
IV. MITIGATION MONITORING PROGRAM

MITIGATION MONITORING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Department of City Planning for the City of Los Angeles is the Lead Agency for Tentative Tract No. 52539.

A Draft Environmental Impact Report has been prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for Tentative Tract No. 52539. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored
 - Pre-Construction, including the design phase
 - Construction
 - Occupancy (post-construction)
- The Enforcement Agency, the agency with the power to enforce the mitigation measure
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMP for Tentative Tract No. 52539 will be in place throughout all phases of the project. The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City’s existing planning, engineering, review and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to the Department of City Planning (City Planning) shall be at the discretion of City Planning. Generally, each report will be submitted to City Planning in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. City Planning in conjunction with the project applicant shall assure that project construction occurs in accordance with the MMP. The City of Los Angeles Department of Transportation shall be responsible for implementation of the mitigation measures involving roadway improvements. The South Coast Air Quality Management District shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed below are all departments of the City of Los Angeles unless otherwise noted.

I. EARTH RESOURCES

- 1) Grading shall conform to the recommendations provided by the geotechnical report and to the specifications of the City of Los Angeles Landform Grading Manual guidelines, subject the approval by the Advisory Agency and the Department of Building and Safety’s Grading Division.

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

- 2) Fill slopes shall be designed and graded at 2:1 gradients or flatter. All fills and fill slopes shall be constructed in accordance with recommendations of the approved geotechnical report and in accordance with the City of Los Angeles Grading Codes. All fills shall be compacted to a minimum of 90 percent relative compaction.

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

- 3) Cut slopes shall be designed at gradients of 2:1 or flatter, provided geologic conditions are favorable to slope stability.

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

- 4) Artificial fills, natural soils, and alluvium shall be removed to competent Modelo Formation Bedrock or Pacoima Formation and replaced with compacted fill.

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

- 5) Subdrain systems shall be placed in the excavated bottoms of removal areas in which groundwater was observed within the alluvium or where natural drainage courses are obvious.

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

- 6) The project site shall be closely observed by an Engineering Geologist during grading to verify that if on-site faults are detected, they are dealt with appropriately (i.e., establishment of appropriate setbacks, special foundation design, etc.).

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

II. AIR QUALITY

1) Dust Control

- Water all active construction areas at least twice daily.
- Wet down or cover dirt hauled off-site.
- Suspend all operations on any unpaved surface if winds exceed 25 mph.
- Actively stabilize any cleared area that is planned to remain inactive for more than 30 days after clearing is completed.
- Establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments, as close as possible to a public highway.
- Control access to public roadways by limiting curb cuts/driveways to minimize project construction impacts upon traffic operations.
- Cover any on-site stockpiles of debris, dirt or other dusty material.

- Sweep access points daily.
- Sandbag construction sites for erosion control where necessary.

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

- 2) Properly maintain non-vehicular equipment engines to minimize the volume of exhaust emissions.

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

- 3) Use electricity from power poles, rather than temporary diesel or gasoline-powered generators.

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

- 4) Where feasible, use on-site mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane).

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

- 5) Encourage car-pooling for construction workers.

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

- 6) Require receipt of materials during non-peak traffic hours.

Monitoring Phase: Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

- 7) Hazards

- Conduct pre-construction assessments for ACM's and lead paint.
- Perform structural remediation consistent with air hazards criteria in SCAQMD rules and regulations as detailed in the City of Los Angeles "Threshold Guide."

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Department of Building and Safety

III. HYDROLOGY/WATER QUALITY

- 1) The proposed project's storm drainage system improvements will reduce hydrology-related impacts to a less than significant level. Nevertheless, the proposed project will be required to submit site drainage plans to the City Engineer and other responsible agencies for review and approval prior to development of any drainage improvements.

The following measure will mitigate the project site's location within a designated mudflow area:

- The proposed project shall comply with all applicable requirements of the Flood Hazard Management Specific Plan (Ordinance No. 154,405), which applies to the natural tributary drainage area north of the project site. Minimum design parameters to be used for the mud/debris flow control systems within drainage areas that are designated as "Subject to Mudflow" are:
 - a) A channel flow capacity of 10 cubic feet per second per acre of tributary drainage area; or
 - b) A temporary storage capacity of 400 cubic yards per acre of tributary drainage area.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Public Works
Monitoring Agency: Department of Public Works

- 2) The project's required compliance with the SUSMP program will ensure that no significant water quality impacts will be generated by the proposed project. The following additional water quality mitigation measures required by the City shall also be implemented:
 - All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood and vegetation. Non-recyclable

materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
- The project shall comply with Ordinance No. 172,176 to provide for Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs), including the following mitigation measures:
 - ◇ Pollution carried by on-site runoff from project site requires applicant to implement Best Management Practices (BMPs) to retain or treat the volume of run-off volume produced from $\frac{3}{4}$ inch of rainfall in a 24 hour period using one of the four methods described in the SUSMP (Design Standards For Structural Or Treatment Control (BMPs) to the satisfaction of the Department of Public Works Stormwater Management Division. A list of approved structural BMPs to filter or infiltrate runoff is also described in the SUSMP. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - ◇ Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for development where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - ◇ Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.

- ◇ Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- ◇ Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- ◇ Preserve riparian areas and wetlands designated.
- ◇ Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- ◇ Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains. For design details, please refer to the Development Best Management Practices Handbook.
- ◇ Promote natural vegetation by using parking islands and other landscaped areas.
- ◇ Stencil sign adjacent to storm drain inlets that prohibits the dumping of improper materials into the storm drain system. Prefabricated stencils can be obtained from the Department of Public Works, Storm Water Management Division.
- ◇ Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- ◇ Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.
- ◇ Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- ◇ Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- The applicant shall be responsible its fair share of any upgrades required to Caltrans' storm drainage facilities that may be required as a result of the proposed project.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Department of Public Works, Watershed Protection Division
Monitoring Agency: Department of Public Works, Watershed Protection Division

IV. BIOLOGICAL RESOURCES

1) The following measures will be required in order to comply with city, state, and federal regulations regarding potential impacts to California Department of Fish and Game, U.S. Army Corps of Engineers, Natural Resources Conservation Service, and Regional Water Quality Control Board jurisdictional areas:

- Prior to grading and construction activities, it is recommended that ACOE conducts a field visit of the site to confirm that ACOE waters of the United States jurisdiction is not present on the site.
- Permitting as required by CDFG shall be executed pursuant to Section 1603 of the Fish and Game Code of California. Permitting, if needed and as required by ACOE, RWQCB, and NRCS, shall be executed pursuant to Section 404 of the federal Clean Water Act and Food Security Act, for all impacts to waters of the United States. All conditions of the agreements with these agencies designed to minimize impacts to biological resources shall be implemented.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: California Department of Fish and Game,
 United States Army Corps of Engineers,
 Natural Conservation Service, Regional Water Quality Control Board
Monitoring Agency: California Department of Fish and Game,
 United States Army Corps of Engineers,
 Natural Conservation Service, Regional Water Quality Control Board

2) The applicant shall have a field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. The field survey shall occur no earlier than 3 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March 1 through August 31). Additionally, raptor (nesting) surveys shall be conducted on the site prior to the commencement of construction related activities. Should an active raptor nest be discovered on the site, a 500-foot buffer shall be maintained between project-related activities and the nest until such time fledglings leave the nest

and site and it has been determined by the sites' biological monitor that the nest is not being used for repeated, same season nesting attempts. If active nests are found (other than raptors), a minimum 50-foot fence barrier shall be erected around the nest, and clearing within the fenced area shall be postponed or halted, at the discretion of a biologist, until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting, as determined by a biologist. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	United States Fish and Wildlife Service California Department of Fish and Game
Monitoring Agency	United States Fish and Wildlife Service California Department of Fish and Game

- 3) Prior to grading activities, a survey shall be completed by a qualified biologist to determine if a wintering roost of monarch butterflies has been established on the project site, particularly in association with the non-native woodlands and the trees associated within existing developed areas of the site. The survey shall be completed during the appropriate winter roost period for this species prior to on-site grading or construction. If a winter roost is located, the applicant shall consult with CDFG to determine appropriate measures to avoid significant impacts to butterflies or the roost. These measures can include conducting construction and/or grading activities outside the winter roost period of the monarch or avoiding the removal of the roost area.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	California Department of Fish and Game
Monitoring Agency:	California Department of Fish and Game

- 4) Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert as defined by Ordinance 153,478, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. All trees in the public right-of-way shall be provided per the current Street Tree Division standards. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency. The canopy of the trees planted shall be in proportion to the

canopies of the trees removed per Ordinance No. 153,478, and to the satisfaction of the decision-maker.

Monitoring Phase: Pre-Construction, Construction
Enforcement Agency: Street Tree Division of the Bureau of Street Maintenance, City Planning Department
Monitoring Agency: Street Tree Division of the Bureau of Street Maintenance, City Planning Department

V. NOISE

- 1) The project should comply with the City of Los Angeles Noise Ordinances Nos. 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.

Monitoring Phase: Construction, Occupancy
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 2) Construction should be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 3) Construction activities should be scheduled so as to avoid operating multiple pieces of equipment simultaneously, which causes high noise levels.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 4) Grading and construction equipment should be stored on the project site while in use.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 5) The project applicant should use power construction equipment with state-of-the-art noise shielding and muffling devices.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 6) A 16-foot barrier along the eastern project perimeter along I-5 shall be installed (specifically along Lot Nos. 31-56 and 92), which will marginally meet City of Los Angeles exterior noise exposure standards.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety
Monitoring Agency: Department of Building and Safety

- 7) Structural attenuation of 30 dB shall be required to meet interior standards for upper stories of rooms less protected by the sound wall. Such a reduction is feasible with substantially upgraded windows, walls, doors and baffled wall/ceiling penetrations as shown in the prototype noise reduction package. Verification of the ability of proposed residences to meet the 45 dB CNEL interior standard is required when building plans are filed and reviewed by the Building Department

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

VI. LAND USE AND PLANNING

No mitigation measures are required.

VII. TRANSPORTATION/CIRCULATION

- 1) The lane striping on the westbound lanes of Rinaldi Street east and west of the intersection shall be revised to provide a second left-turn lane for westbound traffic turning to the southbound freeway on-ramp.

Monitoring Phase: Construction
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

- 2) The traffic signal equipment, including the vehicle detectors, shall be modified as necessary to conform to the new lane striping.

Monitoring Phase: Construction
Enforcement Agency: Department of Transportation
Monitoring Agency: Department of Transportation

- 3) Driveway access and streets shall be subject to the review and approval by LADOT and LAFD.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Transportation, Fire Department
Monitoring Agency: Department of Transportation, Fire Department

VIII. CULTURAL RESOURCES

- 1) In the event that archaeological resources are encountered during the course of grading, all development must temporarily cease in these areas until the archaeological resources are properly assessed and subsequent recommendations are determined by a qualified archaeologist.

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

- 2) In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify the those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site that are not reasonably suspected to overlie adjacent remains or archaeological resources.

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

- 3) Avoidance and preservation in place. This is the preferred strategy for mitigation of impacts to the weir box and reservoir. Ideally, both structures would remain completely intact and would be integrated into the development scheme. Avoidance of the former reservoir may not be possible within the current development plan. In light of the deteriorated state of the reservoir, which has been substantially filled through silt deposition during its functional life, and through years of agricultural activity on the site following its abandonment, documentation of the reservoir by a State DPR Form 523 completed for the resource should be sufficient to mitigate impacts on this part of the feature. A section of the east berm of the reservoir adjacent to the weir box should be left intact sufficient to provide structural support for the weir box, and also to give a sense of the nature of the construction of the historic reservoir. It is recommended that the area of preservation surrounding the weir box be a minimum of 10 feet on all sides.

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

- 4) Alternatively, if preservation in place is determined to be infeasible due to the proposed project, a strategy of documentation would mitigate project impacts to the weir box by a program which would include:
- a) Excavation by a qualified historical archaeologist both within the interior of the weir box and adjacent to the exterior of the structure, to provide a further understanding of its construction, total depth, function and method of operation, to better establish its age and the duration of its use, and to facilitate;
 - b) Production of a set of archival quality photographs and measured drawings of the structure which would follow Historic American Building Survey/Historic American Engineering Record (HABS/HAER) guidelines. Documentation would include large format photographs taken from various angles and photos of architectural details, in addition to measured drawings which may include site plan, plan elevation, sectional, and construction detail drawings.

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

IX. PUBLIC SERVICES

Fire Protection

- 1) The project should comply with all applicable Uniform Fire Code (UFC) and Hillside Ordinance requirements for construction, access, fire flow, fire hydrants, indoor heat sensitive sprinklers, and brush clearance.

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

- 2) Prior to the issuance of building permits, Tentative Tract Map 52539 should be subject to review by the LAFD. All recommendations made by the LAFD relative to fire safety (e.g. emergency access) should be incorporated into the final tract map.

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

- 3) Smoke detectors should be installed in each dwelling unit.

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

Police Protection

- 4) The applicant shall consult with the LAPD Community Liaison/Crime Prevention Unit (CL/CPU) regarding crime prevention features appropriate to the design of the project.

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

- 5) Prior to the approval of the final site plan and issuance of each building permit, the project applicant shall submit plans to the LAPD for review and approval for the purpose of incorporating safety measures in the project design, including the concept of crime prevention through environmental design (i.e., building design, circulation, site planning, and lighting of parking structure and parking areas).

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

Schools

- 6) The applicant shall pay the required school development impact fee as determined by the Department of Building and Safety.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Building & Safety
Monitoring Agency: Department of Building & Safety

Parks and Recreation

- 7) The applicant shall comply with the proposed project’s Quimby obligation as determined by the City of Los Angeles Recreation and Parks Department.

Monitoring Phase: Pre-Construction
Enforcement Agency: Recreation & Parks Department/Department of City Planning
Monitoring Agency: Recreation & Parks Department/Department of City Planning

X. UTILITIES

Water

- 1) The applicant shall obtain a “will serve” letter for potable water service from LADWP prior to the issuance of grading permits.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Water and Power
Monitoring Agency: Department of Water and Power

- 2) Compliance with the City’s Xeriscape Ordinance and all other applicable water conservation ordinances.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of Water and Power, Department of City Planning
Monitoring Agency: Department of Water and Power, Department of City Planning

- 3) Efficient irrigation systems shall be installed which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors).

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

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

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

- 5) Selection of drought-tolerant, low water-consuming plant varieties should be used to reduce irrigation water consumption in new landscaped areas.

Monitoring Phase: Pre-Construction
Enforcement Agency: Department of City Planning
Monitoring Agency: Department of City Planning

- 6) Incorporate low flow fittings, fixtures and equipment such as lower-volume water faucets, low-flush toilets, lower-volume water closets, and water-saving showerheads.

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

- 7) Re-circulating hot water systems should be used where feasible in long piping systems (where water must be run for considerable periods before hot water is received at the outlet).

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

Solid Waste

- 8) To the maximum extent feasible, all recyclable construction and demolition debris should be salvaged and recycled.

Monitoring Phase: Construction
Enforcement Agency: Department of Public Works,
 Integrated Solid Waste Management Office
Monitoring Agency: Department of Public Works,

Integrated Solid Waste Management Office

- 9) All residential units on the project site should participate in the City’s curbside recycling program and should separate recyclable materials to maximize recycling rates. Landscape debris (or “green waste”) should also be recycled.

Monitoring Phase: Occupancy
Enforcement Agency: Department of Public Works,
 Integrated Solid Waste Management Office
Monitoring Agency: Department of Public Works,
 Integrated Solid Waste Management Office

- 10) All household hazardous waste (e.g. paint, motor oil, etc.) should be disposed or recycled at an authorized hazardous materials disposal site.

Monitoring Phase: Occupancy
Enforcement Agency: Department of Public Works,
 Integrated Solid Waste Management Office
Monitoring Agency: Department of Public Works,
 Integrated Solid Waste Management Office

XI. HAZARDOUS MATERIALS

- 1) Asbestos removal shall conform to Rule 1403 of the South Coast Air Quality Management District (AQMD) and EPA’s NESHAP regulation.

Monitoring Phase: Construction
Enforcement Agency: Department of Building and Safety/AQMD
Monitoring Agency: Department of Building and Safety/AQMD

- 2) Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified lead paint abatement consultant that no lead paint is present in onsite buildings. If lead paint is found to be present on buildings to be demolished, it shall be abated in compliance with applicable state and federal rules and regulations governing lead paint abatement.

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

- 3) All fluorescent light ballasts that are not labeled “no PCBs” shall be disposed of at a disposal center that is specifically prepared to accommodate the safe disposal of PCBs.

Monitoring Phase:

Construction

Enforcement Agency:

Department of Building and Safety

Monitoring Agency:

Department of Building and Safety