

THE VILLAGE AT PLAYA VISTA

APPENDIX C

MITIGATION MONITORING AND REPORTING PROGRAM

2003

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1.0 INTRODUCTION

As of January 1, 1989, the California Environmental Quality Act (CEQA) requires a Mitigation Monitoring and Reporting Program (MMRP) for projects where mitigation measures are a condition of their approval and development. This program has been prepared in compliance with the requirements of Section 21081.6 of CEQA. The Environmental Impact Report (EIR) for the Village at Playa Vista Project as described in the project description identifies the significant environmental impacts associated with the Project and specifies a series of measures designed to mitigate adverse impacts to the environment. The MMRP describes the procedures the Applicant will use to implement the mitigation measures adopted in connection with the approval of the project and the methods of monitoring and reporting on such actions. Monitoring refers to the observation of mitigation activities at the Project site, in the design of plans or in the operation of designated agencies. A Monitoring/Reporting Program is necessary only for impacts which would be significant if not mitigated.

The Project Applicant shall be obligated to provide documentation to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

1.1 PURPOSE

As stated above, this MMRP has been prepared in conformance with Section 21081.6 of the CEQA. The intent of this program is to:

1. Verify satisfaction of the required mitigation measures of the EIR;
2. Provide a methodology to document implementation of the required mitigation;
3. Provide a record of the Monitoring and Reporting Program;
4. Identify monitoring and enforcement agencies;
5. Establish administrative procedures for the clearance of mitigation measures;
6. Establish the frequency and duration of monitoring and reporting; and
7. Utilize the City's existing review processes wherever feasible.

1.2 ADMINISTRATIVE PROCEDURES

Mitigation monitoring reports shall be submitted to the City of Los Angeles on an annual basis, starting on the twelfth month following the certification of the EIR and continuing until the mitigation program is complete. Subsequent reports shall be submitted within three months of the end of the annual reporting periods. Reports required more frequently than annually shall be submitted as required and included in the annual reports. Records and documentation of compliance shall be maintained by the Project Applicant and submitted to the City as appendices to the annual monitoring reports. All associated reports and documentation shall be open for inspection by the Project Applicant, the public, responsible agencies, and other interested parties.

The City's existing planning, engineering, review and inspection processes shall be used as the basic foundation for MMRP procedures, and shall also serve to provide the documentation for the reporting program. Since these processes address many complex issues, the Project Mitigation Monitor shall distill and separate this information into an annual summary report with technical appendices which shall be delivered to the City.

Reporting consists of establishing a record that a mitigation measure is being implemented. This will involve the following steps:

1. All monitoring reports shall be issued to the City of Los Angeles Department of City Planning.
2. Reports shall be issued annually commencing 12 months following EIR certification in a form and format approved by the City Planning Director. Subsequent reports shall be submitted within three months of the end of the annual reporting periods.
3. Evidence such as verification forms, letters, signatures, and initials, shall be maintained as an appendix to annual reports.
4. Annual reports and appendices shall be on file in the City Planning Department.
5. All reporting forms indicating non-compliance with any required mitigation measure of the EIR shall be issued by the Mitigation Monitor within five working days of discovery to the designated City Enforcement and Monitoring Agencies and the City Planning Department with a copy to the property owner/Project Applicant or authorized representative
6. Remedial actions to correct non-compliance shall extend monitoring and reporting as necessary to demonstrate compliance. Remedial action reports shall be issued to the

applicable Enforcement and Monitoring Agencies and the City Planning Department within 10 days of completion of such remedial action.

7. The mitigation monitor shall afford the City Planning Department with the opportunity to meet on a periodic basis, no less frequently than monthly, to be informally apprised of the status of the Project's compliance with the MMRP and any material information on reporting forms generated since the last previous such meeting as the Director of Planning may request.

1.3 MONITORING PROCEDURES

The Proposed Project development process generally falls into the following phases relevant to the MMRP:

1. Pre-construction;
2. Construction; and
3. Post-construction.

Directly related to these phases of development are the following implementation mechanisms:

1. The incorporation of mitigation measures into subdivision conditions;
2. The incorporation of mitigation measures into project design;
3. The incorporation of mitigation measures into construction contracts; and
4. The incorporation of mitigation measures into administrative action.

Mitigation measures such as building setback restrictions and landscaping requirements are made conditions of tentative map approval and must be cleared before a final map can be recorded. Mitigation measures such as highway design, plumbing specifications and sewer programs provide requirements for the design of the project. This type of mitigation measure is generally implemented through the incorporation of the mitigation measure into the project design.

Mitigation measures such as truck hauling route restrictions, dust control methodology and work hour restrictions provide guidance for the construction phase of the project. This type of

mitigation measure is generally implemented through the incorporation of the mitigation requirement into the language of the construction contract documents.

Recommendations for ongoing traffic management, landscape irrigation and recycling programs are examples of mitigation measures that require administrative action to implement during the life of the Project. This type of mitigation measure is often implemented through administrative action in operation contracts, leases, creation of associations and covenants and agreements. These types of mitigation measures often require continuous implementation.

Generally, the monitoring of the implementation of mitigation measures occurs during and at the completion of the implementation phase, prior to the commencement of the next phase of the development process. For example, those mitigation measures implemented in the design phase of the project shall be monitored during and at the end of the design phase, prior to commencement of the construction phase of development. Those measures implemented in the construction phase through the incorporation of mitigation measures into construction contract documents are monitored prior to the start of construction activities and during the construction activities. Prior to the start of construction activities, a monitoring check shall be completed to assure that the contract documents include all necessary mitigation provisions. The on-site monitoring of mitigation measures shall also occur during the construction activities. Construction phase project monitoring checklists and signature sheets shall be utilized by construction managers and foremen to assure that appropriate implementation, as well as timely monitoring, have taken place.

The timing of monitoring for mitigation measures to be implemented through administrative action will vary depending on the nature of the measure.

1.4 MONITOR/MONITORING TEAM

Monitoring reports shall be prepared by a designated Monitor retained by the Applicant in consultation with professionals corresponding to the mitigation measure being monitored. The designated Monitor would be a specific individual or a firm. Individual technicians or Monitors shall not submit reports to the City directly. They shall be collected by the designated Project Mitigation Monitor and submitted to the City as part of a complete Annual Mitigation Monitoring Report or monthly if applicable.

1.5 ENFORCEMENT

Under CEQA, the ultimate discretion and responsibility for making determinations with respect to potential environmental effects rests with the lead agency rather than the Monitor or preparer of the EIR.

These MMRP provisions under CEQA do not grant monitors or agencies any additional police powers to enforce compliance with mitigation measures. The MMRP is an informational document upon which the City of Los Angeles, its departments, and Agencies may act to enforce compliance. The Project Mitigation Monitor shall act as a reporter of information on compliance based on the terms set forth in this MMRP.

If a failure to mitigate or comply with mitigation measures is reported by the Project Mitigation Monitor, the City in its respective jurisdiction, may act to require correction of such failure, but in no case shall the Project Mitigation Monitor have the authority nor obligation to enforce the mitigation set forth herein.

The City and other Enforcement Agencies may not require the use of alternative means to mitigate adverse effects of the Project unless such requirements are provided for in the EIR or the conditions of Project approval.

1.6 IMPLEMENTATION OF MITIGATION MEASURES FOR OFF-SITE IMPROVEMENTS

The impact analysis of the Environmental Topics in the EIR include an analysis of the secondary impacts of implementation of off-site infrastructure improvements identified in the mitigation sections of the EIR. These analyses identify mitigation measures that would reduce environmental effects arising from construction and operation of those improvements.

The traffic mitigation measures include an identification of the jurisdiction in which each traffic mitigation measure is located. All traffic mitigation measures within the City of Los Angeles shall be completed to the satisfaction of the LADOT. All traffic mitigation measures in jurisdictions other than the City of Los Angeles shall be coordinated and monitored through LADOT and implemented to the extent feasible.

Therefore, this MMRP also includes mitigation measures to advise agencies outside of the City of Los Angeles of the anticipated secondary effects, and recommended mitigation measures to reduce impacts from their implementation.¹

1.7 ATTACHMENTS

In order to provide supplemental information and to facilitate an easier read, where the mitigation measures reference portions of the Village at Playa Vista EIR, these references are included as attachments in this MMRP.

1.8 PROGRAM MODIFICATION

After review and approval by the lead agency, minor changes to the Mitigation Monitoring and Reporting Program are permitted but can be only made by the Applicant with the approval of the City Director of Planning. This flexibility is necessary in light of the prototypical nature of the MMRP and the need to protect the environment with a workable program. No changes shall be permitted unless the MMRP continues to satisfy the requirements of Section 21081.6 of CEQA as determined by the City Planning Director.

¹ Under CEQA Section 15091(a)(2), a Lead Agency may approve a project with significant impacts, if there is a finding that "...changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding...[and that] such changes have been adopted by such other agency or can and should be adopted by such other agency."

2.0 MITIGATION MONITORING AND REPORTING PROGRAM

A. EARTH

Mitigation Measures for the Proposed Project and the Equivalency Program

Slope Stability

A-1 Prior to completion of the Riparian Corridor, the slope stability remedial measures shall be implemented as appropriate for the areas of potential instability below Cabora Road in accordance with the Group Delta Consultants (GDC) bluff stabilization final assessment report dated December 3, 2001 (revised January 31, 2002) and approved by the City of Los Angeles Department of Public Works on February 19, 2002. Identification of areas having the potential for slope stability problems is shown in the GDC report and completion of the appropriate mitigation (slope stability remedial) measures shall be subject to approval of the Department of Public Works. Completion of the slope repair shall be monitored by a qualified engineer subject to approval of the Department of Public Works.

In accordance with the recommendations of the GDC report, the following slope repair methods would be employed as appropriate to minimize the potential for slope failures in areas of potential instability. The applicable locations of each repair type is shown within the GDC report, and that same information is also shown on Attachment A this MMRP.

- *Type 1: Full Slope Height Fill* – The affected portions of the slope would be cut back in benches, a minimum of one equipment width into dense native soil with a 2-foot deep key at the toe. The removed material would be replaced with material having a minimum cohesion of 200 pounds per square foot (psf) and effective angle of internal friction of 30°, with a slope grade of 1.5:1 (H:V).
- *Type 2: Partial Slope Height Fill* – A portion of the slope height would be cut back into dense native soil and filled with material having a minimum cohesion of 200 psf and effective angle of internal friction of 30°, in lifts of 8-inches or less in thickness. The slope grade would match the surrounding grade of 1.5:1 (H:V) or flatter.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of “B” or grading permit; once during construction below Cabora Road

Action Indicating Compliance with Mitigation Measure(s): Issuance of “B” or grading permits; execution of grading contract with mitigation measure provisions

- A-2** A soil erosion resistant matting shall be used in the Proposed Project site for the portion of the slope below Cabora Road to reduce the accumulation of soil debris.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Phase: Pre-construction

Monitoring Frequency: Once during construction adjacent to Carbora Road.

Action Indicating Compliance with Mitigation Measure(s): Issuance of “B” permit.

- A-3** Permanent erosion control features (i.e., rip-rap, concrete steps, stones) shall be installed at all stormwater discharge points within the southern portion of the Proposed Project site in a manner satisfactory to the City of Los Angeles’ Department of Building and Safety and/or Department of Public Works, as appropriate.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of “B” or grading permit; once at final inspection

Action Indicating Compliance with Mitigation Measure(s): Issuance of “B” or building permit; acceptance of improvements.

Other

- A-4** All dewatering shall be conducted in accordance with the requirements of dewatering permits obtained from the Regional Water Quality Control Board (RWQCB). Prior to initiating any construction dewatering activities that are not included within the scope of permit provisions, the Applicant/Contractor must update the plans and provisions related to the permit and must notify the RWQCB of any such plan/provision modifications.

Enforcement Agency: Regional Water Quality Control Board

Monitoring Agency: Regional Water Quality Control Board

Monitoring Phase: Construction

Monitoring Frequency: As necessary if dewatering is required

Action Indicating Compliance with Mitigation Measure(s): Issuance of National Pollution Discharge Elimination System permits.

- A-5** Prior to the issuance of grading permits for initial site preparation, a pest control firm shall be retained to conduct and implement a rodent control program to prevent the migration of rodents or pest to neighboring properties. The rodent control program shall comply with all applicable local, state and federal regulations. Evidence shall be provided to the advisory agency prior to the issuance of any permit that this provision has been satisfied.

Enforcement Agency: Los Angeles City, Department of Building and Safety; Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Building and Safety; Los Angeles City, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of “B” or grading permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of demolition and grading permits.

B. AIR QUALITY

Mitigation Measures for the Proposed Project and the Equivalency Program

a. Playa Vista Air Quality Management Plan (Playa Vista AQMP)

- B-1** Prior to the issuance of any grading or building permits, the Playa Vista AQMP shall be prepared satisfactory to the Planning Department. The Playa Vista AQMP shall identify specific emission reduction/mitigation measures addressing the air quality impacts associated with construction and operations of the Proposed Project, such as construction mitigation measures addressing emissions from heavy-duty construction equipment, fugitive dust, construction deliveries, construction worker travel and the application of architectural coatings; as well as operational mitigation measures addressing emissions from utility consumption, building maintenance, and service and support facilities. The Plan shall implement proactively the strategies called for in the regional Air Quality Management Plan as prepared by the SCAQMD through:

- Implementation of emission control strategies based on currently available and cost-effective technology, and
- Providing the means by which future technological advances can be incorporated in the development of the Playa Vista Project.

Enforcement Agency: Los Angeles City, Department of City Planning.

Monitoring Agency: Los Angeles City, Department of City Planning.

Monitoring Phase: Pre-construction.

Monitoring Frequency: Prior to issuance of any grading or building permits.

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading or building permits.

b. Monitoring the Playa Vista AQMP

B-2 Prior to the issuance of any grading/building permit, an Air Quality Monitor, satisfactory to the Director of Planning shall be retained by the Applicant to document compliance with the Playa Vista AQMP. During the Project's construction phase and operational phase, until the Project's buildout, the Monitor shall review all activities occurring on the Project site on a periodic basis and maintain current records on compliance with the Playa Vista AQMP. The Monitor shall submit monthly reports during Project construction, and annual reports during Project operations, until the Project's buildout, documenting compliance with all air emission control measures contained in the Playa Vista AQMP. The records and reports shall be maintained as public documents. The Monitor's identification, qualifications, address and phone number shall be listed in all construction and construction-related contracts and shall be placed in the pertinent files of the Planning Department.

Enforcement Agency: Los Angeles City, Department of City Planning.

Monitoring Agency: Los Angeles City, Department of City Planning.

Monitoring Phase: Pre-construction, Construction and Post-Construction.

Monitoring Frequency: Air Quality Monitor: Prior to issuance of any grading or building permits, Construction Monitoring: Monthly during construction activities. Operations Monitoring: Annually during Project operations, until the Project's buildout.

Action Indicating Compliance with Mitigation Measure(s): Air Quality Monitor: Contract with Monitor; submission of Monitor's appointment to Planning Department. Construction Monitoring: Monthly monitoring reports. Operations Monitoring: Annual monitoring reports, until the Project's buildout.

c. Remedial Action

- B-3** The Applicant shall require in all construction and construction-related contracts, provisions requiring compliance with all applicable environmental conditions included in all relevant entitlement approval actions of the City.

Enforcement Agency: Los Angeles City, Department of City Planning.

Monitoring Agency: Los Angeles City, Department of City Planning.

Monitoring Phase: Pre-construction.

Monitoring Frequency: Execution of grading or construction contract.

Action Indicating Compliance with Mitigation Measure(s): Execution of grading or construction contracts with mitigation measure provisions.

- B-4** Upon identification of any instance of non-compliance with the Playa Vista AQMP, the Monitor shall within 48 hours notify the Applicant and the designated representative of the Planning Department, or other appropriate enforcement and monitoring agency. All of the Applicant's applicable contracts shall require corrective actions within 48 hours to attain compliance. Once notified of a condition of non-compliance, the Applicant shall promptly act to attempt to attain compliance. In the event that a contractor, subcontractor or operator fails to correct the noticed noncompliance, the Applicant, its representative or prime contractor shall retain the contractual right to effect prompt corrective action. Should remedial action not occur, the Director of Planning, or other City enforcement and monitoring agencies, are empowered to issue cease and desist orders.

Enforcement Agency: Los Angeles City, Department of City Planning.

Monitoring Agency: Los Angeles City, Department of City Planning.

Monitoring Phase: Construction.

Monitoring Frequency: Ongoing during construction.

Action Indicating Compliance with Mitigation Measure(s): Execution of grading or construction contracts with mitigation measure provisions.

d. Emission Control Strategies**Mitigation Measures for the Proposed Project and the Equivalency Program****(1) Tier 1 Mitigation Measures****B-5 (a) Construction Emissions****(i) Construction Equipment/Operation**

- a. Control Technologies: Apply NO_x control technologies, such as fuel injection timing retard for diesel engines and air-to-air after cooling, as feasible.
- b. Low Emission Equipment and Technologies: Use low emission fuels and technology, such as liquefied natural gas (LNG), compressed natural gas (CNG), and advanced low emission diesel technology or at a minimum, low sulfur fuel, as feasible.
- c. Configure construction parking to minimize traffic interference.
- d. Develop a construction traffic management plan that includes, but is not limited to:
 - Providing temporary traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person).
 - Scheduling of construction activities that affect traffic flow on public roadways to off-peak hours to the extent feasible.
 - Rerouting construction trucks off congested streets.
 - Consolidating truck deliveries.
 - Providing dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
 - Prohibit truck idling in excess of two minutes, whenever practical.
- e. Where possible use electricity from power lines rather than temporary generators.
- f. Construction Practices: Use only well maintained equipment, utilize proper planning to reduce rework and multiple handling of earth materials, select equipment that is properly sized to minimize trips/use, consolidate deliveries, and maximize off-site construction (i.e. prefabricating and prepainting).

- g. Record Keeping: Log fuel use, hours of operation and periodic maintenance of all construction equipment to ensure proper maintenance.
- h. Use ultra low-emission vehicles (ULEVs), zero emission vehicles (ZEVs), or other low emission support vehicles and equipment, including fleet vehicles if any, to the extent cost effective and feasible.

(ii) Fugitive Dust

- i. For disturbed dirt areas which remain inactive over an extended period of time, soil stabilization measures shall be undertaken such as application of moisture retaining binders which pull moisture out of the air to form a cohesive soil binder.
- j. Replace ground cover in disturbed areas as quickly as possible.
- k. During dry weather, enclose, cover, water twice daily or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5% or greater silt content.
- l. Water active grading/construction sites at least twice daily, or as needed during wet weather.
- m. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- n. All trucks hauling dirt, sand, soil, or other loose materials off-site shall be covered or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.
- o. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads. Water sweepers shall use reclaimed water, where available.
- p. Apply water up to three times daily or as necessary, to all unpaved parking or staging areas or unpaved road surfaces, during dry weather.
- q. Limit traffic speeds on all unpaved roads to 25 mph or less.
- r. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and a width of at least 20 feet.

- s. Other Dust Controls: Any intensive dust generating activity, such as abrasive blasting, drilling, and grinding must be controlled to the greatest extent feasible. Such control would necessarily be specific to the activity, but could include the use of screens or enclosures, water sprays or collection devices.
- t. Comply with the requirements of Air Quality Management District (AQMD) Rule 403 to the extent not provided above.

(iii) Construction Worker Travel

- u. All contractors shall be required to participate in a common carpool registry which provides a list of construction workers willing to carpool during all periods of contract performance. This registry shall be maintained by the Applicant and reviewed by the Monitor.

(iv) Building Materials and Architectural Coatings

- v. Building materials, architectural coatings and cleaning solvents used must comply with all applicable SCAQMD rules and regulations.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation.

Action Indicating Compliance with Mitigation Measure(s): Air quality plan approval; map recordation.

(b) Post-Construction Operations Emissions

(i) Service and Support Facilities (point sources)

- B-6** All point source facilities shall obtain all required permits from the SCAQMD. The issuance of these permits by the SCAQMD will require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criteria air pollutants.

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: South Coast Air Quality Management District

Monitoring Phase: Pre-construction, post-construction

Monitoring Frequency: Once at issuance of Southern California Air Quality Management District (SCAQMD) permit.

Action Indicating Compliance with Mitigation Measure(s): Issuance of SCAQMD permits.

(ii) Natural Gas Consumption and Electricity Production

B-7 Adherence to the following energy consumption measures shall be made an element of the Playa Vista AQMP if deemed acceptable to the Department of Building and Safety.

- a. All residential buildings shall be equipped with Energy-Star rated appliances, to the extent feasible.
- b. All residential and non-residential buildings shall exceed the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
- c. Energy efficient lighting fixtures, which exceed the California Title 24 Energy Efficiency standards to the extent feasible, shall be installed to satisfy interior lighting requirements within all buildings. Automatic devices to turn off lights when they are not needed shall also be used to regulate lighting for interior office common spaces, such as conference rooms and bathrooms.
- d. All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed. Exterior lighting fixtures as might be specified by the Department of Water and Power as energy efficient shall be used to the extent such lighting is available and architecturally acceptable.
- e. All residential and commercial buildings shall be equipped with electric vehicle charging stations to the extent required by the California Air Resources Board (ARB) at the time of construction of the given building.
- f. Shade producing trees shall be planted at the Proposed Project site to the extent feasible to provide localized as well as overall community cooling.
- g. All buildings shall employ passive heating and cooling design strategies to the extent feasible.
- h. All buildings shall be designed to accommodate renewable energy sources, to the extent feasible.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of a temporary or permanent Certificate of Occupancy.

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of temporary or permanent Certificate of Occupancy.

(iii) Building Materials and Architectural Coatings

- B-8** Building materials, architectural coatings and cleaning solvents shall comply with all applicable SCAQMD rules and regulations.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit.

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit.

(iv) Public Information Program

- B-9** The Applicant or successor shall circulate or cause to be circulated a semi-annual or more frequent newsletter to all on-site residents, businesses and employees to provide information on carpool incentives, internal shuttle system routes and schedules, on-site housing and job opportunities for on-site employees and residents, and mandatory or voluntary new technologies for air pollution reduction in businesses and homes.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Occupancy

Monitoring Frequency: Semi-annually

Action Indicating Compliance with Mitigation Measure(s): Semi-annual newsletter.

(2) Tier II Post-Construction Mitigation Measures**(a) Implementation of New Technology**

The following Tier II mitigation measures apply to both Project construction and operations, until Project buildout.

B-10 The Applicant or its successors shall, on a yearly basis until Project buildout, identify emerging technologies which may yield emission reductions. Such consideration shall include analysis of the feasibility of new emission reduction measures recommended in updates of the SCAQMD's CEQA Air Quality Handbook.

The Applicant or its successors shall assess the feasibility of implementing such measures based on the following:

- The ability of the measure to reduce air pollutant emissions which result from Project construction operations.
- The new measure or product is equivalent in cost to the standard strategies, measures or products.
- The availability of the new measure or product prior to the time required for implementation.
- The reasonable reliability and reasonably equivalent durability of the new measure or product to standard measures and products.
- The absence of significant adverse impacts to other areas of the environment (e.g. noise, water, aesthetics).
- The consistency of the new measure with the Project's design concepts and objectives.

The Air Quality Monitor shall determine the feasibility of all new recommended measures, technologies or products identified by the Applicant.

Recommendations which are determined to be feasible and appropriate pursuant to the standards set forth above shall be incorporated by the Applicant into all future contracts for construction and development at the Proposed Project.

The Monitor shall also be responsible for providing the Director of Planning with documentation regarding compliance with this provision.

All associated reports and documentation (including feasibility assessment of new emission reduction measures, the Air Quality Monitor's feasibility determination and the Applicant's compliance with the feasible new emission reduction measures and technologies) shall be included in an annual monitoring report to the enforcement and monitoring agencies and kept open for public inspection. Said reports, documentations and monitor's identification, qualifications, address and telephone number shall be placed in the pertinent files of the City Planning Department.

Implementation of new mitigation measures or products would not affect contracts and commitments entered into prior to the date the new mitigation measures/products and strategies meet the above standards. However, contractors shall be informed/advised of the available new emission reduction measures and technologies.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: On an annual basis until project buildout.

Action Indicating Compliance with Mitigation Measure(s): Annual contact with Southern California Air Quality Management District (SCAQMD); retention of an Air Quality Monitor; documentation that the Applicant has properly determined the feasibility of all new recommended technologies; contracts shall include these mitigation measures.

Additional Mitigation Measures for the Off-site Improvements

B-11 For each of the road widenings, the Air Quality Monitor shall monitor construction activity and insure implementation of the mitigation measures listed below. The monitor shall check construction procedures. In addition, the Applicant shall identify and the monitor shall assess the feasibility and recommend implementation of new technological advancements that will help minimize emissions.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: Monthly.

Action Indicating Compliance with Mitigation Measure(s): Monthly during construction activities.

B-12 The following procedures to control air emissions shall be applied wherever applicable:

Construction Equipment/Operation

- a. Control Technologies: Apply NO_x control technologies, such as fuel injection timing retard for diesel engines and air-to-air after cooling, as feasible.
- b. Low Emission Equipment and Technologies: Use low emission fuels and technologies, such as LNG, CNG, and advanced low emission diesel technology or at a minimum low sulfur fuel, as feasible.
- c. Prohibit truck idling in excess of two minutes, whenever practical.
- d. Where possible use electricity from power lines rather than temporary generators.
- e. Construction Practices: Use only well maintained equipment, utilize proper planning to reduce rework and multiple handling of earth materials, select equipment that is properly sized to minimize trips/use, consolidate deliveries, and maximize off-site construction (i.e. prefabricating and prepainting).

Fugitive Dust

- f. Replace ground cover in disturbed areas as quickly as possible.
- g. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- h. All trucks hauling dirt, sand, soil, or other loose materials off-site shall be covered or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.
- i. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads. Water sweepers shall use reclaimed water, where available.
- j. Apply water up to three times daily or as necessary, to all unpaved parking or staging areas or unpaved road surfaces, during dry weather.
- k. Other Dust Controls: Any intensive dust generating activity, such as abrasive blasting, drilling, and grinding must be controlled to the greatest extent feasible. Such control would necessarily be specific to the activity, but could include the use of screens or enclosures, water sprays or collection devices.

Building Materials and Architectural Coatings

1. Building materials, architectural coatings and cleaning solvents used must comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations.

Enforcement Agency: City of Los Angeles, Department of City Planning

Monitoring Agency: City of Los Angeles, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Monthly.

Action Indicating Compliance with Mitigation Measure(s): Monthly during construction activities.

C. WATER RESOURCES

Mitigation Measures for the Proposed Project and the Equivalency Program

C.(1) Hydrology

- C.(1)-1** Prior to issuance of any building permit, the Applicant shall be required to complete or otherwise guarantee completion of the Freshwater Marsh, Riparian Corridor and other structural/treatment control BMPs (e.g., Best Management Practice catchbasins, etc.), satisfactory to the City of Los Angeles Department of Public Works and/or other responsible agencies (e.g., U.S. Army Corps of Engineers in conformance with Permit No. 90-426-EV)), as applicable.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of any building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any “B,” building or grading permit.

- C.(1)-2** Prior to recordation of the tentative tract map, a covenant and agreement shall be prepared and recorded satisfactory to the Department of Public Works, Bureau of Sanitation, Stormwater Management Division and the City Attorney, as appropriate, which shall include the following:

- Properties within the Proposed Project shall be encumbered with an obligation to perpetually fund the operation and maintenance of the appropriate structural/treatment control BMPs, such as the Freshwater Marsh and Riparian Corridor, and Best Management Practices catchbasins, satisfactory to the City of Los Angeles Department of Public Works. Properties dedicated to a public entity or owned by the property owners' association (i.e., parks, community-serving parcels, etc.) shall not be subject to this funding obligation.
- The Proposed Project shall implement and perform the requirements set forth in the Operations, Maintenance and Monitoring Manual for the Freshwater Wetlands System, in accordance with all permit requirements to monitor and evaluate the hydrologic and water quality performance of the Freshwater Marsh and Riparian Corridor. Information obtained from the monitoring program shall be translated into corrective action and system modifications, if necessary, in accordance with the U.S. Army Corps of Engineers requirements and satisfactory to the City of Los Angeles Department of Public Works.
- A monitoring report shall be prepared as required by applicable permits which addresses water sampling locations, frequency of sampling, pollutants of concern to be tested, testing methods, corrective measures if necessary, etc., for the Freshwater Marsh and Riparian Corridor. The report shall be submitted satisfactory to the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the City of Los Angeles Department of Public Works, Bureau of Sanitation.
- Maintenance records for the structural/treatment control Best Management Practices shall be maintained and submitted to the City of Los Angeles Department of Public Works, Bureau of Sanitation.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works; Los Angeles City Attorney

Monitoring Phase: Pre-construction; post-construction

Monitoring Frequency: Once at recordation of tentative subdivision map; once at issuance of any building permits; annually

Action Indicating Compliance with Mitigation Measure(s): Approval of covenant and agreement; issuance of any building permits; annually

C.(1)3 Prior to issuance of any building permit, the Applicant shall encumber the parcel for which the permit is sought with a covenant to fund the Playa Vista Community Service Organization or other funding mechanism, satisfactory to the Advisory Agency and the City Engineer, for the purpose of funding the operation and maintenance of the Freshwater Marsh and Riparian Corridor and other structural/treatment control BMPs.

The covenant shall obligate future owners within the parcel to fund the Community Service Organization or other funding mechanism, and shall contain provisions detailing the timing and mechanism for such funding, satisfactory to the Department of Public Works. Properties dedicated to a public entity or owned by the property owners' association (i.e., parks community-serving parcels, etc.) shall not be subject to this funding obligation.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at recordation of tentative subdivision map; once at issuance of any building permit

Action Indicating Compliance with Mitigation Measure(s): Approval of a covenant and agreement; issuance of any building permit

- C.(1)-4** Prior to issuance of any building permit, the Applicant or the Playa Vista Community Service Organization shall establish and enter into an agreement with the Ballona Wetlands Conservancy or other responsible entity, which shall address the responsibility for funding, coordination, and oversight of all operations and maintenance procedures for the Freshwater Marsh and Riparian Corridor. Maintenance shall be conducted, and maintenance reports submitted periodically and after each storm event to prevent trash, debris, and sediments from clogging the system, in accordance with the U.S. Army Corps of Engineers requirements and satisfactory to the City of Los Angeles Department of Public Works.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Prior to issuance of any building permit, periodic submittal of maintenance reports

Action Indicating Compliance with Mitigation Measure(s): Issuance of any building permit; approval of monitoring and maintenance program(s)

C.(2) Water Quality

Mitigation Measures for the Proposed Project and the Equivalency Program

- C.(2)-1** The Proposed Project shall incorporate the following features to reduce pollutant loadings:

- Roof drain biofiltration systems to receive and filter runoff from all buildings within the Proposed Project;
- Water quality catch basin inserts for all catch basins within the Proposed Project site where water is flowing to the Central Storm Drain;
- A vegetated swale within a park adjacent to the Riparian Corridor to receive and filter low-flow runoff from the Proposed Project prior to entering the Riparian Corridor.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property); County of Los Angeles, Department of Public Works.

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of “B” or grading permit.

Action Indicating Compliance with Mitigation Measure(s): Issuance of “B” or grading permit; approval of a Standard Urban Stormwater Mitigation Plan.

- C.(2)-2** Prior to issuance of a B-Permit or building permit for construction of the additional BMPs discussed above, as applicable, drawings and specifications of the proposed BMP shall be submitted to the City of Los Angeles for review and comments. Such information shall include, but is not limited to, a site map showing locations of the proposed BMPs, product manufacturer, model number, and manufacturer’s recommended maintenance schedule.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property); County of Los Angeles, Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of construction contracts.

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contract with mitigation measure provisions.

- C.(2)-3** The Proposed Project shall include on-site operation and maintenance programs designed to minimize environmental impacts including:

- Only slow-release fertilizers that are applied directly to the soil shall be used to establish vegetation. No fertilizer shall be applied during or within 72 hours of a forecasted rain event. Erosion and sediment control measures shall be implemented during landscaping of the project to minimize the export of nutrients from the Proposed Project site.
- The Proposed Project shall include the use of native or drought-resistant vegetation in no less than 50% of the community landscaped areas, and an irrigation program that emphasizes no excess irrigation. Any non-native vegetation selected for landscaping shall be noninvasive.
- The Proposed Project shall install trash racks at inlets to the Riparian Corridor.
- All multi-family buildings within the Proposed Project shall include trash collection and storage areas for residents, and managed trash collection areas for commercial businesses.
- The Master Homeowner's Association shall provide tenants/residents with information to encourage compliance with good housekeeping practices, such as proper disposal of household and office hazardous waste; encourage tenants/residents not to plant exotic grasses or other plants whose seeds may potentially migrate off their properties via wind, rain, or animals; and to inform residents of the potential receiving waters impacts of excessive dry-weather runoff.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Construction; post-construction

Monitoring Frequency: Once at execution of construction contracts; once at issuance of first certificate of occupancy.

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contracts with mitigation measure provisions; copy of tenant/resident information package with mitigation measure provisions.

- C.(2)4** Prior to issuance of any grading, building or B-Permit, the existing Playa Vista Stormwater Pollution Prevention Plan (SWPPP) shall be amended to include the Proposed Project. The Stormwater Pollution Prevention Plan (SWPPP) shall identify temporary Best Management Practices (BMPs) to be implemented in accordance with the General Construction Permit issued by the Regional Water Quality Control Board (RWQCB). Best Management Practice (BMP) categories deployed during construction shall include contractor activities practices, waste management practices, soil stabilization (erosion control) practices, sediment control practices, roadway

cleaning/tracking control practices, vehicles and equipment cleaning, concrete truck washout and fueling practices.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works; Regional Water Quality Control Board

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of construction contracts.

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contracts with mitigation measure provisions; approval of a Stormwater Pollution Prevention Plan.

Mitigation Measures for the Off-Site Improvements

C.(2)-5 Construction contractor(s) selected for the proposed improvements shall be required, through contract specifications, to use grading and excavation techniques that control runoff from the off-site traffic improvements, as well as Best Management Practices (BMPs) to avoid/control erosion and sedimentation. The contractor(s) shall also be required to implement other Best Management Practices (BMPs) appropriate for the nature, location, timing (relative to rainy season) and duration of proposed construction activities. Typical Best Management Practices (BMPs) related to construction activities include the following:

- Erosion and sediment controls including soil stabilization, silt fence installation and/or sandbag installation;
- Wind erosion controls such as using only the minimum amount of water to control dust without adding to runoff;
- Tracking controls such as construction vehicle egress management for sedimentation carried on vehicles leaving the site;
- Spill prevention and control measures such as regular inspections of vehicles for leaks, and prevention measures such as oil pans under parked vehicles; and
- Concrete and construction materials management such as the avoidance of fresh concrete washing unless runoff can be drained to a bermed or level area away from drain outlets or channels.

Permanent Best Management Practices (BMPs) shall be integrated into the design and operation of off-site improvements, as appropriate. Examples of such Best Management

Practices (BMPs) include street sweeping, catch basins, directing surface runoff into landscaped medians/strip, and other water quality treatment measures as feasible and appropriate.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of construction contract.

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contract with mitigation measure provisions.

D. BIOTIC RESOURCES

Mitigation Measures for the Proposed Project and the Equivalency Program

Construction Measures

D-1 Prior to any earthmoving activities during the breeding and nesting season, the Applicant shall have a field survey conducted by a qualified biologist to determine if active nests of breeding birds are present within the area of potential influence of the activity. This area of influence shall include the nest site as well as an appropriate buffer determined by the biologist based on field observations and the biology of the species. This survey shall be conducted within three (3) days before the clearing/grubbing. If nesting birds protected under the Migratory Bird Treaty Act or California Fish and Game Code are found, the breeding/nesting area(s) shall be protected according to the biologist's recommendations that include, but are not limited to, a suitable buffer area around the nest, which shall not be disturbed until the young have fledged.

Enforcement Agency: Los Angeles City, Department of Planning

Monitoring Agency: Los Angeles City, Department of Planning

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once prior to issuance of grading permits; monthly

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading permits; submittal of monthly reports

Increased Non-Native Plant Species

- D-2** Prior to issuance of any building permit, landscape guidelines shall be prepared by a licensed landscape architect in consultation with a qualified biologist for review and approval by the City Planning or Public Works department, if applicable. The plan shall identify non-native plants that are potentially invasive and that shall be prohibited.

These planting guidelines shall be provided to all new business owners and residents in the Project site prior to the close of escrow and executed lease agreements. Planting guidelines shall be monitored by a licensed landscape architect.

Disposal of cuttings of any ornamental plants during Project operation in on-site or off-site open space areas shall be strictly prohibited.

Enforcement Agency: Los Angeles City, Department of Public Works or Planning Department

Monitoring Agency: Los Angeles City, Department of Public Works or Planning Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at site plan review.

Action Indicating Compliance with Mitigation Measure(s): Approval of landscape design plan.

Bluff Restoration

- D-3** Concurrent with the construction of the adjacent Riparian Corridor, the bluff area within the Habitat Creation/Restoration Component shall be restored as coastal sage scrub habitat.

Enforcement Agency: Los Angeles City, Department of Public Works or Planning Department.

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Pre- construction; construction.

Monitoring Frequency: Once at site plan review for the restored habitat area; monthly during restoration of the bluff restoration area.

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan for the restoration area; monthly during restoration of the bluff restoration area.

Light and Glare/Noise

- D-4** Night lighting within 100 feet of restored habitat areas (riparian areas and bluffs) shall be directed onto the property and away from the habitat area. Such lighting shall be downcast luminaries with light patterns directed away from natural areas, and shall be coordinated with the lighting engineer and the environmental and biological resource monitor.

Enforcement Agency: Los Angeles City, Department of City Planning; Los Angeles City Department of Public Works, as applicable

Monitoring Agency: Los Angeles City, Department of City Planning; Los Angeles City Department of Public Works, as applicable

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at site plan review; once at issuance of Certificate of Occupancy, if applicable

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan; issuance of a temporary or final Certificate of Occupancy, if applicable

- D-5** Landscaping along Bluff Creek Drive shall incorporate native plant materials that will reduce the potential for intrusion of vehicle headlight glare into the Riparian Corridor.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once at site plan review for the restored habitat area.

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan for the restored riparian area.

- D-6** Landscaping along Bluff Creek Drive shall incorporate native plant materials that will buffer traffic noise and help reduce noise levels within the Riparian Corridor.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction; post-construction

Monitoring Frequency: Once at site plan review

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan; approval of a landscape design plan

Intrusions into Habitat Areas by Humans and Pets

D-7 The riparian corridor shall be fenced along the northern side and at the strategic locations to discourage access into the habitat area.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction, post-construction

Monitoring Frequency: Monthly during restoration within the bluff restoration area; annually

Action Indicating Compliance with Mitigation Measure(s): Monthly Statements of Compliance; Annual Statements of Compliance

D-8 Signs shall be placed along recreational trails in proximity to the Habitat Creation/Restoration Component to inform users of the proximity of the trail to sensitive habitat areas. Signs shall list rules and regulations for trail use designed to protect sensitive biological resources. Rules shall include, but not be limited to, the following: no access to off-trail areas; no excessively loud voices or other noise disturbances; no harassment of wildlife; no domestic pets; no “taking” of plants and animals; and strict adherence to trail boundaries.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction; post-construction

Monitoring Frequency: Once at site plan review; annually

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan; submittal of annual reports

E. NOISE

Construction Noise

Mitigation Measures for the Proposed Project and the Equivalency Program

E-1 Prior to the issuance of any grading, excavation, foundation, or building permits, the Applicant shall provide proof satisfactory to the Advisory Agency that all construction documents require contractors to comply with Los Angeles Municipal Code Section 41.40 [See Attachment A] which requires all construction and demolition activity located within 500 feet of a residence to occur between 7:00 am and 6:00 pm Monday

through Friday and 8:00 am and 6:00 pm on Saturday, and that a noise management plan for compliance and verification has been prepared by a monitor retained by the Applicant. At a minimum, the plan shall include the following requirements:

- Pile drivers used in proximity to sensitive receptors shall be equipped with noise control having a minimum quieting factor of 10 dB(A);
- Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site as determined by the Advisory Agency;
- Program to maintain all sound-reducing devices and restrictions throughout the construction phases;
- An approved haul route authorization that avoids noise-sensitive land uses to the maximum extent feasible; and
- Identification of the noise statutes compliance/verification monitor, including his/her qualifications and telephone number(s).

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at execution of grading or construction contract; once at issuance of grading or building permit.

Action Indicating Compliance with Mitigation Measure(s): Submittal of noise plan; execution of grading or constructions contract with mitigation measure provisions; issuance of grading or building permits.

Additional Construction Mitigation for the Off-site Improvements

- All construction and demolition activity located within 500 feet of a residence shall occur between 7:00 am and 6:00 pm Monday through Friday and 8:00 am and 6:00 pm on Saturday.
- Contractors shall ensure that construction equipment is fitted with modern sound-reduction equipment.
- When construction operations occur adjacent to occupied residential areas, the contractor shall implement all technically feasible mitigation measures, pursuant to the Los Angeles Municipal Code, that include, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.

- Haul routes that avoid noise-sensitive land uses shall be utilized to the maximum extent feasible.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at execution of grading or construction contract; once at issuance of grading or building permit.

Action Indicating Compliance with Mitigation Measure(s): Submittal of noise plan; execution of grading or constructions contract with mitigation measure provisions; issuance of grading or building permits.

Operational Noise

Mitigation Measures for the Proposed Project and the Equivalency Program

- E-2** Construct all exterior walls, floor-ceiling assemblies (unless within a unit) and windows having a line of sight (30 degrees measured from the horizontal plane) of Lincoln Boulevard and Jefferson Boulevard with double-paned glass or an equivalent and in a manner to provide an airborne sound insulation system achieving a Sound Transmission Class of 50 (45 if field tested) as defined in the UBC Standard No. 35-1, 1982 edition. Advisory Agency sign-off shall be required prior to obtaining a building permit. The subdivider, as an alternative, may retain an engineer registered in the State of California with expertise in acoustical engineering, who shall submit a signed report for an alternative means of sound insulation satisfactory to the Advisory Agency which achieves a maximum interior noise of CNEL 45 (Residential).

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit.

Action Indicating Compliance with Mitigation Measure(s): Acoustical analysis; issuance of building permit.

- E-3** All HVAC and related roof-top mechanical equipment shall be installed in accordance with Los Angeles Municipal Code Section XI. Prior to issuance of certificates of occupancy for each building, an acoustical inspection shall be performed for each building to ensure building compliance with applicable interior and exterior noise criteria as specified by the City of Los Angeles Municipal Code.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once during building permit plan check review; once at issuance of Certificate of Occupancy.

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits; issuance of Certificate of Occupancy.

F. LIGHT AND GLARE

F.(1) Natural Light and Shading

None proposed.

F.(2) Artificial Light and Glare

Mitigation Measures for the Proposed Project and the Equivalency Program

Artificial Lighting

- F.(2)-1** All outdoor lighting, other than signs, shall be limited to those required for safety, security, highlighting and landscaping.

Enforcement Agency: Los Angeles City, Department of Building and Safety (private property); Los Angeles City, Department of Public Works (public right-of-way).

Monitoring Agency: Los Angeles City, Department of Building and Safety (private property); Los Angeles City, Department of Public Works (public right-of-way).

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at site plan review; once at issuance of a temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan; issuance of temporary or permanent Certificate of Occupancy

- F.(2)-2** Animated building identification signs shall be prohibited. Illuminated residential building signs shall not be permitted above the first level.

Enforcement Agency: Los Angeles City, Department of Building and Safety (private property); Los Angeles City, Department of Public Works (public right-of-way).

Monitoring Agency: Los Angeles City, Department of Building and Safety (private property); Los Angeles City, Department of Public Works (public right-of-way).

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at site plan review; once at issuance of temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan; issuance of temporary or permanent Certificate of Occupancy

Glare

- F.(2)-3** The Applicant shall use exterior building materials and facades which eliminate or minimize highly reflective materials. At the time of plan check review for specific development projects, building materials shall be reviewed to assure that they do not exceed the reflectivity of standard building materials. If the Applicant should desire to use more reflective materials in locations isolated from major thoroughfares, adequate analysis must be presented to the Department of Building and Safety to determine that the building, due to location, would not cause glare impacts on motorists or nearby population.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan; issuance of temporary or permanent Certificate of Occupancy

- F.(2)-4** Direct glare from automobile headlights in parking structures shall be shielded by walls, louvers, landscaping and/or other similar measures.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of temporary or permanent Certificate of Occupancy

G. LAND USE**Mitigation Measures for the Proposed Project and the Equivalency Program**

- G-1** Prior to recordation of the tract map, the Proposed Project development standards and guidelines shall be incorporated as tract map conditions including, but not limited to, building height, setbacks, lot coverage, density, and land uses, as analyzed in ENV-2002-6129-EIR. Any changes shall be subject to additional environmental review and implementation of proper mitigation measures if additional impacts associated with such changes are identified.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at tract map approval.

Action Indicating Compliance with Mitigation Measure(s): Tract map approval.

- G-2** Lot 113 of VTTM 49104 shall remain as open space unless the Advisory Agency determines that this lot is not need to meet the open space requirements of VTTM 49104.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at tract map approval.

Action Indicating Compliance with Mitigation Measure(s): Advisory Agency Determination.

Additional Mitigation Measure for the Off-site Improvements

- G-3** Any private property that is affected during the construction of off-site improvements shall be restored to be consistent with conditions prior to construction, to the extent feasible.

Enforcement Agency: Los Angeles City, Department of City Planning; Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Post-construction

Monitoring Frequency: Once at completion of site work.

Action Indicating Compliance with Mitigation Measure(s): Report at the completion of site work with inclusion in the Annual Report.

H. MINERAL RESOURCES

None proposed.

I. SAFETY/RISK OF UPSET

Mitigation Measures for the Proposed Project and the Equivalency Program

Hazardous Materials Management

I-1 Prior to issuance of demolition permits for Buildings 22, 45, and other sheds and small storage buildings, evidence shall be provided to the City of Los Angeles Planning Department that the demolition contract provides for a qualified asbestos and lead based paint removal contractor/specialist to remove or otherwise abate asbestos and lead based paint prior to or during demolition activities in accordance with federal, state, and local regulations.

Enforcement Agency: Los Angeles City, Department of Planning

Monitoring Agency: Los Angeles City, Department Planning

Monitoring Phase: Construction

Monitoring Frequency: Once at issuance of demolition permits for Buildings 22, 45, and other sheds

Action Indicating Compliance with Mitigation Measure(s): Issuance of “B”, demolition permits for Buildings 22, 45, and other sheds

I-2 Prior to issuance of demolition permits for Buildings 22, 45, and other sheds and small storage buildings, evidence shall be provided to the City of Los Angeles Planning Department that the demolition contract provides for continuous compliance with all applicable government regulations and conditions related to hazardous materials and wastes management.

Enforcement Agency: Los Angeles City, Department of Planning

Monitoring Agency: Los Angeles City, Department Planning

Monitoring Phase: Construction

Monitoring Frequency: Once at issuance of demolition permits for Buildings 22, 45, and other sheds

Action Indicating Compliance with Mitigation Measure(s): Issuance of “B”, demolition permits for Buildings 22, 45, and other sheds

Soil/Groundwater Contamination

I-3 Any contaminated soil, groundwater and/or toxic materials removed during remediation activities or discovered during excavation and grading shall be evaluated and excavated/disposed of, treated in-situ (in-place), or otherwise managed in accordance with the Regional Water Quality Control Board (RWQCB) requirements. If contamination is discovered during grading activities, grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented so as to render the area suitable for grading activities to resume.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of grading permit; monthly

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading permit, Monthly Statements of Compliance

I-4 To address the potential that contaminated soils, groundwater, and/or toxic materials may be encountered during excavation and grading, the applicant contractor(s) selected for excavation and grading work shall maintain a valid South Coast Air Quality Management District (SCAQMD) Rule 1166 permit plan (i.e., approval of a Contaminated Soil Mitigation Plan) for areas of known or suspected contamination, and be prepared to control nuisance odors per SCAQMD Rules and Regulations.

Enforcement Agency: South Coast Air Quality Management District

Monitoring Agency: South Coast Air Quality Management District

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Monthly during construction

Action Indicating Compliance with Mitigation Measure(s): Maintenance of a valid South Coast Air Quality Management District Rule 1166 permit; Monthly Statements of Compliance

- I-5** Any contaminated soils stockpiled at the site shall be stored in such a manner that underlying soils are not cross-contaminated. This could be accomplished by the use of heavy-duty plastic sheeting placed under and on top of the stockpiled materials, or other suitable methods. The management, treatment, or disposal of such material shall comply with all federal, state, and local regulations related to hazardous waste.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of construction contracts; monthly during construction

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contracts with mitigation measure provisions; Monthly Statements of Compliance

- I-6** All stockpiled contaminated materials shall be protected in order to prevent material from being washed into storm drains. This could be accomplished by the use of sand bags around the material, heavy-duty plastic sheeting placed on top of smaller stockpiles of materials, or other suitable methods.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of grading contract; monthly

Action Indicating Compliance with Mitigation Measure(s): Execution of grading contract with mitigation measure provisions; Monthly Statements of Compliance

- I-7** Grading and demolition contractors shall be required by construction specifications to secure approval of haul routes to export or otherwise transport off-site excavated materials prior to commencement of such activity.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at execution of grading or demolition contract; once at haul route approval; monthly

Action Indicating Compliance with Mitigation Measure(s): Execution of grading or demolition contracts with mitigation measure provisions; haul route approval; monthly Statements of Compliance

I-8 Prior to issuance of a grading permit or B-Permit for activities involving construction dewatering, evidence shall be provided to the Los Angeles Department of Building and Safety (LADBS) or the Los Angeles Department of Public Works (LADPW), as appropriate, that a valid National Pollutant Discharge Elimination System (NPDES) or Industrial Waste construction dewatering permit is in place. The National Pollutant Discharge Elimination System (NPDES) or Industrial Waste permit shall include provisions for evaluating the groundwater for potential contamination, and, if necessary, the need for treatment of dewatering discharge.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property)

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property); Regional Water Quality Control Board

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of grading or “B” permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading or “B” permit; approval of report

I-9 Groundwater extracted in accordance with remedial activities and construction dewatering that may be required during project development shall be conducted in accordance with RWQCB and other agency requirements (i.e., Los Angeles Department of Public Works (LADPW), Los Angeles Department of Building and Safety (LADBS), etc.), as appropriate. In the event that contaminated groundwater is encountered during excavation, grading or construction, the activities that potentially lead to the discharge of such groundwater shall be halted until the dewatering discharge options are evaluated and managed pursuant to RWQCB or other agency requirements, as appropriate. The Regional Water Quality Control Board (RWQCB) or other agency reporting requirements shall be implemented, as appropriate.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property).

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property); Regional Water Quality Control Board

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of grading or construction contract.

Action Indicating Compliance with Mitigation Measure(s): Execution of grading or construction contract.

- I-10** Extraction of contaminated soil vapors shall be conducted in accordance with RWQCB and SCAQMB established handling, treatment and disposal requirements in conjunction with the implementation of remedial activities requiring such extraction.

Enforcement Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property).

Monitoring Agency: Los Angeles City, Department of Public Works (public right-of-way); Los Angeles City, Department of Building and Safety (private property); Regional Water Quality Control Board

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of grading or construction contract.

Action Indicating Compliance with Mitigation Measure(s): Execution of grading or construction contract.

Methane Safety System for Long-Term Project Operations

- I-11** Prior to issuance of a building permit for individual development projects within the Proposed Project site, the permit applicant shall submit to the LADBS a methane safety plan prepared by a licensed engineer. The methane safety plan shall conform to the Village at Playa Vista Building Methane Mitigation Guidelines and Methane Mitigation Standard in Appendix J-14. The methane safety plan shall report the methane concentration levels that exist at the area of the proposed construction/improvement and shall specify the appropriate methane safety measures that are incorporated into the design, construction, and operation of the subject improvement. Based on the levels of methane identified at specific sites, a gas detection system, pressure sensors, ventilation, monitoring, and emergency procedures, and other measures as provided for in the Village at Playa Vista Building Methane Mitigation Guidelines set forth in Appendix J-14 or in any methane mitigation protocol adopted by LADBS shall be required, as appropriate. Mitigation systems for each building shall be based on a site investigation in combination with the Village at Playa Vista Building Methane Mitigation Guidelines in Appendix J-14. Any variations to the Village at Playa Vista Building Methane Mitigation Guidelines and Table XX set forth in Appendix J-14 (and included as Attachment B, below) are subject to the joint approval of the LADBS and the LAFD when engineering and other data and analysis demonstrates an equivalent level of building safety. The specific design elements of the methane requirements shall be subject to the review and approval of the LADBS in consultation with the LAFD. In the event the City adopts a subsequent ordinance providing for methane regulations applicable to the Proposed Project site, the requirements set forth in that ordinance shall supersede the Village at Playa Vista Building Methane Mitigation Guidelines set forth in Appendix J-14,

provided that the requirements in that new ordinance continue to reduce the potentially significant impact to a less than significant level.

Enforcement Agency: City of Los Angeles, Department of Building and Safety

Monitoring Agency: City of Los Angeles, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of Building Permit

Action Indicating Compliance with Mitigation Measure(s): Methane safety plan approval

- I-12** Prior to issuance of a B-Permit for public works projects or subsurface utility improvements with the Proposed Project site, the permit applicant shall submit to the City of Los Angeles Department of Public Works (LADPW), a methane safety plan prepared by a licensed engineer who is acceptable to LADPW. The methane safety plan shall indicate the methane concentration levels that exist at the area of the proposed construction/improvement and shall specify the appropriate methane safety measures that are incorporated into the design, construction, and operation of the subject facility. The specific contents of the methane safety plan and the nature and extent of safety provisions described therein shall be subject to the discretion, review, and approval of the LADPW in consultation with the Los Angeles Fire Department.

Enforcement Agency: City of Los Angeles, Department of Public Works

Monitoring Agency: City of Los Angeles, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Prior to issuance of a Building Permit

Action Indicating Compliance with Mitigation Measure(s): Methane safety plan approval

Other

- I-13** Should any unrecorded oil well be found during excavation and grading, it shall be abandoned in accordance with the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) under Title 124, Chapter 4 of the California Administration Code or recorded per DOGGR regulations. Prior to issuance of any building permit within a lot affected by discovery of an unrecorded oil well, the Applicant shall submit a final clearance letter issued by DOGGR regarding the proper abandonment of the well(s).

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: California Department of Conservation, Division of Oil, Gas, and Geothermal Resources

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Throughout project excavation and grading

Action Indicating Compliance with Mitigation Measure(s): Final clearance letter from DOGGR

- I-14** Prior to issuance of any building permit on a lot where oil or gas wells are found, an engineering plan that includes proper safety measures and timing of the implementation of those measures shall be submitted to and approved by LADBS.

Enforcement Agency: City of Los Angeles, Department of Building and Safety

Monitoring Agency: City of Los Angeles, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Prior to the issuance of a building permit

Action Indicating Compliance with Mitigation Measure(s): Engineering plan approval

Additional Mitigation Measures for the Off-Site Improvements

- I-15** Construction contracts shall include provisions requiring continuous compliance with all applicable federal, state, and local government regulations and conditions related to hazardous materials and wastes management.

Enforcement Agency: City of Los Angeles, Department of Building and Safety

Monitoring Agency: City of Los Angeles, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to Construction Contracts

Action Indicating Compliance with Mitigation Measure(s): Compliant Construction Contracts

- I-16** Any known or discovered soils with contamination above applicable regulatory limits shall be excavated/disposed of, treated in-situ, or otherwise managed in accordance with the requirements of the affected regulatory agencies.

Enforcement Agency: City of Los Angeles, Department of Planning

Monitoring Agency: Regional Water Quality Control Board

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Throughout construction

Action Indicating Compliance with Mitigation Measure(s):

- I-17** To address the potential that contaminated soils may be encountered during excavation and grading, the contractor(s) selected for excavation and grading work shall maintain a valid SCAQMD Rule 1166 permit, be prepared to control nuisance odors per SCAQMD Guidelines and Rules, and have an appropriate number of 40-hour health and safety-trained workers for excavation areas that may contain hazardous waste. The contractor(s) shall also prepare a health and safety plan to monitor the excavation and/or donning of personal protection devices. Soil handling requirement for the contractor(s) shall be included in the construction specifications for development areas.

Enforcement Agency: City of Los Angeles, Department of Planning

Monitoring Agency: City of Los Angeles, Department of Planning

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Prior to issuance of Building Permit

Action Indicating Compliance with Mitigation Measure(s): Approval of contractor health and safety plan, valid SCAQMD Rule 1166 Permit

- I-18** In the event that contaminated groundwater is encountered during excavation, grading or construction, the dewater discharge shall be evaluated and managed pursuant to RWQCB requirements.

Enforcement Agency: Regional Water Quality Control Board

Monitoring Agency: Regional Water Quality Control Board

Monitoring Phase: Construction

Monitoring Frequency: Throughout construction

Action Indicating Compliance with Mitigation Measure(s): RWQCB Approval

- I-19** Cal/OSHA worker safety requirements provide for air monitoring during subsurface excavation activities including borings, trenching and grading, to check for unsafe levels of methane, hydrogen sulfide, oxygen and carbon monoxide. Should unsafe levels occur appropriate safety measures shall be implemented as required.

Enforcement Agency: City of Los Angeles, Department of Planning

Monitoring Agency: City of Los Angeles, Department of Planning

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Prior to issuance of Building Permit

Action Indicating Compliance with Mitigation Measure(s): Approval of contractor health and safety plan, valid SCAQMD Rule 1166 Permit

J. POPULATION, HOUSING AND EMPLOYMENT

None proposed.

K. TRANSPORTATION

K.(1) Traffic and Circulation

Mitigation Measures for the Proposed Project and the Equivalency Program

Transportation Improvement Program/Phasing

K.(1)-1 The Transportation Improvement Program shall be implemented according to the traffic mitigation measure subphasing plan presented in Attachment C, as may be modified and approved by the Los Angeles Department of Transportation in accordance with this measure. The subphasing plan may be revised, where appropriate and as determined by the Los Angeles Department of Transportation: (1) upon demonstration that measures for each subphase in the revised subphasing plan are equivalent or superior to the original mitigation measures, and/or (2) upon demonstration that approval or implementation of measures has been delayed by other governmental entities, provided that the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of the Los Angeles Department of Transportation (LADOT).

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles City Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles City Department of Public Works

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: At the implementation of each subphase described in the subphasing plan (see Attachment C)

Action Indicating Compliance with Mitigation Measure(s): Approval of subphasing plan and subphasing plan revisions

- K.(1)-2** Prior to the issuance of any building permit for each subphase, all on- and off-site traffic mitigation measures required for that subphase shall be completed or suitably guaranteed satisfactory to the Los Angeles Department of Transportation (LADOT).

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles City Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles City, Department of Public Works

Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit for each subphase.

Action Indicating Compliance with Mitigation Measure(s): Issuance of any building permit for each subphase.

- K.(1)-3** Prior to the issuance of the final Certificate of Occupancy in the final sub-phase, all required improvements in the entire mitigation phasing plan shall be funded, completed, or resolved to the satisfaction of LADOT.

Public Transit System Improvements

- K.(1)-4** The Proposed Project shall provide four additional buses (to be operated by the City of Culver City) to supplement regional bus transit service along key travel corridors. The Proposed Project shall provide one bus each to supplement peak-hour operations for Lines 2 and 6, and two buses to supplement peak-hour operations and to extend Line 4 to provide all-day bus service from Fox Hills Transit Center along Jefferson Boulevard to the west. The Proposed Project shall also fully fund operations and maintenance costs for each new bus for a period of three years and compensate for the unsubsidized portion of the operations and maintenance costs for an additional seven years to ensure continued operations. Farebox revenues shall be credited against operating costs. The City shall be provided a copy of the agreement between the applicant and Culver City regarding implementation of the measure prior to tract recordation.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of tentative tract map.

Action Indicating Compliance with Mitigation Measure(s): Funding or other financial guarantee, set forth in an agreement between the applicant and the City of Culver City, provided in accordance with the subphasing plan in Attachment A.

- K.(1)-5** The Proposed Project shall provide design and implementation costs for implementation of the Transit Priority System (TPS) associated with the Metro Rapid Expansion Project at twenty-five (25) intersections along the Lincoln Boulevard Rapid Bus Route corridor. The Transit Priority System (TPS) hardware includes updated traffic signal controllers at signalized intersections and other associated bus vehicle identification system components that contribute to a system of real-time signalization control.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Approval of site designations

- K.(1)-6** The Proposed Project shall extend and expand the Internal Shuttle System, creating an intelligent demand-responsive Expanded Shuttle System which provides enhanced transit service for Project residents, visitors, employees, and the surrounding community, focusing on providing connections to key destinations such as Marina del Rey, Howard Hughes Center, the adjacent Playa Vista First Phase Project, and the Fox Hills Mall. Connections to regional transit service shall be provided at Lincoln Boulevard/Jefferson Boulevard and Fox Hills Mall Transit Center. This shuttle shall consist of the following key features:

- Core Service Area – The central portion of the service area includes the area within the Proposed Project and Playa Vista First Phase Project sites. This core service area shall be continuously served by a core route along Runway Road from Crescent Park on the west side of the development to the Campus on the east. Minimum 15 minute-headways shall be provided during the morning and evening peak hours along this core route. Key neighboring destinations including Marina Del Rey, Fox Hills Mall and Howard Hughes Center shall be included as part of the demand-responsive component within the service area.
- Specially Equipped Buses – Buses shall be low emission or zero emission buses sized appropriate to their role within the project (approximately 20-25 passenger vehicles). The buses shall be equipped with global positioning system (GPS) or other vehicle tracking system devices and communications systems in order to be able to provide the “Next Bus” locational and status information and to respond to calls from the extended service areas on a real-time basis.
- “Next Bus” Real Time Information – Information on bus location and status shall be available over the internet and at bus shelters

- **Bus Call Ability** – Patrons at bus stops outside of the central system core shall have the ability to call for the shuttle bus at the bus stop; whereby the shuttle operator would proceed to the requested location. Information on the status of the bus and the anticipated wait time would then be given to the patron.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Phase: Construction

Monitoring Frequency: Once at approval of Traffic Demand Management Program; once at issuance of temporary or permanent Certificate of Occupancy.

Action Indicating Compliance with Mitigation Measure(s): Approval of Traffic Demand Management Program; issuance of temporary or permanent Certificate of Occupancy.

- K.(1)-7** The Proposed Project shall provide two additional buses for the implementation of a Limited Stop Bus Service (to be operated by the Culver City Bus) during peak hours. Service frequency shall be approximately 30 minutes during the peak hours. This Limited Bus shall originate from the Fox Hills Mall Transit Center and shall serve the areas along the Sepulveda, Jefferson, and Centinela corridors, including the office, studio, and residential uses within the Proposed Project and adjacent First Phase Playa Vista project; the retail and office complex at Howard Hughes Center; downtown Westchester; and the Century Boulevard Office Corridor. The Limited Bus Service would offer connections and potentially coordinated transfers with other regional bus service and the Playa Vista intelligent shuttle. The Proposed Project shall also fully fund operations and maintenance costs for each new bus during peak hours for a period of three years and compensate for the unsubsidized portion of the operations and maintenance costs for an additional seven years to ensure continued operations. Farebox revenues shall be credited against operating costs. The City shall be provided a copy of the agreement between the applicant and Culver City regarding implementation of the measure prior to tract recordation.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to recordation of tentative tract map.

Action Indicating Compliance with Mitigation Measure(s): Funding or other financial guarantee, set forth in an agreement between the applicant and the City of Culver City, provided in accordance with the subphasing plan in Attachment A.

Roadway and Intersection Improvements

City of Los Angeles

K.(1)-8 Widening, restriping, signal system improvements such as Adaptive Traffic Control Systems (ATCS) and/or public transit enhancements at the following intersections shall be required in a manner satisfactory to the Los Angeles Department of Transportation (LADOT).

- *Centinela Avenue Corridor.* This corridor is proposed to be improved between Culver Boulevard and the SR-90 Freeway. This improvement consists of provision of an additional northbound lane along Centinela Avenue within the corridor along with a central turn lane where feasible. This improvement would result in three lanes northbound and two lanes southbound; and effectively extend the three-lane per direction improvement provisions of the adjacent Playa Vista First Phase Project between Jefferson Boulevard and SR-90 to the north to Culver Boulevard. All the intersections along this corridor would also be improved with the additional travel lane in the northbound direction. The implementation of this corridor improvement would occur in two phases. The first phase of this improvement involves widening the Centinela Avenue roadway to provide two lanes in each direction plus a central two-way left turn lane and parking on both sides of the street. In the second phase, on-street parking would be restricted on the east side of the roadway during peak commute hours to facilitate provision of a third northbound lane between SR 90 and Culver Boulevard. This second phase improvement would not be considered until traffic demands reveal the need for added roadway capacity.
- *La Tijera Boulevard/Centinela Avenue.* Add a westbound through lane to along Centinela Avenue so that the westbound approach provide two through lanes, a shared through-right turn lane and dual left turn lanes.
- *Culver Boulevard/Nicholson Street.* Implement the Regional Bus enhancements providing additional service along Culver City Bus Line 4 extending its service to Playa del Rey along Jefferson Boulevard and Culver Boulevard.
- *Sepulveda Boulevard/Howard Hughes Parkway.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 6 and the design and implementation of the expanded internal shuttle system serving the Howard Hughes Center. Additionally, contribute to the design and implementation of a Limited Bus Service along Sepulveda Boulevard between the

Proposed Project and Howard Hughes Center and the Century Boulevard Office Corridor.

- *Sepulveda Boulevard/Imperial Highway.* Contribute to the design and implementation of Airport System Adaptive Traffic Control Systems (ATCS) or a similar signal system enhancement program.
- *I-405 NB ramps/Jefferson Boulevard.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Lines 2 and 4 and its extension, and the design and implementation of the expanded internal shuttle system serving the Fox Hills Mall. Additionally, restripe the intersection's westbound approach to provide a separate right, through-right and two through lanes.
- *I-405 SB ramps/Jefferson Boulevard.* Implement the Regional Bus enhancements providing additional service along Culver City Bus Lines 2 and 4 and its extension, and the design and implementation of the expanded internal shuttle system serving the Fox Hills Mall.
- *Lincoln Boulevard/83rd Street.* Contribute to the provision of additional signal equipment, if required, to obtain the following overlapping right-turn arrow signal indications: Westbound 83rd Street right turns overlapping with the Lincoln Boulevard north-south left turn phase. Contribute to the design and implementation of Airport System Adaptive Traffic Control Systems (ATCS).
- *Lincoln Boulevard/Manchester Avenue.* Contribute to the design and implementation of Airport System Adaptive Traffic Control Systems (ATCS).
- *Lincoln Boulevard/Venice Boulevard.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 2. Contribute to the design and implementation of a Transit Priority System (signal system components) along Lincoln Boulevard.
- *Sepulveda Boulevard/Manchester Avenue.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 6. Contribute to the design and implementation of a Limited Bus Service serving Howard Hughes Center and the Century Boulevard Office Corridor. Contribute to the design and implementation of Airport System Adaptive Traffic Control Systems (ATCS).
- *Sepulveda Boulevard/I-105 WB Off-Ramp.* Contribute to the design and implementation of Airport System Adaptive Traffic Control Systems (ATCS).

- *Sepulveda Boulevard/76th and 77th Streets.* Contribute to the design and implementation of a Limited Bus Service between the Proposed Project, Howard Hughes Center and the Century Boulevard Office Corridor.
- *Bundy Drive/Ocean Park Boulevard.* Contribute to the design and implementation of Smart Corridor System Adaptive Traffic Control Systems (ATCS).
- *Bluff Creek Drive/Centinela Avenue.* Restripe northbound Bluff Creek Drive to have a left-turn lane, two through lanes and two right-turn lanes.
- *Lincoln Boulevard/La Tijera Boulevard.* Contribute to the design and implementation of Airport System Adaptive Traffic Control Systems (ATCS).
- *Sepulveda Boulevard/79th and 80th Streets.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 6. Contribute to the design and implementation of the Limited Bus Service serving Howard Hughes Center and the Century Boulevard Office Corridor.
- *Sepulveda Boulevard/Westchester Parkway.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 6.
- *Centinela Avenue/Venice Boulevard.* Restripe to provide a separate southbound right turn lane so that this Centinela Avenue approach would have a separate right turn lane, two through lanes and a single left turn lane. Contribute to the design and implementation of Smart Corridor System Adaptive Traffic Control Systems (ATCS).
- *Centinela Avenue/Culver Boulevard.* Provide a westbound right turn lane so that the Culver Boulevard westbound approach would have a separate right turn lane, two through lanes and a single left turn lane.
- *Inglewood Boulevard/Culver Boulevard.* Provide left-turn lanes along eastbound and westbound Culver Boulevard, such that the eastbound and westbound approaches would each have a separate left-turn lane, a through lane and a shared through-right turn lane.
- *Centinela Avenue/Jefferson Boulevard.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 4 and its extension between Fox Hills Mall and Playa del Rey along Jefferson Boulevard. Also, contribute to the design and implementation of the expanded internal shuttle system serving the Fox Hills Mall and its environs. Contribute to

the design and implementation of the Limited Bus Service serving the Proposed Project, Howard Hughes Center and the Century Boulevard Office Corridor.

- *Culver Boulevard/Jefferson Boulevard.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 4 and its extension between Fox Hills Mall and Playa del Rey along Jefferson Boulevard.
- *Lincoln Boulevard/Jefferson Boulevard.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 4 and its extension between Fox Hills Mall and Playa del Rey along Jefferson Boulevard. Contribute to the design and implementation of the expanded internal shuttle system serving the Marina del Rey area. Also, contribute to the design and early implementation of a Transit Priority System (signal system components) along Lincoln Boulevard.
- *La Cienega Boulevard/Centinela Avenue.* Contribute to the design and implementation of Airport System Adaptive Traffic Control Systems (ATCS).
- *Sepulveda Boulevard/La Tijera Boulevard.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 6. Contribute to the design and implementation of the Limited Bus Service serving Howard Hughes Center and the Century Boulevard Office Corridor.
- *Lincoln Boulevard/Marina Expressway (SR 90).* Contribute to the design and implementation of Transit Priority System (signal system components) along Lincoln Boulevard.
- *Lincoln Boulevard/Maxella Avenue.* Contribute to the design and implementation of Transit Priority System (signal system components) along Lincoln Boulevard.
- *Lincoln Boulevard/Washington Boulevard.* Contribute to the design and implementation of a Transit Priority System (signal system components) along Lincoln Boulevard.
- *Lincoln Boulevard/Bluff Creek Drive.* Contribute to the design and implementation of a Transit Priority System (signal system components) along Lincoln Boulevard.
- *Lincoln Boulevard/Loyola Marymount (LMU) Drive.* Contribute to design and implementation of Transit Priority System (signal system components) along Lincoln Boulevard. Also, contribute to the design and implementation of the

Limited Bus Service serving Howard Hughes Center and the Century Boulevard Office Corridor, and provide for the expansion of the internal shuttle system.

- *Inglewood Boulevard/Jefferson Boulevard.* Implement the Regional Bus enhancements providing additional service along the Culver City Bus Line 4 and its extension between Fox Hills Mall and Playa del Rey along Jefferson Boulevard, and towards additional service along the Culver City Bus Line 2. Also, contribute to the design and implementation of the expanded internal shuttle system serving the Fox Hills Mall and its environs. Contribute to the design and implementation of the Limited Bus Service serving Howard Hughes Center and the Century Boulevard Office Corridor.

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles City Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles City Department of Public Works

Monitoring Phase: Construction

Monitoring Frequency: At the implementation of each project subphase (see Subphasing Plan estimated schedule in Attachment A)

Action Indicating Compliance with Mitigation Measure(s): Funding or guarantee provided in accordance with the Subphasing Plan, or issuance of a “B” Permit (see Subphasing Plan, Attachment C)

County of Los Angeles

K.(1)-9 The Proposed Project shall provide the following intersection improvements to the satisfaction of the Los Angeles County Department of Public Works (LACDPW).

- *Admiralty Way/Mindanao Way.* Contribute to the design and implementation of an expanded internal shuttle system serving the Marina del Rey area.
- *Palawan Way/Admiralty Way.* Contribute a fair share towards the intersection improvement consistent with the Los Angeles County Department of Public Works proposed Admiralty Way Corridor Improvements. The improvement required by the Proposed Project consists of providing dual southbound left turn lanes which is consistent with the County planned improvements at this location. The southbound approach would have dual southbound left-turn lanes, a through lane and a separate right-turn lane.

- *Sherbourne Drive/Centinela Avenue.* Contribute to the design and implementation of ATCS or any other signal system enhancement similar to it.
- *Lincoln Boulevard/Marina Freeway.* Contribute to the design and implementation of a Transit Priority System (signal system components) along Lincoln Boulevard.
- *Lincoln Boulevard/Bali Way.* Contribute to the design and implementation of a Transit Priority System (signal system components) along Lincoln Boulevard.
- *Lincoln Boulevard/Fiji Way.* Contribute to the design and implementation of a Transit Priority System (signal system components) along Lincoln Boulevard. Contribute to the design and implementation of an expanded internal shuttle system serving the Marina del Rey area.
- *Lincoln Boulevard/Mindanao Way.* Contribute to the design and early implementation of a Transit Priority System (signal system components) along Lincoln Boulevard.

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once at map recordation; at the implementation of each project subphase

Action Indicating Compliance with Mitigation Measure(s): Funding or guarantee provided in accordance with the Subphasing Plan (see Subphasing Plan, Attachment C)

City of Culver City

K.(1)-10 The following intersection improvements shall be provided in a manner satisfactory to the City of Culver City:

- *Sepulveda Boulevard/Centinela Avenue.* Contribute to the design and implementation of ATCS. Implement the Regional Bus enhancements providing additional service (1 bus) along the Culver City Bus Line 6; and the design and implementation of the expanded internal shuttle system serving Howard Hughes

Center. Contribute to the design and implementation of Limited Bus Service serving Howard Hughes Center and the Century Boulevard Office Corridor.

- *Inglewood Boulevard/Washington Boulevard.* Implement the Regional Bus enhancements providing additional service (1 bus) along the Culver City Bus Line 2.
- *Jefferson Boulevard/Overland Avenue.* Implement the Regional Bus enhancements providing additional service (two buses) along the Culver City Bus Line 4 and its extension.
- *Sepulveda Boulevard/Jefferson Boulevard and Playa Street.* Implement the Regional Bus enhancements providing additional service (two buses) along the Culver City Bus Line 4 and its extension. Also, contribute to the design and implementation of additional service (1 bus) along the Culver City Bus Line 6.
- *Sepulveda Boulevard/Slauson Avenue.* Implement the Regional Bus enhancements providing additional service (1 bus) along the Culver City Bus Line 6.
- *Green Valley Circle/Centinela Avenue* – Restripe in order to provide a separate westbound right turn lane on Centinela Avenue. The westbound approach would have a separate right lane, and two through lanes.
- *Centinela Avenue/Washington Place* – Add a second left turn lane to both eastbound and westbound approaches on Washington Place. The eastbound approach would have dual lefts, a shared through-right and separate through lane. The westbound approach would have dual lefts, two through lanes and a separate right turn lane.
- *Overland Avenue/Culver Boulevard.* Add a right turn lane along the westbound approach on Culver Boulevard. This approach would have a separate right-turn lane, a left-turn lane and two through lanes. In addition, provide a southbound right-turn only lane on Overland Avenue at this location resulting in a separate right-turn lane, two through lanes and dual left-turn lanes.
- *Sepulveda Boulevard/Culver Boulevard.* Implement the Regional Bus enhancements providing additional service (1 bus) along the Culver City Bus Line 6.
- *Sawtelle Boulevard/Culver Boulevard.* Contribute towards provision of separate northbound and southbound right-turn lanes along Sawtelle Boulevard consistent

with the Caltrans' proposed improvement at this location. Both north- and southbound Sawtelle Boulevard approaches would have a separate right-turn lane, two through lanes and a left-turn lane.

- *Hannum Avenue/Playa Street.* Implement the Regional Bus enhancements providing additional service (1 bus) along the Culver City Bus Line 2.
- *Jefferson Boulevard/Duquesne Avenue.* Implement the Regional Bus enhancements providing additional service (two buses) along the Culver City Bus Line 4 and its extension.
- *Centinela Avenue/Washington Boulevard.* Implement the Regional Bus enhancements providing additional service (1 bus) along the Culver City Bus Line 2.
- *Jefferson Boulevard/Sepulveda Boulevard(N).* Implement the Regional Bus enhancements providing additional service (two buses) along the Culver City Bus Line 4 and its extension.
- *Sepulveda Boulevard/Sawtelle Boulevard.* Implement the Regional Bus enhancements providing additional service (two buses) along the Culver City Bus Line 4 and its extension. Also, implement the Regional Bus enhancements providing additional service (1 bus) along the Culver City Bus Line 6.

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works; Culver City, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Funding or guarantee provided in accordance with the Subphasing Plan (see Subphasing Plan, Attachment C)

City of Inglewood

- K.(1)-11** The following intersection improvements shall be provided in a manner satisfactory to the City of Inglewood Department of Public Works.

- *Aviation Boulevard/Manchester Boulevard.* Contribute to the design and implementation of ATCS or any other similar computerized signal system enhancement.
- *La Brea Avenue/Centinela Avenue.* Restripe in order to add a westbound right-turn lane on Centinela Avenue. The westbound approach would have a right, a left and two through lanes.

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works; City of Inglewood, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Funding or guarantee provided in accordance with the Subphasing Plan (see Subphasing Plan, Attachment C)

City of El Segundo

K.(1)-12 Proposed improvements to the following intersection (which lies on the boundary of the City of El Segundo and the City of Los Angeles) shall be required in a manner satisfactory to the respective City Departments of Transportation/Public Works.

- *Sepulveda Boulevard/Imperial Highway (El Segundo).* Contribute to the design and implementation of ATCS at this location or a similar signal system enhancement program.

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works; City of El Segundo, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Funding or guarantee provided in accordance with the Subphasing Plan (see Subphasing Plan, Attachment C)

Caltrans

K.(3)-13 The following improvements, which are described above, are located on State Roadways and shall be implemented to the satisfaction of Caltrans working closely with the jurisdictions in which the cross-streets are located. The proposed improvements at each of these intersection locations are described in more detail under the discussion of the mitigation measures for the various other jurisdictions, above. These improvements shall be coordinated with the City of Los Angeles, the County of Los Angeles, and El Segundo as applicable. They include the following locations:

1. Lincoln Boulevard (SR 1) / Marina Freeway (SR 90) intersection (Contribution to Transit Priority System (signal system components) (City of Los Angeles)
2. Lincoln Boulevard / Maxella Avenue (City of Los Angeles)
3. Lincoln Boulevard / Venice Boulevard (City of Los Angeles)
4. Lincoln Boulevard / Washington Boulevard (City of Los Angeles)
5. Lincoln Boulevard / 83rd street (City of Los Angeles)
6. Venice Boulevard / Centinela Avenue (City of Los Angeles)
7. Sepulveda Boulevard / I-105 WB off-ramp (City of Los Angeles)
8. Sepulveda Boulevard / Imperial Highway (City of Los Angeles/El Segundo)
9. I-405 NB ramps / Jefferson Boulevard (City of Los Angeles)
10. I-405 SB ramps / Jefferson Boulevard (City of Los Angeles)
11. Lincoln Boulevard / Jefferson Boulevard (City of Los Angeles)
12. Lincoln Boulevard / Bluff Creek Drive (City of Los Angeles)
13. Lincoln Boulevard / Loyola Marymount University (LMU) Drive (City of Los Angeles)
14. Lincoln Boulevard / Fiji Way (Los Angeles County)
15. Lincoln Boulevard/ Mindanao Way (Los Angeles County)
16. Lincoln Boulevard/ Bali Way (Los Angeles County)
17. Lincoln Boulevard / Manchester Boulevard (City of Los Angeles)

18. Lincoln Boulevard / La Tijera Boulevard (City of Los Angeles)

Enforcement Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works

Monitoring Agency: Los Angeles City, Department of Transportation; Los Angeles County Department of Public Works; Caltrans

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Funding or guarantee provided in accordance with the Subphasing Plan (see Subphasing Plan, Attachment C)

Neighborhood Traffic Management

K.(1)-14 Pursuant to the schedule established in the final adopted subphasing program, the project applicant shall provide a funding mechanism acceptable to the Los Angeles Department of Transportation (LADOT) for necessary City staff support for development of neighborhood traffic management plan(s) and for subsequent implementation of traffic calming measures contained in the plan(s). Development of a plan for any particular community would be initiated at the request of the residents in the community. Eligible communities would consist of the residential neighborhoods within the boundaries listed below:

- Inglewood Boulevard, Ballona Creek, Sawtelle Boulevard, Bray Street/Port Road
- Kentwood Avenue, 77th Street, Sepulveda Boulevard, Manchester Avenue
- Sepulveda Boulevard, 74th Street, La Tijera Boulevard, Manchester Avenue
- Rayford Drive, 83rd Street, Lincoln Boulevard, La Tijera Boulevard

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Pre-construction; post-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Funding or other financial guarantee

Construction Impact Measures

Mitigation Measures for the Proposed Project and the Equivalency Program

K.(1)-15 Prior to the issuance of any building or grading permit for the Project, construction traffic management plans, including street closure information, detour plans, haul routes, and staging plans shall be prepared, satisfactory to the Los Angeles Department of Transportation (LADOT). All construction contracts shall include provisions requiring compliance with the approved construction traffic management plans. Construction traffic management plans shall include, but are not limited to, the following:

- Configure construction parking to minimize traffic interference to the extent feasible.
- Provide temporary traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person).
- Schedule construction activities that affect traffic flow on public roadways to off-peak hours to the extent feasible.
- Reroute construction trucks off congested streets.
- Consolidate truck deliveries.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site, to the extent feasible.
- Construction-related vehicles shall not park on any residential street, with the exception of active construction sites within the Project.
- No construction activity shall block access to any residence or place of business, without prior notice.
- Safety precautions shall be provided for pedestrians and bicyclists through such measures as alternate routing, and protection barriers.
- All contractors shall be required to participate in a common carpool registry during all periods of contract performance monitored and maintained by the Applicant's Monitor.
- All construction-related deliveries, other than concrete and earthwork-related deliveries, shall be restricted to non-peak travel periods to the extent feasible.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of construction contract; monthly during construction.

Action Indicating Compliance with Mitigation Measure(s): Issuance of any permit for the project; Monthly Statements of Compliance.

- K.(1)-16** Construction vehicle travel through neighboring jurisdictions other than the City of Los Angeles shall be conducted in accordance with the standard rules and regulations established by the respective jurisdictions where such jurisdictions would be subject to construction impacts. These include allowable operating times for construction activities, truck haul routes, clearance requirements, etc.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Construction

Monitoring Frequency: Once at execution of construction contract; monthly during construction.

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contract with mitigation measure provisions; Monthly Statements of Compliance.

- K.(1)-17** Prior to the issuance of any permit for the Project, required permits for the truck haul routes shall be obtained from Los Angeles Department of Transportation (LADOT), Caltrans, and other affected jurisdictions.

Enforcement Agency: Los Angeles City, Department of Transportation; Caltrans; other affected jurisdictions, as applicable

Monitoring Agency: Los Angeles City, Department of Transportation; Caltrans; other affected jurisdictions, as applicable

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of haul route permits

Action Indicating Compliance with Mitigation Measure(s): Issuance of haul route permits

Additional Construction Mitigation for the Off-Site Improvements

- K.(1)-18** The following off-site measures shall apply:

- Provide temporary traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person).
- Schedule construction activities that affect traffic flow on public roadways to off-peak hours to the extent feasible.
- Reroute construction trucks off congested streets.
- Consolidate truck deliveries.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site, to the extent feasible.
- Construction-related vehicles shall not park on any residential street, with the exception of active construction sites within the Project.
- No construction activity shall block access to any residence or place of business, without prior notice.
- Safety precautions shall be provided for pedestrians and bicyclist through such measures as alternate routing, and protection barriers.
- There shall be coordination with applicable transit agencies for temporary alternative pick-up/drop-off points if bus stops are affected by construction of the off-site improvements.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation.

Action Indicating Compliance with Mitigation Measure(s): Approval of site designations.

- K.(1)-19** There shall be coordination with applicable transit agencies for temporary alternative pick-up/drop-off points if bus stops are affected by construction of the off-site improvements.

Enforcement Agency: Los Angeles City, Department of Transportation

Monitoring Agency: Los Angeles City, Department of Transportation

Monitoring Phase: Construction

Monitoring Frequency: Once at issuance of building permits

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits

L. PUBLIC SERVICES

L.(1) Fire Protection

- L.(1)-1** If the proposed fire station required for the adjacent First Phase Project is not built prior to the issuance of the first building permit, an agreement shall be reached between the Applicant and the Fire Department which provides for adequate fire services/facilities by the Department.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to issuance of tentative tract map.

Action Indicating Compliance with Mitigation Measure(s): Issuance of tentative tract map.

- L.(1)-2** Prior to the issuance of any building permit, a plot plan shall be submitted to the City Fire Department for approval.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of a building permit.

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits.

- L.(1)-3** Prior to the issuance of any building permit, definitive plot plan and specifications including fire prevention features for the Project shall be submitted to and approved by the City Fire Department. Sprinklers may be required after review of the plot plans.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of a building permit.

Action Indicating Compliance with Mitigation Measure(s): Issuance of site plan and building permits.

- L.(1)-4** Adequate off-site public and on-site private fire hydrants shall be required. The exact number and location of the hydrants shall be determined after the City Fire Department reviews the plot plan. The Project Developer shall be required to pay for any hydrant installations required by the Fire Department.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at plot plan review

Action Indicating Compliance with Mitigation Measure(s): Approval of plot plan

- L.(1)-5** Adequate vehicular accessways around all multi-story buildings shall be required by the Fire Department where buildings exceed 28 feet in height.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits

- L.(1)-6** Where fire apparatus will be driven onto the road level surface of a subterranean parking structure, the structural foundation of the subterranean parking structures shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits

- L.(1)-7** To mitigate potential significant impacts on access, the Applicant shall covenant that all current public and private streets shall remain open to free travel of emergency vehicles.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction; post-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Recordation of covenant and agreement

- L.(1)-8** The Applicant shall provide for all infrastructure improvement, including water main improvements, and/or expansion necessary to meet City Fire Department fire flow standards, in accordance with a phasing schedule to the satisfaction of the City Fire Department.

Enforcement Agency: Los Angeles City, Fire Department

Monitoring Agency: Los Angeles City, Fire Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Recordation of covenant and agreement

L.(2) Police Protection

- L.(2)-1** Prior to the issuance of the first building permit, the Applicant shall consult with the Los Angeles Police Department, Pacific Division, regarding site-wide crime prevention features, which may include: provision of call boxes in parks and/or other strategic locations for police and medical emergencies; payphones restricted to outgoing calls only; and “graffiti” cameras in strategic locations to discourage problem graffiti areas from arising.

Enforcement Agency: Los Angeles City, Police Department

Monitoring Agency: Los Angeles City, Police Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once issuance of first building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of first building permit

- L.(2)-2** Prior to the issuance of each temporary or permanent Certificate of Occupancy, a diagram of the Proposed Project shall be provided to the Pacific Area Commanding Officer which will include access routes, unit numbers (as available), and any additional information that would facilitate police response.

Enforcement Agency: Los Angeles City, Police Department

Monitoring Agency: Los Angeles City, Police Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of first building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of first building permit

L.(2)-3 Prior to the issuance of each building permit, the Applicant shall incorporate crime prevention features pursuant to the Los Angeles Police Department (LAPD) Pacific Division and the LAPD Crime Prevention Unit appropriate to the design of the property involved in the Proposed Project. Those may include the following elements:

- The incorporation of access for emergency service personnel and vehicles including provision of security access codes for police personnel;
- Standard security measures for residential and employee access to buildings;
- Use of video cameras and private security guards to monitor and patrol the project site during project construction and operation;
- Entryways, elevators, lobbies and parking areas with lighting that eliminates areas of concealment; and
- Solid core doors with deadbolt locks to all offices, shops, and hotel units.

Enforcement Agency: Los Angeles City, Police Department

Monitoring Agency: Los Angeles City, Police Department

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of each building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits

L.(3) Schools

None proposed.

L.(4) Parks and Recreation**Mitigation Measures for the Proposed Project and the Equivalency Program**

- L.(4)-1** The proposed Project shall provide park space in an amount equivalent to not less than a total of 17.16 acres (3 acres per thousand residents). A minimum of 11.4 acres shall be provided (2 acres per thousand residents) within the Proposed Project; the remaining park space may be satisfied through provisions of additional park space within the adjacent Playa Vista First Phase Project or on land controlled or improved by the applicant and its affiliates (i.e., nearby off-site locations)

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Tentative Subdivision Map approval

Action Indicating Compliance with Mitigation Measure(s): Approval of Tentative Subdivision Map recordation

- L.(4)-2** Prior to the issuance of the temporary or permanent Certificate of Occupancy for each 455 residential units, two acres of parks shall be provided and improved within the Project site; and an additional acre of off-site parks shall be provided concurrently (i.e., three acres in total), per the provisions outlined in the preceding mitigation measure.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Post-construction

Monitoring Frequency: Once prior to the issuance of the temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of the temporary or permanent Certificate of Occupancy

- L.(4)-3** Prior to the recordation of any phase of the tract map for the Proposed Project, the required on-site and off-site parks shall be identified, including improvement and maintenance responsibilities, satisfactory to the local Council Office.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at recordation of tract map.

Action Indicating Compliance with Mitigation Measure(s): Recordation of tract map

- L.(4)-4** In addition to the provision of park space identified above, the Proposed Project shall be responsible for providing improvements for the parks within the Project with landscaping, hardscaping, walking, jogging and bicycle trails, children's play areas, recreational fields and other recreational facilities (i.e. basketball courts, skating rings, etc.), with an emphasis on active activities as appropriate. The cost of the park improvements shall not be less than and is not limited by the amount of fees that the Project would be required to pay under LAMC Section 17.12D as though the Proposed Project was not dedicating any land for parks.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Tentative Subdivision Map approval

Action Indicating Compliance with Mitigation Measure(s): Approval of Tentative Subdivision map

- L.(4)-5** Prior to recordation of any phase of the tract map for the Proposed Project, the applicant shall submit to the Advisory Agency for approval, in consultation with the Department of Recreation and Parks and the local Council office, a plan for the improvement of the parks to be provided by the Proposed Project.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at recordation of tract map.

Action Indicating Compliance with Mitigation Measure(s): Recordation of tract map

- L.(4)-6** Prior to recordation of any phase of the tract maps, all parks within the Proposed Project in such tract map shall either be designated as active open space on such final tract maps or committed to open space through recorded deed restrictions and covenants, subject to the approval of the Advisory Agency.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at recordation of tract map.

Action Indicating Compliance with Mitigation Measure(s): Recordation of tract map

- L.(4)-7** Prior to recordation of tract maps, lots designated for parks in tentative maps shall be offered for dedication to the Department of Recreation and Parks. If the Department of Recreation and Parks does not accept dedication of the park areas, a property owners' association shall be formed to maintain the park and recreational facilities in a manner satisfactory to the City of Los Angeles, together with the appropriate trails and easements guaranteed to the City. The property owners' maintenance responsibility for the park/recreational facilities shall be recorded in a Conditions, Covenants and deed Restrictions (CC & R) and a Covenant and Agreement. Any Covenant and Agreement to maintain park, open space and recreational fields/facilities shall be reviewed by the City Attorney prior to its acceptance by the Advisory Agency. Said covenant and agreement shall be recorded at tract map recordation. The property owner's association shall enter into a usage agreement with the Department of Recreation and Parks if requested.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: **Once at recordation of tract map.** Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Recordation of tract map. Recordation of covenant and agreement

Additional Mitigation Measure for the Equivalency Program

- L.(4)-8** Additional park space shall be provided at the rate of 0.12 acres for every 50 assisted living units developed.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at Tentative Subdivision Map approval

Action Indicating Compliance with Mitigation Measure(s): Approval of Tentative Subdivision map

L.(5) Libraries

None proposed.

M. ENERGY CONSUMPTION**Mitigation Measures for the Proposed Project and the Equivalency Program**

- M-1** The Applicant and builders shall consult with the Los Angeles Department of Water and Power (LADWP) and the Southern California Gas Company (SCGC) to maximize gains in building design efficiency & reduce building energy requirements to the extent feasible. Technologies and site design features to be considered include high performance glass (low-e & heat mirror), increased R value insulation, natural ventilation strategies, solar building orientation, daylighting strategies & shade tree planting, which shall be incorporated into the final building plans to the extent feasible.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit

- M-2** All buildings shall employ passive heating and cooling design strategies to the extent feasible. Strategies to be considered include orientation; natural ventilation, including cross-ventilation in residential units; high insulation values, energy efficient windows including high performance glass; daylighting (in commercial buildings); light-colored or high-albedo (reflective) roofing and exterior walls; window shading; and landscaping that provides shading during the appropriate seasons, especially of the south and west exposures.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of temporary or permanent Certificate of Occupancy

M-3 All buildings shall utilize energy efficient mechanical and electrical systems to the extent feasible. Strategies to be considered in commercial buildings include efficient heating, ventilation and air conditioning (HVAC) equipment; variable air volume systems; air economizer cycles that utilize 100% outside air when appropriate; under floor air distribution; and building control systems for lighting, HVAC and other systems. Strategies to be considered in residential buildings include fans to assist natural ventilation; centralized water and space conditioning systems; high efficiency individual heating and cooling units; and automatic setback thermostats.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of temporary or permanent Certificate of Occupancy.

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of temporary or permanent Certificate of Occupancy

M-4 Solar systems shall be installed to supplement the heating of all swimming pools as well as hot tubs when provided together with swimming pools, to the extent feasible.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once at issuance of temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of temporary or permanent Certificate of Occupancy

M-5 All residential buildings shall be equipped with Energy-Star rated appliances, where applicable.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of temporary or permanent Certificate of Occupancy

M-6 Energy efficient lighting, which exceeds the California Title 24 Energy Efficiency standards to the extent feasible, shall be installed to satisfy interior lighting requirements within all buildings. Automatic devices to turn off lights when they are not needed shall also be used to regulate interior lighting for office common spaces, such as conference rooms and bathrooms.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of temporary or permanent Certificate of Occupancy

M-7 All fixtures used for exterior lighting of common areas shall be regulated by automatic devices to turn off lights when they are not needed. Energy efficient exterior lighting fixtures, as might be specified by the LADWP, shall be used to the extent such lighting is available and feasible.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of Certificate of Occupancy

M-8 All residential and commercial buildings shall be equipped with electric vehicle charging stations to the extent required by the California Air Resources Board at the time of construction of the given building.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at issuance of building permit; once at issuance of temporary or permanent Certificate of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; issuance of temporary or permanent Certificate of Occupancy

M-9 Shade producing trees shall be planted at the Proposed Project site to the extent feasible to provide localized as well as overall community cooling.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at site plan review

Action Indicating Compliance with Mitigation Measure(s): Approval of site plan

M-10 All buildings shall employ passive heating and cooling design strategies to the extent feasible.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits

M-11 All buildings shall be designed to accommodate renewable energy sources, to the extent feasible.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits

N. UTILITIES

Mitigation Measures for the Proposed Project and the Equivalency Program

N.(1) Water Consumption

N.(1)-1 Prior to issuance of any building permit, on and off-site water infrastructure for potable and recycled water necessary for the development approved under such permit shall be

constructed or suitably guaranteed, satisfactory to the City of Los Angeles' Department of Water and Power, Department of Public Works and Department of Transportation, California Department of Health Services and Department of Transportation (Caltrans), and the West Basin Municipal Water District, as applicable. Off-site water infrastructure shall consist of construction of a regulator station south of the Jefferson Boulevard/Mesmer Street intersection and provision of design and construction fees to provide a back-up source of emergency water supply to serve the project area.

Enforcement Agency: City of Los Angeles, Department of Water and Power

Monitoring Agency: City of Los Angeles, Department of Water and Power

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any building permit

- N.(1)-2** The Project shall install low-flow toilets, low-flow showerheads, low-flow fixtures, and Energy Star rated appliances (dishwashers and washing machines, if built in), where applicable.

Enforcement Agency: City of Los Angeles, Department of Building and Safety

Monitoring Agency: City of Los Angeles, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of Building Permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any Building Permit

- N.(1)-3** In office, retail, and other public buildings, water faucet fixtures with activators shall be installed that automatically shut off the flow of water when not in use.

Enforcement Agency: City of Los Angeles, Department of Building and Safety

Monitoring Agency: City of Los Angeles, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of Building Permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any Building Permit

- N.(1)-4** If available, reclaimed water shall be used for irrigation, office building toilet flushing, and office building cooling towers.

Enforcement Agency: City of Los Angeles, Department of Water and Power

Monitoring Agency: City of Los Angeles, Department of Water and Power

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any building permit

- N.(1)-5** Compliance with all applicable water conservation ordinances (No. 170,978 and subsequent ordinances) shall be required.

Enforcement Agency: City of Los Angeles, Department of Water and Power

Monitoring Agency: City of Los Angeles, Department of Water and Power

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any building permit

- N.(1)-6** Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

Enforcement Agency: City of Los Angeles, Department of Building and Safety

Monitoring Agency: City of Los Angeles, Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of Building Permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any Building Permit

N.(2) Wastewater

- N.(2)-1** Prior to issuance of any building permit, construction of on-site infrastructure improvements necessary for the conveyance of project wastewater to the 42" Marina Interceptor Sewer in Jefferson Boulevard shall be completed, or suitably guaranteed, to the satisfaction of the City Department of Public Works and other applicable responsible agencies.

Enforcement Agency: Los Angeles City, Department of Public Works

Monitoring Agency: Los Angeles City, Department of Public Works

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of any building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of any building permit

N.(3) Solid Waste

N.(3)-1 All buildings constructed or uses established within any part of the site shall be designed to be permanently equipped with clearly marked, durable, commingled recyclables bins at all times to facilitate the separation and deposit of recyclable materials therein by tenants and grounds keepers; and the placement of, and approaches to, such bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off-site recycling facilities, in a manner satisfactory to the City Department of Public Works, prior to issuance of building permits.

Enforcement Agency: Los Angeles City, Department of Public Works (Bureau of Sanitation)

Monitoring Agency: Los Angeles City, Department of Public Works (Bureau of Sanitation)

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits

N.(3)-2 The Applicant shall execute a covenant satisfactory to the City Planning Department which shall obligate the owner, lessee, heirs, assigns, or successors to: continuously maintain in good order for the convenience of tenants, clearly marked, durable and separate bins on the same lot, or parcel to facilitate the commingled recyclables and deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times, for collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

Enforcement Agency: Los Angeles City, Department of Planning

Monitoring Agency: Los Angeles City, Department of Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Execution of covenant and agreement

- N.(3)-3** The Applicant and its successors, including future buyers or lessees of the property, heirs, and assigns, shall comply with applicable existing and future regulations and procedures for the collection and disposal of household hazardous waste, providing such future compliance does not conflict with existing tract map requirements.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at map recordation

Action Indicating Compliance with Mitigation Measure(s): Execution of covenant and agreement

- N.(3)-4** The Applicant and its successors, including future buyers or lessees of the property, heirs, and assigns, shall be required to implement a recycling program for demolition and construction debris, where economically feasible, to the satisfaction of the City Departments of Public Works, Building and Safety, and/or City Planning, as applicable.

Enforcement Agency: Los Angeles City, Department of Public Works; Los Angeles City, Department of City Planning; Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Public Works; Los Angeles City, Department of City Planning; Los Angeles City, Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once at approval of recycling program; once at execution of grading or construction contract; submittal of monthly report during construction

Action Indicating Compliance with Mitigation Measure(s): Approval of recycling program; issuance of construction contracts with mitigation measure provisions ; submittal of monthly report during construction

- N.(3)-5** Recycled materials, including drywall, steel, aluminum, ceramic tile, cellulose insulation and composite engineered wood products, shall be incorporated into building design and construction where economically feasible and where compatible with design objectives.

Enforcement Agency: Los Angeles City, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of Building and Safety

Monitoring Phase: Pre-construction

- Monitoring Frequency:** Once at issuance of any building permit
- Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits
- N.(3)6** Determination of new solid waste collection routes shall be coordinated with existing collection routes in the project area, depending on the waste haulers serving the Proposed Project site.
- Enforcement Agency:** Los Angeles City, Department of Building and Safety
- Monitoring Agency:** Los Angeles City, Department of Building and Safety
- Monitoring Phase:** Pre-construction
- Monitoring Frequency:** Once at issuance of building permit
- Action Indicating Compliance with Mitigation Measure(s):** Issuance of building permits

O. VISUAL QUALITIES

Mitigation Measures for the Proposed Project and the Equivalency Program

- O-1** Prior to recordation of tract maps, parks/open space, and major open space areas, such as the riparian corridor, and bluffs, shall either be designated as open space on final tract maps or committed to open space through recorded deed restrictions and covenants, subject to the approval of the Advisory Agency.
- Enforcement Agency:** Los Angeles City, Department of City Planning
- Monitoring Agency:** Los Angeles City, Department of City Planning
- Monitoring Phase:** Pre-construction
- Monitoring Frequency:** Once at recordation of tract map.
- Action Indicating Compliance with Mitigation Measure(s):** Recordation of tract map
- O-2** All rooftop structures (including mechanical equipment), garbage dumpsters, and other unsightly equipment, shall be screened from views at the adjoining street.
- Enforcement Agency:** Los Angeles City, Department of Building and Safety
- Monitoring Agency:** Los Angeles City, Department of Building and Safety
- Monitoring Phase:** Pre-construction

Monitoring Frequency: Once at site plan review.

Action Indicating Compliance with Mitigation Measure(s): Approval of site plans.

- O-3** Open areas not used for streets, walkways, plazas, and other hardscape areas or driveways shall be landscaped. Structures which face onto public thoroughways shall be attractively landscaped with a landscape plan prepared by a licensed landscape architect, and shall be subject to review and approval from the Planning Department and Bureau of Street Maintenance, Street Tree Division.

Enforcement Agency: Los Angeles City, Department of City Planning; Bureau of Street Maintenance, Street Tree Division

Monitoring Agency: Los Angeles City, Department of City Planning; Bureau of Street Maintenance, Street Tree Division

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once at issuance of “B” permit; once at site plan review

Action Indicating Compliance with Mitigation Measure(s): Issuance of “B” permits; approval of site plans

Additional Mitigation Measures for the Off-site Improvements

- O-4** Existing trees affected by construction at off-site locations shall be relocated in proximity to their current locations if sufficient space is available. If trees cannot be located in immediate proximity, then trees shall be replaced at alternate locations in a public parkway location with similar specimens at a ratio of not less than one-to-one.

Enforcement Agency: Los Angeles City, Department of City Planning; Bureau of Street Maintenance, Street Tree Division

Monitoring Agency: Los Angeles City, Department of City Planning; Bureau of Street Maintenance, Street Tree Division

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once at site plan review.

Action Indicating Compliance with Mitigation Measure(s): Approval of site plans.

- O-5** Landscaping plans shall be prepared for each of the off-site road improvements that impact landscaping and shall be submitted to the appropriate regulatory agencies for approval.

Enforcement Agency: Los Angeles City, Department of City Planning; Bureau of Street Maintenance, Street Tree Division

Monitoring Agency: Los Angeles City, Department of City Planning; Bureau of Street Maintenance, Street Tree Division

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at site plan review.

Action Indicating Compliance with Mitigation Measure(s): Approval of site plans.

P. CULTURAL RESOURCES

P.(1) Paleontological Resources

Mitigation Measures for the Proposed Project and the Equivalency Program

P.(1)-1 Prior to issuance of grading/excavation permits, a qualified paleontologist shall be retained to develop an acceptable monitoring and treatment plan and to monitor construction activities at the Project site that might adversely impact potential paleontological resources in the Proposed Project area. The qualifications of the paleontologist and its designee shall be evaluated, and the development of the monitoring and treatment plan shall be made in consultation with the Vertebrate Paleontology Department of the Natural History Museum of Los Angeles County to ensure Project compliance with Society of Vertebrate Paleontology standard guidelines as appropriate.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of “B” or grading permit.

Action Indicating Compliance with Mitigation Measure(s): Retention of a paleontologist; approval of monitoring and treatment plan; issuance of “B” or grading permits.

P.(1)-2 A monitoring and treatment plan for paleontological resources shall include the following measures:

- A qualified paleontologist or qualified designee shall monitor ground-disturbing activities at the Project site on a full-time basis along the lower part of the bluff where the Palos Verdes Sand would be disturbed. Monitoring shall consist of visually inspecting fresh exposures of rock for fossil remains large enough to be seen and, where appropriate, collecting and processing rock samples or excavated spoils to allow for the recovery of smaller fossil remains that are too small to be seen in the field.

- If auguring or excavation is implemented in the alluvium of the Project site north of the bluff and extends to a depth below the water table, a qualified paleontologist or qualified designee shall monitor these activities on a full-time basis. Excavation or auguring in the alluvium at a depth above the water table shall be monitored on a half-time basis. Monitoring shall not be implemented until these activities have penetrated 5 feet of previously undisturbed strata under any artificial fill
- If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall divert these activities temporarily around the fossil site until the remains have been recovered, a rock sample has then been collected to process to allow for the recovery of smaller fossil remains, if warranted, and construction has been allowed to proceed through the site by a qualified paleontologist or qualified designee. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the Department of City Planning, in addition to the report (described below) that is filed at the completion of grading.
- A qualified paleontologist or qualified designee shall collect all identifiable vertebrate fossil remains and samples of megainvertebrate fossil remains. All fossil sites shall be plotted on a topographic map of the Project site.
- If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped, and a qualified paleontologist or qualified designee shall be called to the site immediately to recover the remains.
- At a qualified paleontologist or qualified designee's discretion and to reduce any construction delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing.
- A qualified paleontologist or qualified designee shall conduct the processing (wet and/or dry screening and heavy-liquid flotation) of the rock samples to allow for the recovery of smaller fossil remains. Additional rock samples shall be collected from a fossil site considered sufficiently productive to warrant processing. However, no more than 6,000 pounds each of rock from either the Palos Verdes Sand or the alluvium will be processed (12,000 pounds total).
- All fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the Natural History Museum of Los Angeles County or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.

- Within 6 months following completion of the above tasks, a qualified paleontologist or qualified designee shall prepare a report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil remains accessioned into the museum repository. Moreover, any site or geologic data indicating the possible presence and locations of additional fossil sites underlying the Project site will be discussed in the report so that future access to these sites will be maintained in the event of any future demolition, alteration, or removal of buildings built in connection with the Project. The report shall be submitted to the City of Los Angeles Planning Department and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources.

Enforcement Agency: Los Angeles City, Department of City Planning, Department of Building and Safety

Monitoring Agency: Los Angeles City, Department of City Planning, Department of Building and Safety

Monitoring Phase: Pre-construction; construction

Monitoring Frequency: Once at monitoring and treatment plan approval; once at retention of a paleontologist; once at execution of grading or construction contract; once at submission of reports; once at issuance of Certificates of Occupancy

Action Indicating Compliance with Mitigation Measure(s): Approval of monitoring and treatment plan; retention of a paleontologist; execution of grading or construction contracts with mitigation measure provisions; once at submission of report; issuance of a temporary or permanent Certificates of Occupancy

P.(2) Archaeological Resources

Mitigation Measures for the Proposed Project and the Equivalency Program

- P.(2)-1** Prior to the issuance of any grading/excavation or building permits, The measures required within the approved Archaeological Treatment Plans for the properties designated as LAN-211/H and LAN-62, which have been determined eligible for listing in the National Register of Historic Places and accepted by the U.S. Army Corps of Engineers, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation shall be implemented. The archaeological treatment plans shall be consistent with the following: the Secretary of Interior Guidelines for Archaeological Documentation; the California Office of Historic Preservation's Archaeological Resource Management Reports: Recommended Contents and Format, and Guidelines for Archaeological Research Designs; the Department of the Interior's Guidelines for Federal Agency Responsibilities under Sections 106 and 110 of the National Historic

Preservation Act; and take into account the Council's publication, Treatment of Archaeological Properties – A Handbook.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at issuance of grading/excavation or building permits

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading/excavation or building permits

- P.(2)-2** Prior to issuance of grading/excavation or building permits, a professional archaeologist shall be retained that meets the Secretary of Interior's guidelines and is listed in the Register of Professional Archaeologists to implement the Research Design and comply with the Programmatic Agreement.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: Once prior to construction

Action Indicating Compliance with Mitigation Measure(s): Retention of professional archaeologist; execution of construction contract

- P.(2)-3** Historic resources eligible for listing in the National Register of Historic Places shall be avoided or unavoidable disturbance be mitigated through data recovery, documentation, analysis, and curation. Archeological treatment plans required by the Programmatic Agreement shall be developed and implemented, as applicable. All materials and records resulting from implementation of the Programmatic Agreement shall be curated in accordance with 36 Code of Federal Regulations Part 79.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once at issuance of grading or building permits

Action Indicating Compliance with Mitigation Measure(s): Implementation of archaeological treatment plans; issuance of grading or building permits

- P.(2)-4** In addition to a qualified archaeologist, a representative of the Gabrielino Indians shall be retained to monitor subsurface archaeological excavations. Prior to issuance of

grading or building permits, evidence shall be provided for placement in the subject file with the City Planning Department that a Native American monitor has been retained.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once prior to construction

Action Indicating Compliance with Mitigation Measure(s): Retention of a Native American Gabrielino; execution of construction contract, during construction

- P.(2)-5** In the event that previously unknown archaeological and historical resources are discovered during construction, grading/excavation/construction shall temporarily be halted. The U.S. Army Corps of Engineers and the State Historic Preservation Officer shall immediately be notified to provide these agencies with the opportunity to assess the resources and offer recommendations for treatment required by the Programmatic Agreement.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: Annually until buildout

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contracts with mitigation measure provisions

- P.(2)-6** The Project archaeologist shall monitor ground disturbing activities in areas where significant archaeological or historical materials are discovered or detected. If cultural resources are discovered during grading/excavation/ construction monitoring, such resources shall be evaluated for their eligibility for listing in the National Register of Historic Places. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the Department of City Planning, in addition to the report (described below) that is filed at the completion of grading. If eligible, an archaeological treatment plan shall be developed and implemented in accordance with the Programmatic Agreement.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: As needed during construction operations

Action Indicating Compliance with Mitigation Measure(s): Execution of construction contracts with mitigation measure provisions

- P.(2)-7** Following completion of grading activities, a qualified archaeologist, who meets the Secretary of Interior Guidelines and is listed in the Register of Professional Archaeologists, shall prepare a report of the results of archaeological investigations to the City of Los Angeles Department of City Planning, other appropriate public agencies, and concurring parties as specified in the Programmatic Agreement. The report shall be submitted to the above parties according to the schedules established in the respective Archaeological Treatment Plans (ATPs).

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Construction

Monitoring Frequency: Once at completion of all grading

Action Indicating Compliance with Mitigation Measure(s): Submittal of archaeological investigation report.

- P.(2)-8** If a commemorative display center for items of cultural significance should be provided in the Playa Vista First Phase Project, representative artifacts from the Proposed Project site, should they be discovered, or accurate replicas shall be made available for the display at the display center.

Enforcement Agency: Los Angeles City, Department of City Planning

Monitoring Agency: Los Angeles City, Department of City Planning

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once at issuance of building permit.

Action Indicating Compliance with Mitigation Measure(s): Submittal of archeological investigaton report.

P.(3) Historical Resources

None proposed.

ATTACHMENTS

ATTACHMENT A
AREAS OF POTENTIAL SLOPE STABILITY PROBLEMS

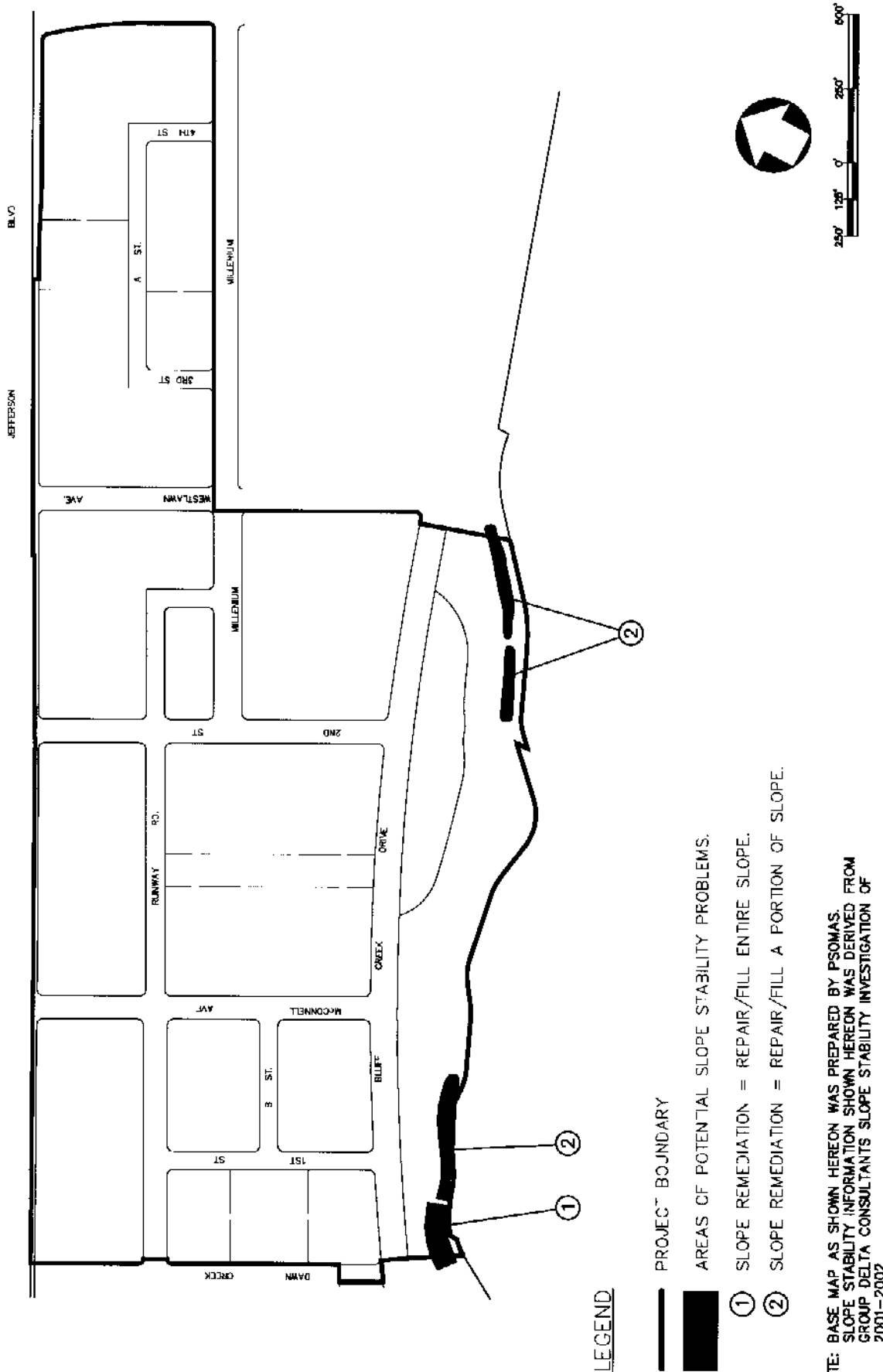


Figure 20
Areas of Potential Slope Stability Problems
at the Proposed Project Site

ATTACHMENT B
PROPOSED PROJECT DEVELOPMENT STANDARDS

The following is Subsection 3.3 Project Design Feature of Section IV.G, Land Use, of the Village at Playa Vista Draft EIR.

3.3 Project Design Features

3.3.1 Urban Development Component

The Proposed Project's Urban Development Component would create a planned, mixed-use community, containing a diverse range of commercial, residential, recreational, public and open space uses. The Project design includes a specified land use arrangement of streets, blocks, and lots, as well as development standards which limit the amount and type of development which can occur. The Proposed Project would be implemented via amendments to the Westchester-Playa del Rey Community Plan and the Playa Vista Area D Specific Plan. The proposed land use arrangement and plan designations are presented in Figure 51.

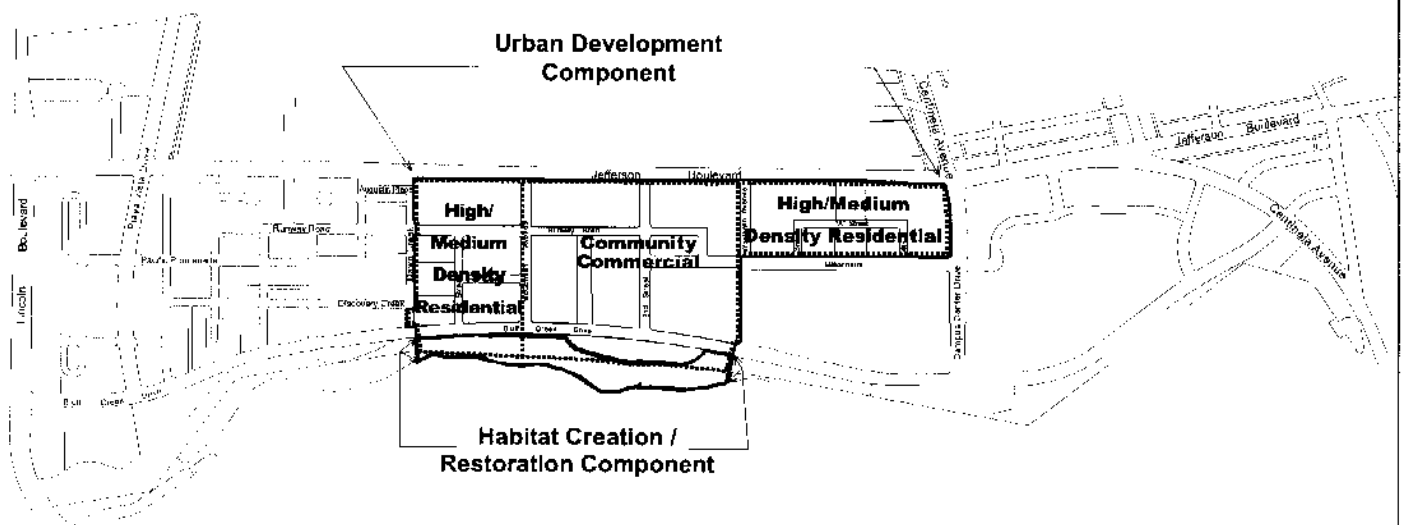
The Urban Development Component includes a series of residential neighborhoods organized around a Village Center. The Village Center is envisioned as an area defined by mixed-use development centered on a public plaza that may include ground floor retail uses with additional retail, office and/or residential uses located above. The development program for the Proposed Project is shown in Table 86.

The shapes and locations of the building envelopes in which development could occur would be limited by restrictions on building heights, on developable floor area as a percentage of lot area, and minimum setbacks. The proposed height limit designations for the site are shown in Figure 52 on page 631. The height limits are expressed in feet AMSL. By expressing the height limits in terms of elevation rather than height above ground, direct comparisons can be made to the elevations associated with the various visual vantage points outside of the Project site, such as the Westchester Bluffs. For descriptive purposes, building heights, as expressed in feet above mean sea level, are correlated to building heights above ground level in the legend for Figure 52.

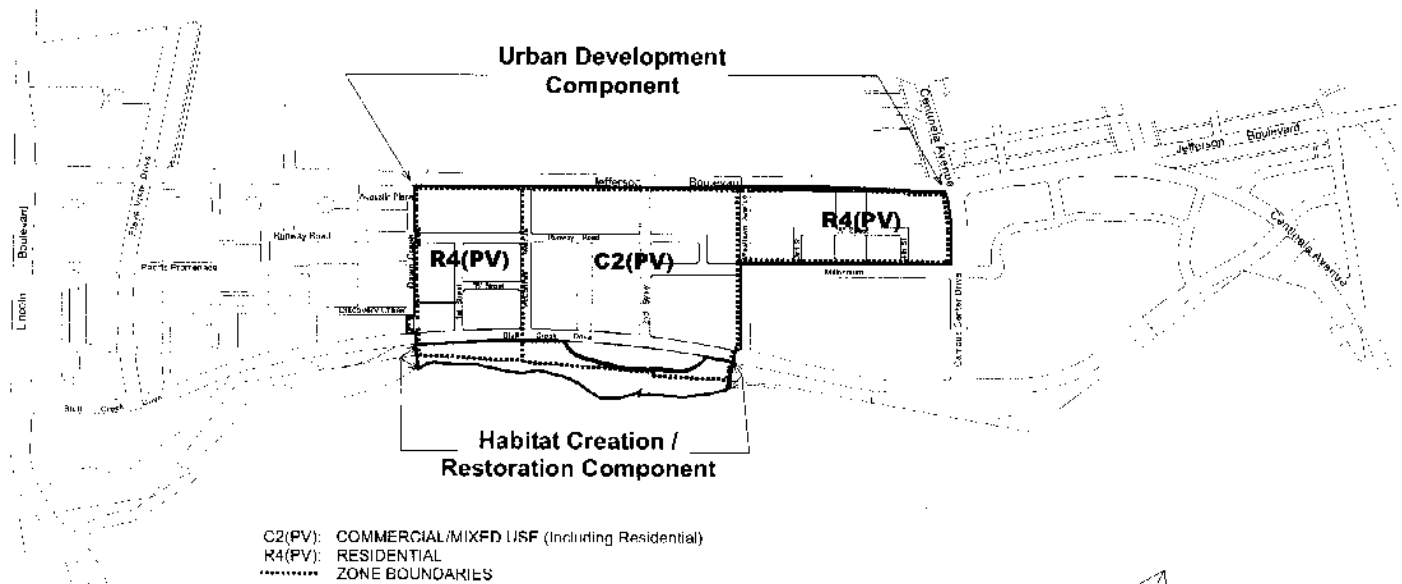
The Proposed Project further restricts the mass of development by placing limits on the percentage of total lot area which may be developed through the Project's Development Criteria and Guidelines. The limitations on floor area varies according to land uses, as follows:

- Residential Lots: The maximum lot coverage would be 55 percent
- Commercial and Mixed Use Lots: The maximum lot coverage would be 60 percent

Proposed General Plan Designations



Proposed Specific Plan/Zoning Designations



NOTE:

Locations of roadways and land use boundaries are approximate.
Precise placement will be determined as part of subdivision process.

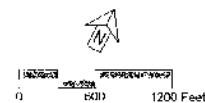


Figure 51
Proposed Plan Designations

Source: Playa Capital Company, July 2003

Table 86

PROPOSED PROJECT DEVELOPMENT COMPONENTS

<u>Land Areas</u>	<u>Size (acres)</u>	<u>Totals</u>
Urban Development Component		
Urban Development	87.5 ^a	
Parks	11.4 ^b	
Passive Open Space	0.4 ^c	
Subtotal		99.3
Habitat Creation/Restoration Component		
Riparian Corridor	6.7	
Bluffs	5.0	
Subtotal		<u>11.7</u>
Total Area		111.0

Urban Development Program^d

<u>Land Uses</u>	<u>Size</u>
Office	175,000 sq.ft.
Residential Units	2,600 du
Retail	150,000 sq.ft.
Community-Serving	40,000 sq.ft.

^a Includes 1.0 acres of bicycle lanes

^b Park acreage is approximate. Actual park acreage will be provided in accordance with the Project's adopted conditions of approval, based on the number of dwelling units ultimately constructed.

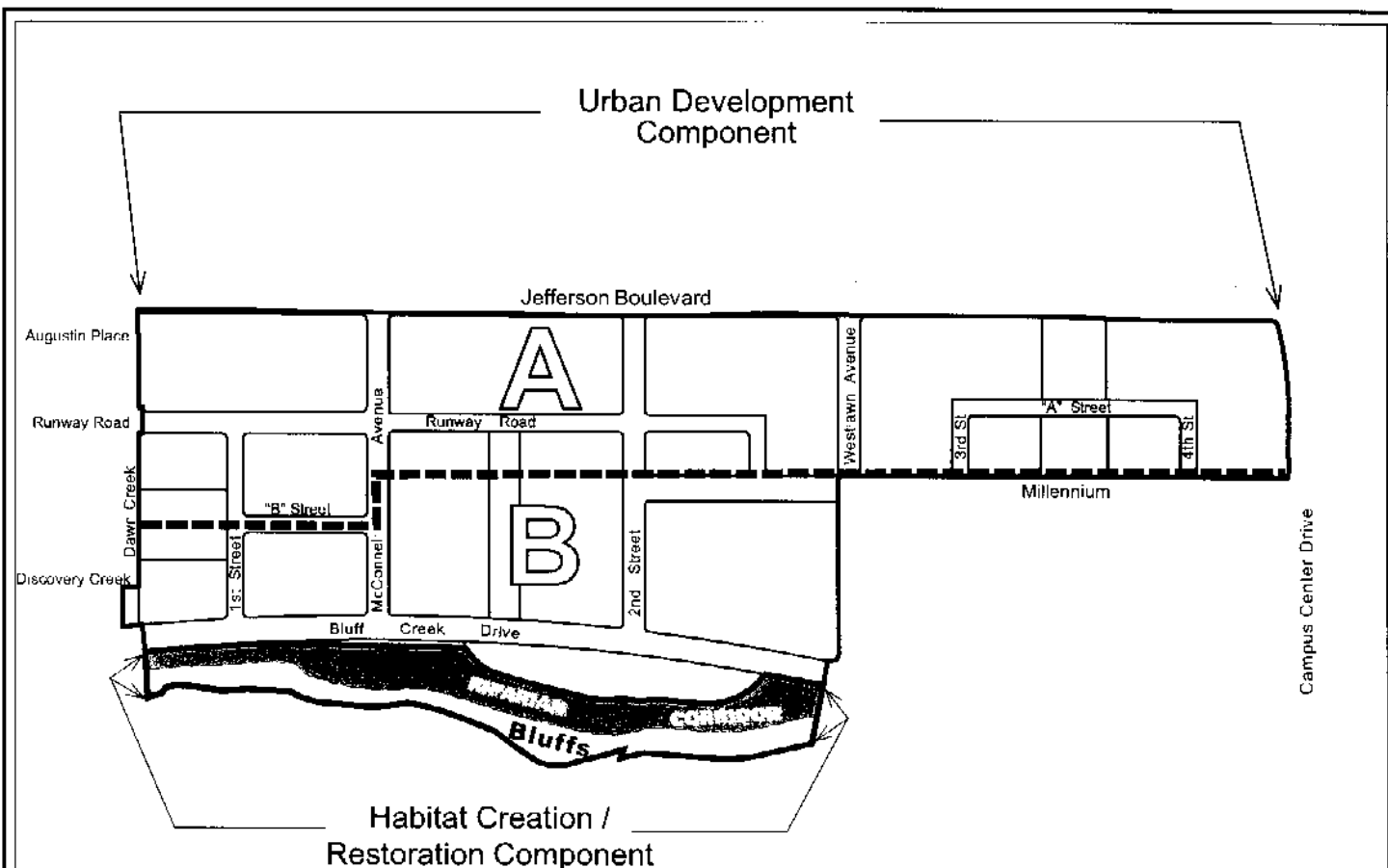
^c Located along the south side of Bluff Creek Drive, just to the north of the Proposed Project's Habitat Creation /Restoration Component.

^d The Proposed Project would also include an Equivalency Program to allow a limited exchange of office uses for additional retail uses and/or assisted living uses.

Source: Playa Capital Company, 2003.

- Commercial and Mixed Use Lots: The maximum lot coverage would be 60 percent
- Park Sites: The maximum lot coverage would be 25 percent (for recreational and park structures).

The design and development criteria set forth in the tract condition would establish further regulations pertaining to the portions of individual developments sites within which development can occur. This is accomplished by establishing minimum front, side and rear lot setback areas. The proposed setback requirements are shown in Table 87.



LEGEND

Height District	Above Mean Sea Level (AMSL)	Above Finished Grade ^a	Above Existing Grade ^a
A	95'	68' - 72'	71' - 88'
B	112'	85' - 89'	88' - 105'

^a Height above finished grade and above existing grade are approximate. Finished grades will be approximately 23' to 27' AMSL. Existing grades vary from approximately 7' to 24' AMSL. Westchester Bluffs: Approximately 140' AMSL



Urban Development Component



Habitat Creation / Restoration Component

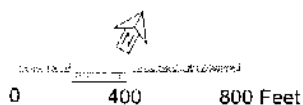


Figure 52
Proposed Height Limits

Source: PCR Services Corporation, July 2003

Table 87

PROPOSED SETBACK REQUIREMENTS

Location	Required Setback
Thoroughfares	
Jefferson Boulevard	15 Feet (From the right-of-way/property line, regardless of which way the building orients on the lot. This setback excludes retaining walls.)
Bluff Creek Drive	15 Feet
Runway Road (Dawn Creek to McConnell)	15 Feet
Runway Road (McConnell to 2nd Street)	0-5 Feet (Street front retail will characterize this block.)
Runway Road (2nd Street to Millennium)	15 Feet north side, 10 Feet south side
Millennium Road	15 Feet
McConnell Avenue	10 Feet
McConnell Avenue (100 feet north and south of Runway Road)	0-5 Feet (Street front retail will characterize this block.)
Westlawn Avenue	10 Feet
Campus Center Drive	15 Feet
1st, 2nd, 3rd, and 4th Street	10 Feet
2nd Street (100 feet north and south of Runway Road)	0-5 Feet (Street front retail will characterize this block.)
A and B Streets	10 Feet
Dawn Creek	10 Feet
Setbacks from Adjacent Lots ^a	
Adjacent to a Residential or Commercial Lot	10 Feet
Adjacent to a Park or Open Space Lot	5 Feet

^a Multi-family structures in two separately developed Projects shall be separated by no less than 20 feet.

Source: Playa Capital Company, 2003.

3.3.2 Habitat Creation/Restoration Component

The Project's Habitat Creation/Restoration Component includes the construction of a 6.7-acre Riparian Corridor and the restoration and maintenance of a five-acre portion of the Westchester Bluffs, located to the south of the Riparian Corridor.

The proposed Riparian Corridor would include habitat such as emergent, willow scrub woodlands and mixed riparian woodlands, as well as native grasslands. The construction of this Project component would complete a 25-acre riparian corridor that also includes sections east and west of the proposed Riparian Corridor, ultimately feeding into the Playa Vista First Phase Freshwater Marsh (west of Lincoln Boulevard and south of Jefferson Boulevard), thus establishing a 51-acre Freshwater Wetland System. The proposed bluff restoration program would enhance the bluffs as a coastal sage scrub community with increased habitat value.

ATTACHMENT C
VILLAGE AT PLAYA VISTA
BUILDING METHANE MITIGATION GUIDELINES

VILLAGE AT PLAYA VISTA BUILDING METHANE MITIGATION GUIDELINES

I. PURPOSE.

These guidelines set forth the minimum requirements for the control of methane intrusion emanating from geologic formations. The guidelines do not regulate flammable vapor that may originate in and propagate from other sources which include, but are not limited to, ruptured hazardous material transmission lines, underground atmospheric tanks, or similar installations.

II. DEFINITIONS.

For purposes of these guidelines, certain words and phrases are defined as follows:

ALARM SYSTEM is a system consisting of components and circuits arranged to monitor and annunciate the status of gas alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

CABLE SEAL FITTING is an approved fitting provided in a cable system to prevent the passage of gases, vapors, or flames through electrical cable.

CONDUIT SEAL FITTING is an approved fitting provided in a conduit system to prevent the passage of gases, vapors, or flames through electrical conduit.

DESIGN METHANE CONCENTRATION is the highest concentration of methane gas found during site testing.

DESIGN METHANE PRESSURE is the highest pressure of methane gas found during site testing.

DE-WATERING SYSTEM is a permanent water removal system, consisting of perforated pipes, gravel, sump pumps and pits, designed to permanently maintain the ground water level one foot below the sub-slab vent system.

GAS DETECTION SYSTEM is one or more electrical devices that measure the methane gas concentration and communicate the information to the occupants or building management with audible or visual signals.

GRAVEL BLANKET is a layer of gravel, sand, or approved material designed to transmit gas to the vent riser without obstructing the venting system.

HISTORIC HIGH GROUND WATER TABLE ELEVATION is the highest recorded elevation of ground water table based on historic records and field investigations as determined by the engineer

for the methane mitigation system.

IMPERVIOUS MEMBRANE is a continuous gas barrier made of material approved by the department and installed beneath a building for the purpose of impeding methane migration to the interior of the building.

MECHANICAL EXTRACTION SYSTEM is a mechanical system designed for removal of methane gas from below the impervious membrane through the use of fans, blowers, or other powered devices.

MECHANICAL VENTILATION is a fan, blower or other similar mechanical system within the building which introduce and/or remove air from an enclosed space.

OIL WELL is any well drilled for the exploration of oil or gas; any well on lands producing or reasonably presumed to contain commercially viable quantities of oil or gas; any well drilled for the purpose of injecting fluids or gas for stimulating oil recovery, re-pressurizing or pressure maintenance of oil or gas, or disposing of waste fluids from an oil or gas field.

PERFORATED HORIZONTAL PIPE is a perforated pipe placed horizontally beneath the foundation of a building for the purpose of venting any accumulated methane gas and preventing the development of elevated gas pressures.

PPMV is an abbreviation for Parts per Million by Volume.

PRESSURE SENSOR is a device that measures and communicates surrounding gas pressure to an alarm or control system.

SINGLE STATION GAS DETECTOR is a device consisting of electrical components capable of measuring methane gas concentration and transmitting methane concentration data to a control panel or other components of alarm systems.

TRENCH DAM is an approved subsurface barrier installed within a trench adjacent to the foundation of a building, for the purpose of preventing the migration of methane gas beneath that foundation.

UNENCLOSED BUILDING is a building having exterior walls of the lowest level with unobstructed openings equal to at least 25 percent of the total perimeter wall area and evenly distributed and located within the upper portion of at least two opposite sides.

UNOBSTRUCTED OPENING is a permanent opening in the walls, floors or roof-ceiling assemblies without windows, doors, skylights or other solid barriers that may restrict the flow of air.

VENT RISER is a solid vertical vent piping with joints and fittings connected to Perforated Horizontal Pipes to safely convey and discharge the gas to the atmosphere.

VILLAGE AT PLAYA VISTA is the area bounded by the Playa Vista First Phase Project to the east and the west, Jefferson Boulevard to the north and the Westchester Bluffs to the south and is more particularly described in the Village at Playa Vista Environmental Impact Report.

III. GENERAL METHANE MITIGATION REQUIREMENTS

All new buildings located in the Village at Playa Vista shall comply with these guidelines and any standards or rules of general application officially adopted by the Department of Building and Safety or may as otherwise be applicable to the Village at Playa Vista.

A. Methane Mitigation Requirements. All buildings shall provide a Methane Mitigation System, as required by Table XX, except as provided below. The Methane Mitigation System requirements of Table XX are based upon the level of the Site Design Level. The Site Design Level is determined by the Design Methane Concentration and the Design Methane Pressure as determined by site testing.

The site testing shall be conducted under the supervision of a registered Civil Engineer, Soil Engineer or Geologist to locate and measure methane gas in subsurface geological formations. The registered Civil Engineer, Soil Engineer or Geologist, shall indicate in a report to the Department, the testing procedure and testing instruments used to determine the Design Methane Concentration and the Design Methane Pressure and an effective location for the deep vent wells, if required. The report shall be submitted with the plans for construction of the building and shall be signed and stamped by the responsible person.

B. Exceptions to Table XX. The provisions of this section are exceptions to the construction requirements of Table XX.

1. Narrow Buildings. When Pressure Sensors below Impervious Membrane are not required per Table XX, Pressure Sensors below Impervious Membrane may be installed in lieu of Gas Detection System and Mechanical Ventilation for Narrow Buildings. Narrow Building are buildings of width less than 50 feet, footprint of less than 50,000 square feet and having a minimum 2-foot wide landscaped area immediately adjacent to the exterior wall for at least 50 percent of the perimeter of the building.

2. Buildings with Raised Floor Construction. A building with raised floor construction shall have adequate under-floor ventilation by providing the following:

- a. An approved mechanical ventilation system; or
- b. An under-floor system with a clear height above grade of at least 12 inches to girder and 18 inches to floor joist; and
- c. Openings for under-floor area or crawl space ventilation shall be located less than 6 inches below the bottom of the floor joists. The openings shall be located to provide cross

ventilation and shall be the larger of:

1. Openings of not less than 1.5 square feet for each 25 linear feet of exterior wall; or
 2. Openings shall be 1% of under-floor area.
- d. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides of the building. They shall be covered with corrosion-resistant wire mesh with mesh openings of greater than ¼ inch and less than ½ inch in dimension.

A building with raised floor construction shall be constructed with the following mitigation components, in lieu of the requirements of Table XX:

- a. The utilities shall be installed with Trench Dams and either Conduit Seal Fittings or Cable Seals Fittings.
- b. Four inch thick gravel blanket is installed under and around the elevator pits.

3. Buildings with Natural Ventilation. Buildings with Natural Ventilation, such as, bathrooms, gazebos, barns, attendant stations, and other similar accessory buildings located in parks or buildings with lowest levels closest to grade having Group S, Division 2, 3 or 4 occupancy, or detached buildings of Group U, Division 1 occupancy, and Unenclosed Buildings shall be constructed with utilities installed with Trench Dams and either Conduit Seal Fittings or Cable Seals Fittings, in lieu of the requirements of Table XX.

Buildings with Natural Ventilation are buildings with Unobstructed Openings in exterior walls. The total area of the Unobstructed Openings in the exterior wall shall be at least 25 percent of the floor area and shall be evenly spaced to prevent the accumulation of methane gases.

4. Single Family Dwelling. Single Family Dwelling and buildings accessory to single family dwelling shall comply with all the Methane Mitigation requirements of Table XX, except the following may be substituted:

- a. Pressure Sensors below Impervious Membrane may be installed in lieu of Gas Detection System when Pressure Sensors below Impervious Membrane is not required, or
- b. Single Station Gas Detectors with battery back-up may be installed in lieu of Alarm System and Gas Detection System, or
- c. 6 mil thick Visquene may be used in lieu of Impervious Membrane, with Site Design Levels I or II, or
- d. Deep Vent Well or Mechanical Ventilation may be omitted for buildings with width less than 50 feet or footprints less than 6,000 square feet in area, or
- e. Vent Risers maybe provided in lieu of Mechanical Extraction System.

IV. EXISTING BUILDINGS.

Additions, alterations, repairs, change of use or change of occupancy to existing buildings shall comply with the methane mitigation requirements of these guidelines using the thresholds of Chapter 34 or Chapter 81 of the Building Code.

Approved gas detection and mechanical ventilation systems in existing buildings shall be tested, maintained and serviced in accordance with Section V.

V. TESTING, MAINTENANCE AND SERVICE OF GAS-DETECTION AND MECHANICAL VENTILATION SYSTEMS.

All gas detection and mechanical ventilation systems shall be maintained and serviced in proper working condition and meet all requirements of the Electrical and Mechanical Code. The testing, maintenance and service procedure for gas detection and mechanical ventilation systems shall be performed in accordance with the manufacturer's current written instructions and the following:

1. **Fire Department.** The manufacturer's instructions shall be approved and filed with the Fire Department. Testing and servicing of each system shall be performed by a person approved by the Fire Department.
2. **Notification Placard.** A permanent notification placard shall be posted and maintained at the front entrance of the building except in residential buildings. The placard shall indicate the presence of the methane Impervious Membrane barrier and ventilation system. The location of the placard, size and specification of the placard shall be approved by the Fire Department.

VI. EMERGENCY PROCEDURES.

Emergency procedures shall be established for all buildings with gas-detection systems, except buildings of Group R, Division 3 or U Occupancies. The procedures shall include the following:

1. Assignment of a responsible person to work with the Fire Department in the establishment, implementation and maintenance of an emergency plan.
2. Conspicuous posting of the Fire Department's telephone number in areas designated by the Fire Department.
3. Conspicuous posting of emergency plan procedures approved by the Fire Department.

VII. ADDITIONAL REMEDIAL MEASURES.

A. General Remedial Measures. In the event the concentration of methane gas in any building reaches or exceeds 25 percent of the minimum concentration of gas that will form an ignitable mixture with air at ambient temperature and pressure, the owner shall hire a qualified engineer to investigate, recommend and implement additional mitigating measures. Such measures shall be subject to approval by the Building and Safety Department and Fire Department.

B. Abandoned Oil Well. Any abandoned oil well encountered during construction shall be evaluated by the Fire Department and may be required to be re-abandoned in accordance with applicable rules and regulations of the Division of Oil and Gas of the State of California. Buildings shall comply with these provisions and the requirements of Section 6105 of the Building Code, whichever is more restrictive.

Table XX — MITIGATION REQUIREMENTS FOR VILLAGE AT PLAYA VISTA

Site Design Level			LEVEL I		LEVEL II		LEVEL III		LEVEL IV		LEVEL V
Design Methane Concentration (ppmv)			0-100		101-1,000		1,001-5,000		5,001-12,500		>12,500
Design Soil Gas Pressure (inches of water pressure)			≤2"	>2"	≤2"	>2"	≤2"	>2"	<2"	>2"	All Pressures
PASSIVE SYSTEM	De-watering System ¹		X	X	X	X	X	X	X	X	X
	Sub-Slab Vent System	Perforated Horizontal Pipes	X	X	X	X	X	X	X	X	X
		Gravel Blanket Thickness Under Impervious Membrane	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Gravel Thickness Surrounding Perforated Horizontal Pipes	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Vent Risers	X	X	X	X	X	X	X	X	X
	Impervious Membrane		X	X	X	X	X	X	X	X	X
ACTIVE SYSTEM	Sub-Slab Vent System	Pressure Sensors Below Impervious Membrane								X	X
		Mechanical Extraction System								X	X
	Lowest Occupied Space System	Gas Detection System ²		X		X	X	X	X	X	X
		Mechanical Ventilation ^{2,3}		X		X	X	X	X	X	X
		Alarm System		X		X	X	X	X	X	X
	Control Panel			X		X	X	X	X	X	X
MISC. SYSTEM	Trench Dam		X	X	X	X	X	X	X	X	X
	Conduit or Cable Seal Fitting		X	X	X	X	X	X	X	X	X
	Deep Vent Well ⁴										X

X = Indicates a Required Mitigation Component

- ¹ De-watering not required when the maximum Historical High Ground Water Table Elevation, or projected post-construction ground water level, is more than 12 inches below the bottom of the Perforated Horizontal Pipes.
- ² See exception for Narrow Buildings.
- ³ Natural ventilation, may be used in lieu of mechanical ventilation.
- ⁴ Deep Vent Well is not required when Vent Risers are installed at twice the design Vent Riser requirements.

ATTACHMENT D
TRAFFIC SUBPHASING PLAN

Table 129

**THE VILLAGE AT PLAYA VISTA
DRAFT MITIGATION SUBPHASING PLAN^a**

Subphase ^b	PM Peak Hour Trips per Subphase ^b	Transportation System Improvements ^{c, d, e, f}	Jurisdiction
Village Subphase 1	575	<ol style="list-style-type: none"> 1. Provide funding for 1 bus for Culver City Bus Line 6 (CC6) 2. Provide funding for 1 bus for Culver City Bus Line 2 (CC2) 3. Provide funding for Airport System ATCS 4. Provide funding for Transit Priority System (TPS) on Lincoln Corridor 5. Signal improvement (phasing) at Lincoln Bl/83rd St 6. Provide funding for neighborhood traffic management 	<p>Culver City Culver City City of Los Angeles City of LA/Caltrans City of LA/Caltrans City of Los Angeles</p>
Village Subphase 2	575 (1,150 cumulative)	<ol style="list-style-type: none"> 1. Provide funding for 2 buses for CC4 (includes extension to Playa Del Rey) 2. Physical and/or operational improvements at: <ol style="list-style-type: none"> 2a. Centinela Av/Venice Bl 2b. Green Valley Circle/Centinela Avenue 2c. La Tijera Bl/Centinela Av 2d. Overland Av/Culver Bl 2e. Sawtelle Bl/Culver Bl 3. Provide funding for signal improvement at Aviation Bl/Florence Av/Manchester Av 4. Project component – Jefferson Boulevard Corridor Improvement (Beethoven Av to Centinela Av)^g 	<p>Culver City City of LA/Caltrans Culver City City of Los Angeles Culver City Culver City City of Inglewood City of Los Angeles</p>
Village Subphase 3	575 (1,725 cumulative)	<ol style="list-style-type: none"> 1. Provide funding for Smart Corridor System ATCS 2. Extension of internal shuttle to off-site locations 3. Physical and/or operational improvements at: <ol style="list-style-type: none"> 3a. Centinela Av/Culver Bl 3b. Centinela Av/Washington Pl 3c. La Brea Av/Centinela Av 3d. Palawan Way/Admiralty Way 	<p>City of Los Angeles LA/Culver City/LA County City of Los Angeles Culver City City of Inglewood Los Angeles County</p>

Table 129 (Continued)
THE VILLAGE AT PLAYA VISTA
DRAFT MITIGATION SUBPHASING PLAN

Subphase ^b	PM Peak Hour Trips per Subphase ^b	Transportation System Improvements ^{c, d, e, f}	Jurisdiction
Village Subphase 4	575	1. Provide funding for 2 buses for CC6 Limited	Culver City
	(2,300 cumulative)	2. Operational improvement at I-405 NB Ramps/Jefferson Bl	Culver City/Caltrans
		3. Centinela Avenue corridor improvement (Culver to SR-90)	City of Los Angeles
		4. Project component – Jefferson Boulevard Corridor Improvement (Beethoven Av to Centinela Av) ^g	City of Los Angeles

^a The subphasing plan may be revised, where appropriate and as determined by the LADOT: (1) upon demonstration that measures for each subphase in the revised subphasing plan are equivalent or superior to the original mitigation measures, and/or (2) upon demonstration that approval or implementation of measures has been delayed, provided that the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of LADOT.

^b P.M. peak-hour trip generation for each subphase would determine the specific traffic improvements shown. P.M. peak-hour trip generation to be estimated as subphases develop using the following factors:

Dwelling Units – 0.54 trip per unit

Office – 1.74 trips per 1,000 sf

Retail – 3.83 trips per 1,000 sf (includes pass-by reduction)

Community Serving Uses – 0.45 trip per 1,000 sf (includes internal capture reduction)

^c Prior to the issuance of any building permit for each subphase, all on- and off-site mitigation measures for the subphase shall be complete or suitably guaranteed satisfactory to the LADOT.

^d Temporary Certificates of Occupancy may be granted in the event of any delay through no fault of the applicant, provided that, in each case, the applicant has demonstrated reasonable efforts and due diligence to the satisfaction of LADOT.

^e Substitute mitigation measures may be provided subject to approval by the agency with jurisdiction over the location of the measure, upon demonstration that the substitute measure is equivalent or superior to the original mitigation measure.

^f Prior to the issuance of the final Certificate of Occupancy in the final subphase, all required improvements in the entire mitigation phasing plan shall be funded, completed, or resolved to the satisfaction of the LADOT.

^g The Jefferson Boulevard and Bluff Creek corridor improvements are components of the Project and are included in this table to establish the appropriate timing of completion.