

IV. Mitigation Monitoring Program

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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 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.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified project design feature and mitigation measure for the 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 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.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF 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 and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of 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 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 immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two business 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.

4. 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 Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF 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 or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF 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 or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. Mitigation Monitoring Program

A. Aesthetics

(1) Project Design Features

Project Design Feature AES-PDF-1: During construction, the Project Applicant will ensure through appropriate postings and 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 trash, graffiti, peeling postings and of uniform paint color or graphic treatment) throughout the construction period.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections during construction

- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature AES-PDF-2: Outdoor lighting used during construction will be shielded and/or aimed such that the light source cannot be seen from adjacent residential properties, the public right-of-way, or from above. However, construction lighting will not be so limited as to compromise the safety of construction workers.

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

Project Design Feature AES-PDF-3: All new outdoor lighting required for the Project will be shielded and directed downward and/or towards the interior of the Project Site such that the light source does not project directly upon any adjacent property.¹

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at plan check prior to plan approval; Once during field inspection prior to issuance of a Certificate of Occupancy
- **Action Indicating Compliance:** Plan check approval (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)

Project Design Feature AES-PDF-4: Glass used in building facades will be anti-reflective or treated with an anti-reflective coating in order to minimize glare (e.g., minimize the use of glass with mirror coatings). Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code, glass with

¹ *The requirements of this PDF are similar to those that would apply to the Project Site "Q" Condition, which would require that Project lighting shall be directed onto the site, and no floodlighting shall be located as to be seen directly by the adjacent residential areas (this condition shall not preclude the installation of low-level security lighting).*

coatings required to meet the Energy Code requirements will be permitted.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once at plan check prior to plan approval; Once during field inspection prior to issuance of a Certificate of Occupancy
- **Action Indicating Compliance:** Plan check approval (Pre-construction); Issuance of Certificate of Occupancy (Post-construction)

Project Design Feature AES-PDF-5: Project signage will be integrated with the Project's architectural design.

- **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:** Once at plan check prior to plan approval
- **Action Indicating Compliance:** Plan check approval (Pre-construction)

B. Air Quality

(1) Project Design Features

Project Design Feature AIR-PDF-1: All off-road diesel-powered equipment greater than 50 horsepower (hp) used during Project grading/excavation activities will meet USEPA Tier 4 Final emissions standards. A copy of each such unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit will be provided on-site at the time of mobilization of each applicable unit of equipment to allow the construction monitor to compare the on-site equipment with the inventory and certified tier specification and operating permit.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit (provide proof of compliance); field inspection sign-off

Project Design Feature AIR-PDF-2: The Project will include at least four tractor trailer parking stalls capable of supporting future electric vehicle supply equipment (EVSE) for Option 1 and six tractor trailer parking stalls capable of supporting future EVSE for Option 2.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once during Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature AIR-PDF-3: Electrical outlets will be provided for charging of forklifts.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation
- **Monitoring Frequency:** Once during Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature AIR-PDF-4: Electrical hookups will be provided for all loading bays to prevent unnecessary idling or use of auxiliary truck engine power to power climate control equipment.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; pre-operation

- **Monitoring Frequency:** Once during Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

C. Biological Resources

(1) Project Design Features

Project Design Feature BIO-PDF-1: The Project Applicant shall include on the Project plans an acknowledgement of the requirements to comply with the Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and best management practices recommended by a Qualified Biologist to avoid impacts to active nests, including checking for nests prior to construction activities during nesting season (February 1 to August 31) and what to do if an active nest is found, including inadvertently during grading or construction activities. To the extent feasible tree removal would occur outside of nest season. Such best management practices shall include giving an adequate construction and grading buffer to avoid the active nest during construction, such as the following:

- **Pre-Construction Survey:** For any Project requiring tree or vegetation removal during the bird nesting season (February 1 to August 31), a pre-construction nesting bird survey of all suitable habitat shall be conducted no more than 10 days prior to the initiation of demolition or tree or vegetation removal to determine if nesting birds are present. The pre-construction nesting bird survey shall be conducted on foot within the Project Site boundaries by a Qualified Biologist.
- **Buffer for Active Nests:** If any active bird nest is found during a pre-construction nesting bird survey or is discovered inadvertently during construction related activities, a Qualified Biologist shall recommend an avoidance buffer which shall be no less than is necessary to protect the nest, eggs and/or fledglings, from damage or disturbance in consideration of the following factors: the bird species, the availability of suitable habitat within the immediate area, the proposed work activity, and existing disturbances associated with surrounding land uses. The buffer shall be demarcated using bright orange construction fencing, flagging, or other means to mark the boundary of the buffer. All construction personnel shall be notified of the buffer zone and shall avoid entering the protected area. No ground disturbing activities or vegetation removal shall occur within this buffer area until the Qualified Biologist has confirmed that breeding/nesting is complete and the young have fledged the nest and/or that the nest is no longer an active nest

- **Enforcement Agency:** California Department of Fish and Wildlife; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by a qualified biologist (biologist shall provide proof of compliance)
- **Action(s) Indicating Compliance:** Submittal of a survey and compliance report by a qualified biologist.

D. Geology and Soils

(1) Mitigation Measures

Mitigation Measure GEO-MM-1: The Project Applicant shall retain a qualified paleontologist (project paleontologist/principal paleontologist), who meets or exceeds the SVP definition, to develop a worker environmental awareness program (WEAP) training to educate the construction crew on the legal requirements for preserving fossil resources, as well as the procedures to follow in the event of an unanticipated fossil discovery. This WEAP training should be given to the crew before ground-disturbing work commences and should include handouts to be given to new workers as needed.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Prior to issuance of grading permits; in the event of new workers on-site
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

Mitigation Measure GEO-MM-2: If an unanticipated fossil discovery occurs during implementation or construction of the Project, the contractor shall immediately cease ground-disturbing activities within a 50-foot-buffer around the discovery. A qualified paleontologist shall be retained by the Project Applicant to inspect and evaluate the discovery. The qualified paleontologist, or a paleontological monitor working under the supervision of the qualified paleontologist, shall have the authority to temporarily divert work activities away from the discovery as needed to facilitate its evaluation and to determine its significance. If it is

determined to be potentially significant, the qualified paleontologist or paleontological monitor shall professionally and efficiently recover the fossil and curate it in an appropriate repository. Work shall not continue within the buffer zone until the qualified paleontologist has finished evaluating and/or salvaging the paleontological resource(s) and has cleared the site. The qualified paleontologist may reassess the need for additional procedures, including but not limited to, presenting additional worker environmental awareness program trainings to on-site project personnel, implementing paleontological monitoring or spot-checking by qualified paleontological monitors, salvaging and curating significant discoveries, and preparing a final paleontological resources monitoring report at the end of the Project.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with the Qualified Paleontologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a Qualified Paleontologist

E. Greenhouse Gas Emissions

(1) Project Design Features

Project Design Feature GHG-PDF-1: The Project will prohibit the use of natural gas during Project operations for new buildings.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at plan check and prior to issuance of building permits; Once during field inspection prior to issuance of a Certificate of Occupancy
- **Action Indicating Compliance:** Plan check approval and issuance of building permits; Issuance of a Certificate of Occupancy

Project Design Feature GHG-PDF-2: The Project will install a 498-kW solar photovoltaic (PV) system under Option 1 and 450-kW PV system under Option 2.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

F. Hazards and Hazardous Materials

(1) Project Design Features

Project Design Feature HAZ-PDF-1: Project construction will not begin until removal of all subsurface features (e.g., existing USTs, current and former hydraulic lifts, and oil/water clarifiers) associated with the existing onsite rental car operations occur, and the associated ground disturbance activities are complete. No overlapping ground disturbance activities between interim Project Site remediation activities and the Project will occur.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; field inspection sign-off

(2) Mitigation Measures

Mitigation Measure HAZ-MM-1: Soil Management Plan—The Applicant shall implement the Soil Management Plan (SMP) for Contaminated Soils prepared by Partner, included as Appendix F.5 of this Draft EIR, which will be submitted to the City of Los Angeles Department of Building and Safety for review and approval prior to the commencement of excavation and grading activities. The SMP shall be implemented during grading, excavation, and installation of foundations on the Project Site to ensure

that contaminated soils are properly identified, excavated, and disposed of off-site.

The protocols in the SMP include, but are not limited to, the following:

- A qualified environmental consultant shall be present on the Project Site during grading and excavation activities in the known or suspected locations of previous contaminated soils and shall be on call at other times as necessary, to monitor compliance with the SMP and to actively monitor the soils and excavations for evidence of contamination.
- The SMP shall be executed in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil (Rule 1166). Testing and sampling of soils so that VOC-contaminated soils can be separated from inert soils for proper disposal shall be conducted in accordance with the provisions of the SMP.
- Soil monitoring during soil excavation including visual observation, representative sampling via a photo ionization detector, and/or VOC monitoring in accordance with SCAQMD Rule 1166.
- During the Project's excavation phase, the Applicant shall remove and properly dispose of impacted materials in accordance with the provisions of the SMP. If soil is stockpiled prior to disposal, it will be managed in accordance with the Project's Storm Water Pollution Prevention Plan (SWPPP), prior to its transfer for treatment and/or disposal. All impacted soils shall be properly treated and disposed of in accordance with SCAQMD Rule 1166, as well as applicable requirements of the California Department of Toxic Substances Control (DTSC), and Los Angeles Regional Water Quality Control Board (LARWQCB).
- During excavation, SCAQMD Rule 1166 requires that soils identified as VOC-contaminated shall be sprayed with water or another approved vapor suppressant or covered with sheeting and securely anchored during periods of inactivity of greater than an hour, to prevent contaminated soils from becoming airborne. Per SCAQMD Rule 1166, VOC-contaminated soils shall be transported from the Project Site by a licensed transporter and disposed of at a licensed storage/treatment facility to prevent VOC-contaminated soils from becoming airborne or otherwise released into the environment.
- Vapor Suppression and dust control shall also be used for any active or inactive stockpile that is known or suspected to contain contaminants including metals above State or Federal hazardous waste limits. Active and inactive excavations and stockpiles of soil shall be kept visibly moist by water spray.

- In the event undocumented subsurface features of potential environmental concern (e.g., underground tanks, abandoned wells, sumps, hydraulic lifts, clarifiers, buried drums) are encountered during the course of ground cover demolition, excavation, site grading, and/or other earthmoving activities, the general contractor shall cordon off and halt construction activities in the immediate area and implement the procedures outlined in the SMP in coordination with the qualified environmental consultant.
- **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; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

G. Noise

(1) Project Design Features

Project Design Feature NOI-PDF-1: Outdoor mounted mechanical equipment will be enclosed or screened by the building design (e.g., a roof parapet) from view of the surrounding off-site noise-sensitive receptors at the street level.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

Project Design Feature NOI-PDF-2: Under Option 1, a 14-foot tall wall will be provided along the northern, western, and southern sides of the parked trailers to block transmission of noise to the off-site noise-sensitive receptors.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature NOI-PDF-3: During construction, the Project will retain and improve the existing masonry wall along the northern and eastern property lines to a minimum height of 6.5 feet. If it is deemed structurally infeasible to retain and improve the existing masonry wall, at the start of construction activities, the Project will first replace the wall with a temporary sound wall that is minimum of 6.5 feet in height as measured from the grade on the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature NOI-PDF-4: During operation, the Project will retain and improve the existing masonry wall along the eastern property line to a minimum height of 6.5 feet or replace with a wall that is a minimum of 6.5 feet in height as measured from the grade on the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

H. Transportation

(1) Project Design Features

Project Design Feature TR-PDF-1: A detailed Construction Management Plan, including street closure information, a detour plan, haul routes, and a staging plan, will be prepared and submitted to the City for review and approval prior to commencing construction. The Construction Management Plan would formalize how construction will be carried out and identify specific actions that will be required to reduce the effects on the surrounding community. The Construction Management Plan will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and will include, but not be limited to, the following elements, as appropriate:

- Advance bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Prohibition of construction worker or equipment parking on adjacent streets.
- Temporary pedestrian, bicycle, and vehicular traffic controls during all construction activities adjacent to the Project Site, to ensure traffic safety on the public ROW.
- Implementation of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers, as appropriate.
- Temporary traffic control (e.g., flag persons) during all construction activities adjacent to the public ROW to improve traffic flow on public roadways.
- Scheduling of construction-related haul trips to occur outside of commuter peak hours to the extent feasible.
- Potential sequencing of construction activity for the Project to reduce the amount of construction-related traffic on arterial streets.
- Containment of construction activity within the Project Site boundaries, to the extent feasible.
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; construction

- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

Project Design Feature TR-PDF-2: Under Option 1, the existing traffic signal at the northwestern corner of the Project Site on Interceptor Street would be modified to incorporate the Project driveway to limit potential impediments to traffic flow from trucks exiting the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permits (provide proof of compliance); Once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Once at Project plan check prior to issuance of demolition, grading or building permit (provide proof of compliance); issuance of Certificate of Occupancy

I. Water Supply

(1) Project Design Features

Project Design Feature WAT-PDF-1: The Project will install one new fire hydrant that will connect to the existing water mains located along Airport Boulevard.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once at plan check; Once during field inspection prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan check approval; Issuance of Certificate of Occupancy