

# MITIGATION AND MONITORING PROGRAM

---

## 1.1 INTRODUCTION

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Proposed Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Sustainable Communities Environmental Assessment (SCEA) has been prepared to address the potential environmental impacts of the proposed Main Street Tower Project (Proposed Project). The evaluation of the Project’s impacts in the SCEA takes into consideration the project design features (PDF), regulatory compliance measures, and applies mitigation measures (MM) as necessary to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs, regulatory compliance measures (RCMs), and MMs identified for the Proposed Project.

## 1.2 PURPOSE

It is the intent of this MMP to:

1. Verify compliance with the project design features and mitigation measures identified in the SCEA;
2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and

7. Utilize the existing agency review processes wherever feasible.

### **1.3 ORGANIZATION**

As shown on the following pages, each identified project design feature and mitigation measure for the Proposed Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Proposed Project during which the PDF or MM shall be monitored.
- Monitoring Frequency: the frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

### **1.4 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT**

This MMP shall be enforced throughout all phases of the Proposed Project. The Applicant shall be responsible for implementing each PDF, RCM, and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF, RCM, and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs, RCMs, and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to report to the Enforcement Agency of any non-compliance with the PDFs, RCMs, and MMs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

## 1.5 PROGRAM MODIFICATION

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Proposed Project shall be in substantial conformance with the PDFs, RCMs, and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs, RCMs, and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF, RCM, or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs, RCMs, or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF, RCM, or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF, RCM, or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF, RCM, or MM shall not, in and of itself, require a modification to any Proposed Project discretionary approval unless the Director of Planning also finds that the change to the PDF, RCM, or MM results in a substantial change to the Proposed Project or the non-environmental conditions of approval.

## 1.6 MITIGATION MONITORING PROGRAM

### A. Aesthetics

#### *Mitigation Measures*

No mitigation measures are required for the Proposed Project.

#### *Regulatory Compliance Measures*

#### **RCM-AES-1 Signage on Construction Barriers**

- Pursuant to LAMC Section 14.4.17 requires that the exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley. The City also requires the Applicant to affix or paint a plainly visible sign, on publicly accessible portions of the construction barriers, with the following language: "POST NO BILLS." Such language shall appear at intervals of no less than 25 feet along the length of the publicly accessible portions of the barrier. The Applicant is responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 24 hours of occurrence.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

### *Project Design Features*

#### **PDF-AES-1 Construction Barrier**

- The Project shall install temporary fencing around the perimeter of the Project Site for security purposes and to block views of the Project Site from the pedestrian level. The Applicant shall ensure through daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner (i.e., free of unauthorized signs, trash, graffiti, etc.) throughout the duration of construction.
- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

### **B. Air Quality**

#### *Mitigation Measures*

No mitigation measures are required for the Proposed Project.

#### *Regulatory Compliance Measures*

#### **RCM-AQ-1 Site Clearing, Grading and Construction Activities**

- Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-2:** The Project shall comply with South Coast Air Quality Management District Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil, which sets requirements to control the emission of VOC from excavating, grading, handling and treating VOC-contaminated soil as a result of leakage from storage or transfer operations, accidental spillage, or other deposition.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-3:** The Project shall comply with South Coast Air Quality Management District Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities, which specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-4:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-5:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-6:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-7:** The Project shall comply with South Coast Air Quality Management District Rule 1108 limiting the volatile organic compound content from cutback asphalt.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-8:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-AQ-9:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for

new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

#### *Project Design Features*

No Project Design Features are required for the Proposed Project.

### **C. Biological Resources**

#### *Mitigation Measures*

No mitigation measures are required for the Proposed Project.

#### *Regulatory Compliance Measures*

**RCM-BIO-1 Tree Removal (Public Right-of-Way).** Removal of trees in the public right-of-way requires approval by the Board of Public Works. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. The number, type and size of replacement trees to be provided in the public right-of-way shall be provided per the current Urban Forestry Division standards and to the satisfaction of the Department of Public Works.

- **Enforcement Agency:** Urban Forestry Division of the Bureau of Street Services, Department of Public Works
- **Monitoring Agency:** Urban Forestry Division of the Bureau of Street Services, Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off

**RCM-BIO-2 Habitat Modification (Nesting Native Birds).** Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests

containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:

- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. For the purposes of carrying out the Project's biological regulatory compliance measures a "qualified biologist" must at minimum meet the Los Angeles County Department of Regional Planning's minimum qualifications for a Tier 2 biological consultant and will at the time that the biologist performs Project activities be listed as a Certified Biological Consultant by the Los Angeles County Department of Regional Planning. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
  - If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
  - Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
  - The Applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
- 
- **Enforcement Agency:** California Department of Fish and Wildlife
  - **Monitoring Agency:** Urban Forestry Division of the Bureau of Street Services, Department of City Planning
  - **Monitoring Phase:** Pre-Construction, Construction
  - **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities

- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off

#### *Project Design Features*

No Project Design Features were identified for the Proposed Project.

#### **D. Cultural Resources**

##### *Mitigation Measures*

No mitigation measures are required for the Proposed Project.

##### *Regulatory Compliance Measures*

**RCM-CR-1 Archaeological.** In the event that cultural resources (sites, features, artifacts, or fossilized material) are exposed during construction activities for the Proposed Project, all construction work occurring in the vicinity of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. Depending upon the significance and nature of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing or data recovery may be warranted.

- **Enforcement Agency:** Department of City Planning, Department of Building and Safety
- **Monitoring Agency:** Department of City Planning, Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities
- **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off

**RCM-CR-2 (Human Remains).** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- Stop immediately and contact the County Coroner:  
1104 N. Mission Road  
Los Angeles, CA 90033

(323) 343-0512 (8 a.m. to 5 p.m. Monday through Friday) or

(323) 343-0714 (After Hours, Saturday, Sunday, and Holidays)

- If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
  - The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
  - The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
  - If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
- 
- **Enforcement Agency:** Department of City Planning
  - **Monitoring Agency:** Department of City Planning
  - **Monitoring Phase:** Pre-Construction
  - **Monitoring Frequency:** Prior to issuance of demolition or grading permit; Ongoing during earthwork and grading activities
  - **Action Indicating Compliance:** Issuance of demolition or grading permit; Field inspection sign-off

#### *Project Design Features*

No Project Design Features were identified for the Proposed Project.

### **E. Geology and Soils**

#### *Mitigation Measures*

No mitigation measures were required for the Proposed Project.

#### *Regulatory Compliance Measures*

**RCM-GEO-1 Geology (Erosion/Grading/Short-Term Construction Impacts).** The Applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to issuance of grading permit.
- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off

**RCM-GEO-2 Geology (Erosion/Grading/Short-Term Construction Impacts).** Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. The Applicant shall implement Best Management Practices (“BMPs”) during grading and excavation to reduce erosion, including, but not limited to the following:

- Excavation and grading activities shall be scheduled during dry weather periods to the extent practical. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to issuance of grading permit.
- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off

**RCM-GEO-3 Paleontological.** Under California Public Resources Code Sections 5097.5 and 30244, if any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

- The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning, Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Prior to issuance of grading permit.
- **Action Indicating Compliance:** Issuance of grading permit; Field inspection sign-off

*Project Design Features*

No project design features are identified for the Proposed Project.

**F. Greenhouse Gas Emissions***Mitigation Measures*

No mitigation measures were required for the Proposed Project.

*Regulatory Compliance Measures*

**RCM-GHG-1** The Project must meet Title 24 2016 standards and include ENERGY STAR appliances. Energy Star-rated appliances would reduce the projects energy demand during the operational life of the multi-family dwelling units.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

**RCM-GHG-2** The Project is subject to construction and demolition waste recycling of at least 65 percent, per Section 4.408.1 of Title 24 Part 11, California Green Building Standards Code (CALGreen). In addition, Project Site operations are subject to AB 939 requirements to divert 50 percent of solid waste to landfills through source reduction, recycling, and composting. Finally, the Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

**RCM-GHG-3** As mandated by the LA Green Building Code, the Project is required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development by at least 20 percent. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs.

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

- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

**RCM-GHG-4** The Project must comply with the electric vehicle ready and electric vehicle charging requirements set forth in Ordinance No. 186,485.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

**RCM-GHG-5** Greenhouse Gas Emissions (Green Building Code): In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the Los Angeles Green Code and as it may be subsequently amended or modified.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

**RCM-GHG-6** The Project shall comply with City Ordinance No. 184,248 (effective June 2016) amended provisions of Articles 4 and 9 of Chapter IX of the LAMC which establish citywide water efficiency standards and require water-saving systems and technologies in buildings and landscapes to conserve and reduce water usage.

**Indoor Water Use.** Pursuant to Section 99.04.303.4 of the LAMC, a 20% reduction in the overall use of potable water within a building shall be provided. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Building Standards.

**Outdoor Water Use.** Pursuant to Section 99.04.304.1, a water budget shall be developed for landscape irrigation use that conforms to the local water efficient landscape ordinance or to the California Department of Water Resources' Model Water Efficient Landscape Ordinance, whichever is more stringent. Additionally, in new residential construction or building addition or alteration over 500 square feet of cumulative landscaped area, install irrigation controllers and sensors which include the criteria specified in Section 99.04.304.2 and meet manufacturer's recommendations. Furthermore, outdoor water metering, swimming pool covers,

and exterior faucets are regulated under the LAMC Section 99.04.304 for outdoor water usage.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Issuance of building permit (Pre-Construction); field inspection sign-off (Construction)

#### *Project Design Features*

No project design features are identified for the Proposed Project.

### **G. Hazardous Materials/Risk of Upset**

#### *Mitigation Measures*

No mitigation measures were required for the Proposed Project.

#### *Regulatory Compliance Measures*

**RCM-HAZ-1 Asbestos.** Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

- **Enforcement Agency:** South Coast Air Quality Management District, Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

**RCM-HAZ-2 Methane Mitigation System.** The Proposed Project shall provide a methane mitigation system as required by Table 71 in Section 2. Division 71 of Article 1, Chapter IX of the Los Angeles Municipal Code based on the Site Design Level I.

- **Enforcement Agency:** Department of Building and Safety

- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

#### *Project Design Features*

No project design features are identified for the Proposed Project.

### **H. Hydrology and Water Quality**

#### *Mitigation Measures*

No mitigation measures were required for the Proposed Project.

#### *Regulatory Compliance Measures*

**RCM-HYD-1 National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for the Proposed Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the Proposed Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

**RCM-HYD-2 Stormwater Pollution (Demolition, Grading, and Construction Activities).** Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

**RCM-HYD-3 Standard Urban Stormwater Mitigation Plan.** Prior to the issuance of a grading permit, the Project shall comply with the SUSMP and/or the Site Specific Mitigation Plan to mitigate stormwater pollution as required by Ordinance Nos. 172,176 and 173,494. The appropriate design and application of BMP devices and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

**RCM-HYD-4 Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

**RCM-HYD-5 Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period or the rainfall from an 85<sup>th</sup> percentile 24-hour runoff event, which

ever is greater, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check; Ongoing during field inspection
- **Action Indicating Compliance:** Building and Safety permit signoff

### *Project Design Features*

No project design features are identified for the Proposed Project.

## **I. Noise**

### *Mitigation Measures*

#### **Increased Noise Levels (Demolition, Grading, and Construction Activities)**

**MM-N-1** Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.

- **Enforcement Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

**MM-N-2** Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- **Enforcement Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

**MM-N-3** The project contractor shall use power construction equipment with noise shielding and muffling devices.

- **Enforcement Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

**MM-N-4** The project contractor shall erect a minimum 8-foot high temporary noise-attenuating sound barrier along the perimeter of the Project Site during construction. The sound barrier along the 12<sup>th</sup> Street frontage shall be designed to provide a minimum sound attenuation of -18 dBA at Sensitive Receptor #1 (the Axis Apartments Mixed-Use Building located at 1201 S. Main Street) and a minimum of 2.1 dBA at Sensitive Receptor #2 (the Proper Hotel located at 1100 S. Broadway).

- **Enforcement Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

**MM-N-5** During structural framing, the project contractor shall utilize temporary portable acoustic barriers, partitions, or acoustic blankets to effectively block the line-of-sight between noise producing equipment and the adjacent residential land uses for purposes of ensuring noise levels at the adjacent sensitive receptors does not exceed 5 dBA over the ambient noise levels.

- **Enforcement Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

#### *Regulatory Compliance Measures*

**RCM-N-1** The Project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- **Enforcement Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

**RCM-N-2** The Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and

maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

- **Enforcement Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Agency:** Department of Building and Safety, Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-off

#### *Project Design Features*

No project design features are identified for the Proposed Project.

### **J. Public Services**

#### *Mitigation Measures*

No mitigation measures are required for the Proposed Project.

#### *Regulatory Compliance Measures*

**RCM-PS-1 Public Services (LAFD).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:

- Fire lanes, where required, shall be a minimum of 20 feet in width;
- All structures must be within 300 feet of an approved fire hydrant; and
- Entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- Prior to plan check review, the Project Applicant shall consult with the Los Angeles Fire Department regarding the installation of public and/or private fire hydrants, sprinklers, access, and/or other fire protection features within the Project. All required fire protection features shall be installed to the satisfaction of the Los Angeles Fire Department.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action Indicating Compliance:** Sign-off on LAFD reviewed diagrams; issuance of building permit

**RCM-PS-2 Public Services (Schools).** The Applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

- **Enforcement Agency:** Los Angeles Unified School District
- **Monitoring Agency:** Los Angeles Unified School District
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit

**RCM-PS-3 Recreation (Increased Demand for Parks or Recreational Facilities).** Pursuant to Sections 12.33 and/or 17.12 of the Los Angeles Municipal Code, the Project Applicant shall pay the applicable Quimby fees for construction of dwelling units.

- **Enforcement Agency:** Department of Recreation and Parks
- **Monitoring Agency:** Department of City Planning, Department of Recreation and Parks
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit

#### *Project Design Features*

**PDF-PS-1 Public Services (Police – Demolition / Construction Sites).** Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

- **Enforcement Agency:** Los Angeles Police Department
- **Monitoring Agency:** Los Angeles Police Department, Department of City Planning
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action Indicating Compliance:** Sign-off on LAPD reviewed diagrams; issuance of building permit

**PDF-PS-2 Public Services (Police – Operation).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: surveillance cameras, access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

- **Enforcement Agency:** Los Angeles Police Department, Department of City Planning
- **Monitoring Agency:** Los Angeles Police Department, Department of City Planning
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, prior to issuance of building permit

- **Action Indicating Compliance:** Sign-off on LAPD reviewed diagrams; issuance of building permit

## K. Transportation

### *Mitigation Measures*

No mitigation measures are required for the Proposed Project.

### *Regulatory Compliance Measures*

**RCM-TRAFFIC-1: Parking Requirements.** In accordance with the LAMC, the project shall provide a total of 363 residential and commercial vehicle parking spaces 23 short-term bicycle parking spaces and 172 long-term bicycle parking spaces on-site.

- **Enforcement Agency:** Department of Transportation, Department of City Planning
- **Monitoring Agency:** Department of Transportation, Department of City Planning
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once during plan check; once during construction
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Final Certificate of Occupancy

**RCM-TRAFFIC-2: Highway Dedication and Street Widening Requirements.** Per the Mobility Element of the General Plan, Main Street, Modified Avenue I, would require a 34-foot half-width roadway within a 50-foot half-width right-of-way; 12<sup>th</sup> Street, a Modified Collector Street, would require a 20-foot half-width roadway within a 32-foot half-width right-of-way; and the adjacent alley would require a 10-foot half-width right-of-way. The applicant shall provide the required street dedication and improvements in accordance with Case No. VTT-82463.

- **Enforcement Agency:** Department of Transportation
- **Monitoring Agency:** Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once during plan check; once during construction
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Final Certificate of Occupancy

**RCM-TRAFFIC-3 Development Review Fees.** Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

- **Enforcement Agency:** Department of Transportation
- **Monitoring Agency:** Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction

- **Monitoring Frequency:** Once during plan check; once during construction
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Final Certificate of Occupancy

### *Project Design Features*

**PDF-TRAFFIC-1      Project Access and Circulation.** In order to minimize and prevent last minute building design changes, the applicant shall contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

- **Enforcement Agency:** Department of Transportation
- **Monitoring Agency:** Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition, grading or building permit; Periodic field inspections during construction
- **Action Indicating Compliance:** Approval of Construction Traffic Control/Management Plan by Los Angeles Department of Transportation prior to issuance of demolition, grading or building permit (Pre-Construction); compliance certification report submitted by Project contractor (Construction)

**PDF-TRAFFIC-2      Worksite Traffic Control Requirements.** The Applicant shall prepare and submit a construction work site traffic control plan to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/what-wedo/plan-review> to determine which section to coordinate review of the work site traffic control plan. The plan shall identify the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related truck traffic be restricted to off-peak hours to the extent feasible.

- **Enforcement Agency:** Department of Transportation
- **Monitoring Agency:** Department of Transportation
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, prior to issuance of demolition, grading or building permit; Periodic field inspections during construction
- **Action Indicating Compliance:** Approval of Construction Traffic Control/Management Plan by Los Angeles Department of Transportation prior to issuance of demolition, grading or building permit (Pre-Construction); compliance certification report submitted by Project contractor (Construction)

**PDF-TRAFFIC-3      Pedestrian Safety.** The Proposed Project shall include the following features to improve pedestrian facilities and to provide a safe and walkable pedestrian environment, to increase the number of walking trips, and

provide for on-site facilities to reduce the need to make vehicle trips off-site.

- Improve sidewalks adjacent to and within the Project.
  - Add pedestrian amenities such as: landscaping and setbacks, shade, benches, pedestrian- scale lighting, etc., along Main Street and 12<sup>th</sup> Street.
  - Provide pedestrian-scale retail commercial uses along street frontages.
  - Provide an on-site transit information kiosk.
  - Provide on-site concierge service to facilitate use of transit, taxis, shuttles, and transportation network companies.
- **Enforcement Agency:** Department of Transportation
  - **Monitoring Agency:** Department of Transportation
  - **Monitoring Phase:** Pre-Construction; Construction
  - **Monitoring Frequency:** Once, prior to issuance of demolition, grading or building permit; Periodic field inspections during construction
  - **Action Indicating Compliance:** Approval of Construction Traffic Control/Management Plan by Los Angeles Department of Transportation prior to issuance of demolition, grading or building permit (Pre-Construction); compliance certification report submitted by Project contractor (Construction).

## L. Utilities and Service Systems

### *Mitigation Measures*

No mitigation measures are required for the Proposed Project.

### *Regulatory Compliance Measures*

**RCM-PU-1 Water Connection.** As part of the normal construction/building permit process, the Applicant shall confirm with the City that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phase.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

**RCM-PU-2 Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be

prepared consistent with the requirements of the Development Best Management Practices Handbook.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

**RCM-PU-3 Water.** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

**RCM-PU-4 Water.** The Proposed Project is required to provide a schedule of plumbing fixtures and fixture fittings that reduce potable water use within the development in order to exceed the prescriptive water conservation plumbing fixture requirements of Sections 4.303.1.1 through 4.303.1.4.4 of the California Plumbing Code in accordance with the California Building Energy Efficiency Standards by 20%. It must also provide irrigation design and controllers that are weather- or soil moisture-based and automatically adjust in response to weather conditions and plants' needs.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

**RCM-PU-5 Solid Waste Recycling - Construction/Demolition.** In compliance with LAMC Section 66.32.1, the Project shall incorporate the following:

- Prior to the issuance of any demolition or construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and

construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

- To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

**RCM-PU-6 Solid Waste Recycling – Operational.** In compliance with LAMC Section 66.32 and AB 341, the Project shall incorporate the following:

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Project's regular solid waste disposal program.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of building permit; Field inspection sign-off

#### *Project Design Features*

No project design features are identified for the Proposed Project.

### **M. Mandatory Findings of Significance**

See above mitigation measures, regulatory compliance measures, and project design features.