediately	During construction and operation of the project	Periodically during construction and operation of the project	Project applicant and City of Los Angeles Department of Public Works			
HYD-3(d) Cleanup Methods. Hosing down of pavement at material spills shall be prohibited. Dry cleanup methods shall be used whenever possible.	Field monitoring to confirm that dry cleanup methods are used whenever possible	During construction and operation of the project	Periodically during construction and operation of the project	Project applicant and City of Los Angeles Department of Public			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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				Works			
HYD-3(e) Dumpsters. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or covered with tarps or plastic sheeting.	Field monitoring to ensure that dumpsters are covered and maintained	During construction and operation of the project	Periodically during construction and operation of the project	Project applicant and City of Los Angeles Department of Public Works			
HYD-3(f) Gravel Approaches. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.	Plan review to ensure that gravel approaches are used where truck traffic is frequent	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Building and Safety			
HYD-3(g) Maintenance. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.	Field monitoring to confirm that all vehicle/equipment maintenance, repair, and washings are conducted away from storm drains. Confirmation that major repairs are conducted off-site and that drip pans or drop clothes are used to catch drips and spills	During construction	Periodically during construction	Onsite construction manager and City of Los Angeles Department of Building and Safety			
HYD-3(h) Stenciling. All storm drain inlets and catch basins within the project area shall be stenciled with messages and/or graphical icons that discourage the dumping of improper materials into the storm drain system (such as "NO DUMPING - DRAINS TO OCEAN"). Legibility of stencils and signs shall be maintained. (Prefabricated stencils can be obtained from the Department of Public Works, Stormwater Management Division.)	Field monitoring to ensure that all storm drain inlets and catch basins are stenciled with messages that discourage dumping into the storm drain system	Prior to operation of the project	Once prior to operation of the proposed project	Onsite construction manager and City of Los Angeles Public Works Department			
HYD-3(i) Enclosures. Materials with the potential to contaminate stormwater shall be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system;	Field monitoring to confirm that materials with the potential to contaminate stormwater are placed in an	During operation of the project	Periodically during operation of the project	Onsite construction manager and City of Los Angeles			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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or (2) protected by secondary containment structures such as berms, dikes, or curbs.	enclosure or protected by secondary containment structures			Department of Public Works			
HYD-3(j) Paving Storage Areas. Storage areas shall be paved and sufficiently impervious to contain leaks and spills.	Field review to ensure that storage areas are paved and sufficiently impervious to contain leaks and spills	During operation of the project	Once prior to operation of the project	City of Los Angeles Department of Building and Safety			
HYD-3(k) Storage Area Awning. Storage areas shall have a roof or awning to minimize collection of stormwater within the secondary containment area.	Field review to ensure that storage areas have a roof or awning	During operation of the project	Once prior to operation of the project	City of Los Angeles Department of Building and Safety			
HYD-3(l) Drainage Diversion. Drainage from roofs and pavement shall be diverted around the trash container areas.	Field review to confirm that drainage from roofs and pavements is diverted around the trash container areas	During operation of the project	Once prior to operation of the project	City of Los Angeles Department of Building and Safety			
HYD-3(m) Trash Container Areas. Trash container areas shall be screened or walled to prevent off-site transport of trash.	Field review to confirm that trash container areas are screened or walled	During operation of the project	Once prior to operation of the project	City of Los Angeles Department of Building and Safety			
HYD-3(o) Runoff Treatment. Runoff shall be treated prior to release into the storm drain. Three types of treatments are available: (1) dynamic flow separator; (2) filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and is located underground. Filtration involves catch basins with filter inserts. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.) If utilized, filter inserts shall be inspected every six months and after major storms, and shall be cleaned at least twice a year.	Field review to ensure that runoff is treated prior to release into the storm drain	During operation of the project	Periodically during operation of the project	City of Los Angeles Department of Public Works			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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HYD-3(p) Parking Lots. The subterranean and above-grade parking lot areas shall include oil and grease separator traps to filter on site contaminants and prevent increased contamination of the City's storm drain system.	Field review to confirm that parking lot areas include oil and grease separator traps to filer onsite contaminants and prevent increased contamination	During operation of the project	Periodically during operation of the project	City of Los Angeles Department of Public Works			
HYD-3(q) Commercial and Residential Uses. Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of onsite development. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/). • Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B, Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold	Plan review and field monitoring to ensure that BMPs are implemented and the requirements of the SUSMP are met	Prior to issuance of building permits and during operation of the project	Once prior to issuance of building permits and periodically during construction	City of Los Angeles Department of Public Works			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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standard is required. • Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion. • Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition. • Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. • Promote natural vegetation by using parking lot islands and other landscaped areas. • Direct connections to storm drains from depressed loading docks (truck wells) are prohibited. • Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation. • Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease. • Convey runoff safely from the tops of slopes and stabilize disturbed slopes. • Legibility of stencils and signs must be maintained. • Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures							

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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such as berms, dikes, or curbs. • The storage area must be paved and sufficiently impervious to contain leaks and spills. • The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area. • Cleaning of oily vents and equipment to be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications. • Prescriptive Methods detailing BMPs specific to the "Restaurant" project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at www.lastormwater.org. (See Exhibit A).							
HYD-3(r) Parking Lots. Environmental impacts may result from delivery vehicles and customer and employee vehicles transferring contaminants (gasoline, oil, grease, sediments) to the parking lot and release toxins into the stormwater drainage channels. However, the	Plan review and field monitoring to ensure that BMPs are implemented, Los Angeles Municipal Code requirements are met, and SUSMP requirements are met	Prior to issuance of building permits and during operation of the project	Once prior to issuance of building permits and periodically during operation of	City of Los Angeles Department of Public Works			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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potential impacts would be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/). • Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required. • Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion. • Maximize trees and other vegetation			the project				

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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at each site by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants. • Promote natural vegetation by using parking lot islands and other landscaped areas. • Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain. • Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs. • Reduce impervious land coverage of parking lot areas. • Infiltrate runoff before it reaches the storm drain system. • Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1)							

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table. • Prescriptive Methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: www.lastormwater.org. (See Exhibit D).							
HYD-3(s) Structural BMPs. The owner(s) of the property shall prepare and execute a covenant and agreement (Planning Department General Form CP-6770) satisfactory to the Planning Department and Stormwater Division of Bureau of Sanitation binding the owners to post construction maintenance of the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan or as per the manufacturer's instructions.	Plan review to ensure that a covenant and agreement are prepared and executed, including structural BMPs	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Planning Department and Bureau of Sanitation			
HYD-3(t) RWQCB Permits. The developer shall obtain all necessary permits from the RWQCB prior to the installation of a temporary and/or	Plan review to ensure that all necessary permits are acquired from the RWQCB prior to	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Building			

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permanent dewatering system, if such a system is determined to be necessary for development of onsite development. Procurement of all applicable RWQCB permits will ensure the quality of groundwater discharged into the surrounding storm drain or sewer infrastructure.	instillation of a dewatering system			and Safety			
HYD-3(u) LA-Rio. Onsite development shall comply with requirements of the Los Angeles River Improvement Overlay (LA-Rio), which requires BMPs such as French drains, cisterns, and swales to reduce stormwater runoff on the project site.	Plan review and field monitoring to ensure that requirements of LA-Rio, including BMPs, are implemented	Prior to issuance of building permits and during operation of the project	Once prior to issuance of building permits and periodically during operation of the project	City of Los Angeles Department of Public Works			
NOISE							
N-1(a) Construction Sign Posting. The project applicant shall be required to post a sign informing all workers and subcontractors of the time restrictions for construction activities and hours when construction activities are permitted. The sign shall also include the City telephone numbers where violations can be reported and complaints associated with construction noise can be submitted.	Field review to confirm that signs are posted informing all workers and subcontractors of the time restrictions for construction activities and City telephone numbers	During construction	During the duration of construction activities	City of Los Angeles Department of Building and Safety			
N-1(b) Alternative Piles Types. If pile driving activities are required for construction, alternative pile types that are quieter to install, such as Nicholson Pin Piles, Tubex grout units, or GeoJet foundation units, shall be utilized where feasible in place of traditional driven piles to reduce noise and vibration generation.	Field review to confirm that if pile driving activities are required for construction, alternative pile types that are quieter to install are used when feasible	During construction	Periodically during construction	Onsite construction manager and City of Los Angeles Department of Building and Safety			
N-1(c) Staging Area. The construction contractor shall provide staging areas onsite to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between activity and sensitive	Field review to confirm that staging areas are provided onsite. Confirmation that these staging areas are located to maximize the distance	During construction	Periodically during construction	Onsite construction manager and City of Los Angeles Department			

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receptors. This would reduce noise levels associated with most types of idling construction equipment.	between the activity and sensitive receptors.			of Building and Safety			
N-1(d) Diesel Equipment Mufflers. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory- recommended mufflers.	Field review to confirm that all diesel equipment is operated with closed engine doors and equipped with factory-recommended mufflers	During construction	Periodically during construction	Onsite construction manager and City of Los Angeles Department of Building and Safety			
N-1(e) Electrically-Powered Tools and Facilities. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.	Field review to confirm that electrical power is used to run air compressors and power tools and to power temporary structures	During construction	Periodically during construction	Onsite construction manager and City of Los Angeles Department of Building and Safety			
N-1(f) Additional Noise Attenuation Techniques. For all noise-generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels. Such techniques shall include, but are not limited to, the use of mufflers on noise generating construction equipment, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.	Field review to confirm that additional noise attenuation techniques are employed	During construction	Periodically during construction	Onsite construction manager and City of Los Angeles Department of Building and Safety			
N-4(a) Rooftop Ventilation. Parapets shall be installed around all rooftop ventilation systems.	Plan review to ensure that parapets are installed around ventilation systems	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Building and Safety			
N-4(b) Truck Deliveries and Trash Pick-Up. All commercial truck deliveries and trash pickups shall be restricted to daytime operating hours (7:00AM to	Plan review and field monitoring to ensure that commercial truck deliveries and trash	During construction and operation of the project	Periodically during construction and operation	City of Los Angeles Department of Public			

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10:00 PM Monday through Friday, and 8:00 AM to 10:00 PM on weekends).	pickups are restricted to daytime operating hours		of the project	Works			
N-5(a) Building Material Guidelines. All exterior windows associated with the proposed residential uses on the project site shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room. This would require at a minimum the use of double-paned windows on all windows that are exposed to railroad and automobile noise. Such windows should have a minimum laboratory standard transmission class (STC) of 37. The glass shall be sealed into the frame in an airtight manner with a non-hardening sealant or a soft elastomer gasket, or gasket tape. The window frames shall be correctly installed into the wall and insulated to avoid any air gaps. The total area of glazing facing the railroad tracks or roadways in rooms used for sleeping on the upper floors shall not exceed 20 percent of the wall area. Solid-core doors shall be used for those doorways facing the railroad tracks and walls should be insulated in conformance with California Title 24 requirements. The exterior wall facing material shall be a surface with an STC rating of at least 45.	Plan review to ensure that exterior windows for residential uses are constructed with double-pane glass and use exterior wall construction; as an alternative, the applicant may retain an acoustical engineer to submit alternative means of sound insulation	Prior to issuance of building permits	One prior to issuance of building permits	City of Los Angeles Department of Building and Safety			
N-5(b) Building Design. The living areas shall contain forced air ventilation.	Plan review to ensure that living areas contain	Prior to issuance of building permits	Once prior to issuance of	City of Los Angeles			

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All duct work for ventilation shall include noise louvers at the exterior outlet and/or duct outlets shall be directed either opposite to or perpendicular to the railroad tracks and roadways, including Alameda, Temple Street, and 1st Street. Upper level residential patio/deck areas shall be not be positioned facing the railroad tracks or roadways.	forced air ventilation. Confirmation that duct work for ventilation includes noise louvers at the exterior outlet. Confirmation that upper level residential patio/deck areas do not face railroads or roadways		building permits	Department of Building and Safety			
N-5(c) Mechanical Equipment. All new mechanical equipment associated with onsite development shall comply with Section 112.02 of the City of Los Angeles Municipal Code, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels.	Plan review to confirm that mechanical equipment complies with Section 112.02 of the City of Los Angeles Municipal Code	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Building and Safety			
PUBLIC SERVICES							
PS-1(a) Standard LAFD Regulations. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.	Plan review to confirm that Fire Department recommendations are incorporated into the building plans	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Fire Department and Department of Building and Safety			

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PS-1(b) Hydrant Coverage. The applicant shall be responsible for changing out all 4D fire hydrants on the project site to 2 ½ X 4D hydrants and installing a 2½ X 4D fire hydrant at the midpoint of the project site along the north of 1st Street to meet fire coverage requirements.	Plan review to ensure that 4D fire hydrants on the project site are changed out and that 21/2X 4D fire hydrants are installed	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Fire Department and Department of Building and Safety			
PS-1(c) Hydrant Access. The applicant shall incorporate fire lanes to provide adequate access for the LAFD. Building plans showing the hydrant and coverage area shall and fire lanes shall be submitted to the LAFD for review prior to the issuance of a building permit.	Plan review to ensure that fire lanes provide adequate access for the LAFD and that building plans showing the hydrant and coverage area and fire lanes are submitted to the LAFD for review	Prior to issuance of building permits	Once prior to issuance of building permits.	City of Los Angeles Fire Department			
PS-3 School Impact Fees. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project site vicinity.	Confirmation that school fees are paid to the LAUSD	Prior to issuance of building permits	Once prior to issuance of building permits	LAUSD			
RECREATION AND PARKS							
REC-1(a) Quimby Fees. Per Section 17.12-A of the LAMC, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.	Confirmation that Quimby fees or Recreation and Park fees are paid	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Parks and Recreation			
REC-1(b) Open Space per Unit. As per Section 12.21G of the LAMC, the onsite development would be required as a residential development containing six or more dwelling units on a lot, to provide, at a minimum, the following usable open space area per dwelling unit: 100 square feet for each unit having less than three habitable rooms, 125 square feet for each unit having three habitable rooms, and 175 square feet for each unit having more than three habitable rooms. Usable	Plan review to ensure that the appropriate amount of usable open space is on the project site	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Parks and Recreation			

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open space is defined as areas designed and intended to be used for active or passive recreation and may consist of private and/or common areas. Common open space areas must be readily accessible to all residents of the site and constitute at least 50% of the total required usable open space. Common open space areas can incorporate recreational amenities such as swimming pools, spas, children's play areas, and sitting areas. A minimum of 25% of the common open space area must be planted with ground cover, shrubs, or trees. In addition, indoor recreation amenities cannot constitute more than 25% of the total required usable open space. Private open space is an area which is contiguous to and immediately accessible from a single dwelling unit, may have a dimension no less than six feet in any direction and must contain a minimum of 50 square feet, of which no more than 50 square feet per dwelling unit can be counted towards the total required usable open space. As the onsite development would allow for a maximum density of over 100 dwelling units per acre, based on the provisions set forth in LAMC Section 17.12, 32% of the gross subdivision area would be required to be dedicated. It is stated in LAMC 17.12F that payment to the City of a fee for each dwelling unit permitted to be constructed in the subdivision can be made in lieu of the dedication of all or a portion of all of the							

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land otherwise required. LAMC Section 17.12.F also allows private recreation areas developed within a project site for use by the project's residents to be credited against the project's land dedication requirement. Recreational areas that qualify under this provision include swimming pools and spas (when the spas are an integral part of a pool complex) and children's play areas with playground equipment comparable in type and quality to those found in City parks. Furthermore, the recreational areas proposed as part of a project must meet the following standards in order to be credited against the requirement for land dedication: (1) each facility is available for use by all of the residents of a project; and (2) the area and the facilities satisfy the park and recreation needs of a project so as to reduce that project's need for public recreation and park facilities.							
TRANSPORTATION AND CIRCULATION							
T-1 Construction Staging and Traffic Management Plan. The developer shall prepare and submit for approval to the City of Los Angeles a Construction Staging and Traffic Management Plan that includes designated haul routes and staging areas, traffic control procedures, emergency access provisions and construction crew parking, to mitigate traffic impacts during construction. The plan shall also require appropriate signage to restrict construction traffic from traveling or parking on the surrounding residential streets, appropriate signage to guide the construction traffic to the main entrance of the site and signage to warn the general traffic of trucks entering and	Plan review to ensure that a Construction Staging and Traffic Management Plan is prepared and submitted	Prior to issuance of grading permits	Once prior to issuance of building permits	City of Los Angeles Department of Transportation			

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exiting the project site. In addition, the plan shall require that temporary sidewalks or alternative pedestrian passage be provided should sidewalks be closed during construction. The applicant shall submit required documentation and achieve approval of the management plan from the City of Los Angeles prior to issuance of a grading permit.							
T-2(a) TDM Strategies. The developer shall implement an onsite transportation demand management (TDM) program that achieves at least a 20% reduction in peak hour traffic to and from the project site as compared to the trip generation rates used in this analysis (154 A.M. peak period trips and 229 P.M. peak period trips). This plan shall be subject to review and approval by the LADOT. The following measure shall be included in the TDM program: **Site Improvements -** The design and operation of the site to the extent feasible shall be designed into the project to emphasize: **Integrated Mobility Hub** – Project developer shall provide a financial contribution and rent-free space needed to implement a new integrated mobility hub kiosk that is open and clearly visible to the public. The purpose of the kiosk is to attract new transit users and provide current transit users with more connectivity options for the first/last segment of a trip with bike parking, bike and car sharing, etc. This integrated mobility hub shall be part of the project's design. This could be incorporated into a publicly accessible	Plan review and field monitoring to ensure that a TDM program is implemented that achieves a 20% reduction in peak hour traffic to and from the site as compared to the trip generation rates used in the analysis for the proposed project. Confirmation that site improvements, integrated mobility hub, car sharing and short-term car rental, and other measures described in Mitigation Measure T-2(a) are incorporated.	Prior to issuance of building permits and during operation of the project	Once prior to issuance of building permits and periodically during operation of the proposed project	City of Los Angeles Department of Transportation			

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plaza located on the project site, near transit portals at 1st Street and Alameda Street and/or Temple Street and Alameda Street. Preferential loading and unloading for taxis, HOV and carpools make it more convenient and attractive to passengers. Wayfinding signage guides and directs people to and from loading and unloading zones and different elements of a site. Car pool parking should be closest to the entrance of a building or on the first floor of a garage or structure to reward participants. Bicycle parking should be convenient, plentiful, well lit and secure. Shower and locker facilities should be provided as they are an important part of the decision for an employee to bike to work. Enhanced pedestrian and bicycle pathways for convenient, direct and secure connections. It must be emphasized that integrating non-auto oriented improvements into the heart of the site rather than off to the side or in a remote corner are paramount to their success. Parking for bicycles should be at the center of activities or near the front door to facilities and be plentiful and well lit. Taxi stands and passenger drop off areas should be convenient. There should be more than one and they should provide lighting, shelter and benches. **Car-Sharing and Short-Term Car Rental** – The project shall include on demand access to a fleet of cars for short duration							

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or unexpected trips for residents and employees of the project site. This program would reduce the need for individual to own a car or perhaps a second one. It would enhance the transit oriented nature of the site because it would allow individuals living, working and shopping at the site to rely on transit with the knowledge that an automobile is available with relative ease for those trips where transit or other modes are impractical. In addition, this program would save costs to individuals and businesses and could reduce the parking requirements of onsite development. **Transportation Coordinator (TC) -** A transportation coordinator (TC) shall be provided onsite. A TC is a permanent onsite staff position assigned to administer the requirements of a TDM program. Under this strategy, a transportation management association (TMA) would be formed on-site or the project could become a part of an existing TMA in the area that would help in promoting awareness of the available TDM strategies and creating Transportation Management Plans (TMP) for the employees and patrons of the site. **Transportation Information Center (TIC) -** A TIC shall be provided onsite. A TIC is a centrally-located commuter information center where both the employees and visitors can obtain information regarding commute programs, and individuals can obtain real-time information for planning travel without using an automobile. Strategically placed kiosks can provide trip planning and real time bus and train arrival information for users. **Trip Monitoring and Reporting Program**							

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– A periodic trip monitoring and reporting program shall be developed that sets trip-reduction milestones and a monitoring program to ensure effective participation and compliance with the TDM goals. Non-compliance with the trip-reduction goals would lead to financial penalties or may require the implementation of physical transportation improvements. Other potential TDM strategies that may be implemented include, but are not limited to the following: **Transit, Bike and Walk Promotions and Information Materials -** This would include a commuter information packet (CIP), a commuter benefits brochure that contains complete information about various transportation benefits available to individuals, transportation/transit options, HOV programs and discounts, bicycling amenities, transportation subsidies, and other elements that may be available. The CIP should be written in multiple languages including English, Japanese and Spanish. The CIP would be distributed to tenants, employees, and, other building workers and occupants and at promotional events. **Tenant Participation -** Under this strategy the transportation coordinator would facilitate tenant and employee awareness and participation in the TMP by distributing the information to tenants at least once each year. **Rideshare Matching Opportunities -** This strategy would coordinate ridesharing programs among various building tenants and their employees, provide ride-match services within the building or engage other							

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ride-match facilitators (such as its tenants) to provide this service. It could be applied two different ways. One method is to make available "on the spot" ridesharing. This strategy maximizes trip flexibility for the individual because they do not need to make long-term plans and commitments. There are a number of internet based programs that could be used to match the mobility needs of travelers with drivers. The more traditional method would be to have the TMA provide an online daily and/or long-term commute rideshare matching service to match interested patrons with carpools and vanpools. The rideshare matching services could also be extended to other employers in close proximity to the project site. **Guaranteed Ride Home Program -** This strategy provides a guaranteed ride home program for (occupants/employees) who use a commute mode other than driving. Employers may establish their own program or contract this service with a public agency or private contractor. **Transit Pass Sales -** Under this strategy employers or a central management operator can contract with the Metro to become authorized to directly sell transit passes to their onsite employees. In addition they could provide transportation subsidies to building occupants, residential tenants and employees who commute via non-motorized or non-single occupancy vehicle (SOV) modes. **Commuter Benefits** – This strategy pursuant to Internal Revenue Code Section 132 (f), states that employers should arrange pre-tax dollar transit commute expense accounts to provide transportation							

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fringe benefits to eligible employees. **Flexible/Alternative Work Schedules and Telecommuting Programs** – With this strategy, employers would allow employees to work flexible and alternative work schedules so that their arrival and departure to the site varies to reduce trips during peak periods. Telecommuting would eliminate any trips to the site since the employee would be working off site. **Expanded DASH Service** – This strategy would provide additional service and/or capacity to the DASH downtown system via new routes to the Mangrove Estates site. Contributions could be in the form of the purchase of new DASH vehicles or subsidy of service for a fixed period of time. **Taxi Services** – Taxis provide on-demand mobility for short and medium length trips. Expanding the City's "hail-a-taxi" demonstration program to the Project site and surrounding area would provide convenient mobility alternatives for unscheduled or quick trips. In addition taxis could and should be equipped to accept regional transit fare cards such as Metro TAP smart card technology. A single method of fare payment would greatly enhance non-auto oriented trip choices. Taxi services can also complement the guaranteed ride home program.							
T-2(b) Traffic Signal Upgrades. Prior to occupancy, the developer shall upgrade the traffic signals at the following locations to allow for enhanced and real-time operation of the traffic signal timing and allow DOT to provide instant adjustments to the signal's timing parameters based on real-time traffic conditions:	Field review to confirm that the traffic signals are upgraded to allow for enhanced and real-time operation of the traffic signal timing	Prior to occupancy	Once prior to occupancy	City of Los Angeles Department of Transportation			

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Study Intersections 1. 3rd St. and Alameda St. (2070 controller upgrade only) 2. 2nd St. and Alameda St. (2070 controller upgrade and installation of system loops on all approaches) 3. 1st St. and Central Ave. (2070 controller upgrade and installation of system loops on all approaches) 4. 1st St. and San Pedro St. (2070 controller upgrade and installation of system loops on all approaches) Non Study Intersections. 1. 1st St. and Hill St. (2070 controller upgrade only) 2. Judge John Aiso St. and Temple Ave. (2070 controller upgrade and installation of system loops on all approaches) 3. 2nd St. and San Pedro St. (2070 controller upgrade and installation of system loops on all approaches) 4. 2nd St. and Central Ave. (2070 controller upgrade and installation of system loops on all approaches) 5. 3rd St. and Los Angeles St. (2070 controller upgrade only)							
UTILITIES							
U-1 Water Supply. Onsite development shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize	Field monitoring to ensure that development complies with Ordinance No. 170,978	Prior to occupancy	Once prior to occupancy	City of Los Angeles Department of Public Works			

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water loss due to evaporation, and water less in the cooler months and during the rainy season). If conditions dictate, the Department of Water and Power may postpone new water connections for this onsite development until water supply capacity is adequate.							
U-2 Water Saving Features. The site developer shall implement the following water conservation measures for the entire development on the project site: • High Efficiency Toilets with flush volume of 1.0 gallons of water per flush or less (includes dual flush) • High Efficiency Urinals of 0.5 gallons per flush or less (includes waterless) • High Efficiency Clothes Washers (Residential) – with a water savings factor of 4.0 or less • High Efficiency Clothes Washers (Commercial) with a water savings factor of 7.5 or less • Waterless Urinals • Limit showers to one showerhead per stall • Showerheads with a flow rate of 2.0 gallons per minute or less • High efficiency dishwashers (Energy Star rated) where dishwashers are provided • Single-pass cooling shall be strictly prohibited • Irrigation systems shall meet the following requirements: o Weather-based irrigation controller with rain shutoff o Flow sensor and master valve	Field monitoring to confirm that water conservation measures are implemented	Prior to occupancy	Once prior to occupancy	City of Los Angeles Department of Building and Safety			

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shutoff (large landscapes) o Matched precipitation (flow) rates for sprinkler heads o Drip/microspray/subsurface irrigation where appropriate o Minimum irrigation system distribution uniformity of 75% o Proper hydro-zoning and turn minimization (groups plants with similar water requirements together) o Use of landscaping contouring to minimize precipitation runoff o Rotating Sprinkler Nozzles for Landscape Irrigation with a flow rate of 0.5 gallons per minute or less o Drought Tolerant Plants must make up at least 40% of total landscaping o Limit showers to one showerhead per stall Domestic Water Heating System located in close proximity to point(s) of use; use of tank-less and on-demand water heaters as feasible *All dwelling units shall have individual metering and billing for water use* *All irrigated landscapes of 5,000 square feet or more shall have separate metering or submetering* *Recycled water shall be used where available for appropriate end uses (irrigation, cooling towers, sanitary)* *Should it be determined that the existing*							

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water main infrastructure is unable to accommodate the estimated water consumption for the project site, the developer shall be required to make special arrangements with LADWP to enlarge the supply lines • Cooling Towers must be operated at a minimum of 5.5 cycles of concentration • Faucets - all indoor faucets (other than City Ordinance No.180822 requirements) with flow rate of 1.5 gallons per minute or less The following items are required by City Ordinance No.180822, effective Dec. 1, 2009, and the City of Los Angeles Department of City Planning acknowledges compliance with the following requirements for the proposed project: • Faucets: o Private Use Lavatory Faucets – 1.5 gallons per minute o Public Use Lavatory Faucets – 0.5 gallons per minute, self-closing o Pre-rinse Spray Valve installed in Commercial Kitchens – 1.6 gallons per minute o All Other Faucets – 2.2 gallons per minute • Low-flow Showerheads – maximum flow rate not to exceed 2.0 gallons per minute, except emergency shower heads for health or safety purposes. • All Installed Dishwashers must be							

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Energy Star Rated and in compliance with the following: o The maximum water use for high efficiency commercial dishwashers shall be in accordance with the table in Section 4.11 of the FEIR. o The maximum water use per washing cycle for high efficiency domestic dishwashers shall be 5.8 gallons. • All cooling towers must operate at a minimum of 5.5 cycles of concentration • Single-pass cooling systems are strictly prohibited for use in devices, processes, or equipment installed in commercial, industrial, or multi-family residential buildings. This prohibition shall not apply to devices, processes, or equipment installed for health or safety purposes that cannot operate safely otherwise.							
U-2(a) Wastewater Reduction. Operation of onsite development shall include the following features to reduce impacts associated with wastewater generation and conveyance: • A holding tank large enough to hold three times the onsite development's daily wastewater flow so that the tank would hold all onsite development wastewater during peak wastewater flow periods for discharge into the wastewater collection system during off-peak hours • A grey water system to reuse	Field monitoring to ensure that holding tanks, grey water systems, and new wastewater treatment/conveyance infrastructure or capacity enhancing alterations to existing systems are included	Prior to occupancy	Once prior to occupancy	City of Los Angeles Department of Public Works			

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wastewater from the onsite development • As needed, new wastewater treatment or conveyance infrastructure, or capacity enhancing alterations to existing systems.							
U-2(b) Wastewater Infrastructure. During the plan check, if upgrades or the sewer infrastructure is found to have insufficient capacity by the City of Los Angeles, the developer shall be required to pay a fair share for improvements to upgrade sewer facilities. If necessary, the applicant shall pay these fees prior to the issuance of a building permit.	Confirmation that a fair share for improvements to upgrade sewer facilities is paid	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Building and Safety			
U-3(a) Construction Solid Waste Reduction. The applicant shall ensure that the following features and processes are implemented prior to and during the construction phase: • Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the onsite development, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes. • To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide	Confirmation that a copy of the receipt or contract from a waste disposal company providing services to the project is received. Confirmation that temporary waste separation bins are provided during demolition and construction and that these bins are emptied and recycled	During construction	Periodically during construction	Onsite construction manager and City of Los Angeles Department of Building and Safety			

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temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the onsite development's regular solid waste disposal program.							
U-3(b) Construction Recycling Program. The applicant shall develop a construction and demolition debris and recycling/salvage program to divert at least 50% material from landfills by either weight or volume. The plan shall identify the materials to be diverted from disposal.	Plan review to confirm that a construction and demolition debris and recycling/salvage program is developed that diverts at least 50% material from landfills	During construction	Once prior to construction	City of Los Angeles Department of Public Works			
U-3(c) Operational Solid Waste Reduction. The onsite development shall incorporate the following feature in the design and shall be reflected in plans, which shall be approved prior to the issuance of a building permit: • Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the onsite development's regular solid waste disposal program.	Plan review to ensure that recycling bins are provided at appropriate locations and emptied and recycled accordingly	Prior to issuance of building permits	Once prior to issuance of building permits	City of Los Angeles Department of Public Works			