APPENDIX B
MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with Section 21081.6 of the Public Resources Code and Section 15097 of the CEQA Guidelines, which require adoption of a Mitigation Monitoring and Reporting Program for all projects for which an Environmental Impact Report or Mitigated Negative Declaration has been prepared. Specifically, Section 21081.6 of the Public Resources Code states: “…the [lead] agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment…[and that program]…shall be designed to ensure compliance during project implementation.” The City of Los Angeles, Department of City Planning is the Lead Agency for the proposed Project.

The MMRP describes the procedures for the implementation of all of the mitigation measures identified in the EIR for the proposed Project. It is the intent of the MMRP to: (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes where feasible.

The MMRP lists mitigation measures according to the same numbering system contained in the Draft EIR sections. Each mitigation measure is categorized by topic, with an accompanying discussion of the following:

- The enforcement agency (i.e., the agency with the authority to enforce the mitigation measure);

- The monitoring agency (i.e., the agency to which mitigation reports involving feasibility, compliance, implementation, and development operation are made).

- The phase of the project during which the mitigation measure should be monitored (i.e., prior to issuance of a building permit, construction, or occupancy);
• The monitoring frequency and duration of monitoring and reporting (i.e., once at site plan review or monthly during construction); and

• The administrative procedures for the clearance of mitigation measures (i.e., Approval of Site Plan or Monthly Statements of Compliance).

The Applicant shall be obligated to demonstrate that compliance with the required mitigation measures has been effected. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Applicant unless otherwise noted.

A. Land Use

No land use mitigation measures are identified in the EIR.

B. Visual Qualities

Mitigation Measure B-1 The Applicant of the Mixed Use Project shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

**Enforcement Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Agency:** City of Los Angeles, Department of Building and Safety  
**Monitoring Phase:** Construction  
**Monitoring Frequency:** Monthly during construction  
**Action Indicating Compliance with Mitigation Measure(s):** Monthly Statements of Compliance

Mitigation Measure B-2 Building façades facing public streets shall be designed to enhance the pedestrian experience and connectivity with adjacent uses.

**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 site plan review  
**Action Indicating Compliance with Mitigation Measure(s):** Approval of site plans
Mitigation Measure B-3  New utilities shall be constructed underground, to the extent feasible.

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

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once at site plan review

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

Mitigation Measure B-4  Exterior signage for the proposed buildings shall be compatible with the design of the proposed building.

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 site plan review

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

Mitigation Measure B-5  All new or replacement street trees shall be selected for consistency with the existing street trees or in accordance with a street tree master plan reviewed and approved by the Department of Public Works Street Tree Division.

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

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

Monitoring Phase: Pre-construction, construction

Monitoring Frequency: Once at issuance of Building permit; once at site plan review

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

Mitigation Measure B-6  All mechanical, electrical and rooftop equipment shall be screened from view from adjacent surface streets.

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

Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at site plan review
Action Indicating Compliance with Mitigation Measure(s): Approval of site plans

Mitigation Measure B-7  Landscaping and/or vegetation features shall be incorporated into the design of the site of the Mixed Use Project.

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

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

Monitoring Phase: Pre-construction, construction
Monitoring Frequency: Once at site plan review
Action Indicating Compliance with Mitigation Measure(s): Approval of site plans

Mitigation Measure B-8  All exterior lighting shall be directed on-site or shielded to limit light spillover effects.

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

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

Monitoring Phase: Pre-construction, construction
Monitoring Frequency: Once at site plan review
Action Indicating Compliance with Mitigation Measure(s): Approval of site plans

C. Traffic Circulation and Parking

Mitigation Measure C-1  Intersection No. 3: Glencoe Avenue and Washington Boulevard – Restripe the westbound approach to provide an additional left-turn lane. This would require the removal of six on-street metered parking spaces on the east leg of Washington Boulevard on the south side of the curb.

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

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

Monitoring Phase: Construction.
Monitoring Frequency: Once at issuance of building permit

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

D. Air Quality

Construction

Mitigation Measure D-1 All land clearing/earth-moving activity areas shall be watered to control dust as necessary to remain visibly moist during active operations.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

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

Mitigation Measure D-2 Water three times daily or non-toxic soil stabilizers shall be applied, according to manufacturers' specifications, as needed to reduce off-site transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

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

Mitigation Measure D-3 Streets shall be swept as needed during construction, but not more frequently than hourly, if visible soil material has been carried onto adjacent public paved roads.

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

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

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction
Action Indicating Compliance with Mitigation Measure(s): Issuance of grading or building permits

Mitigation Measure D-4  Construction equipment shall be visually inspected prior to leaving the site and loose dirt shall be washed off with wheel washers as necessary.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Ongoing during construction

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

Mitigation Measure D-5  Traffic speeds on all unpaved roads shall not exceed 15 MPH.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Ongoing during construction

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

Mitigation Measure D-6  All construction equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications.

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: Ongoing during construction

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading or building permits
Mitigation Measure D-7  General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off when not in use, to reduce vehicle emissions. Construction activities should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Ongoing during construction
Action Indicating Compliance with Mitigation Measure(s): Issuance of grading or building permits

Mitigation Measure D-8  To the extent possible, petroleum powered construction equipment shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Ongoing during construction
Action Indicating Compliance with Mitigation Measure(s): Issuance of grading or building permits

Mitigation Measure D-9  On-site mobile construction equipment shall be powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane) as feasible.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Ongoing during construction
Action Indicating Compliance with Mitigation Measure(s): Issuance of grading or building permits

Operations

No operational Air Quality mitigation measures are identified in the EIR.
E. Noise

Construction Noise

Mitigation Measure E-1: An eight-foot-high temporary sound barrier (e.g., solid wood fence) shall be erected between the property line of the Mixed Use project and the Marriott Hotel property; and an acoustical lining shall be affixed to the exterior scaffolding apparatus such that, to the greatest extent feasible, the line of site between the Marriott Hotel property and the site of the Mixed Use Project’s construction activity is blocked.

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

Operational Noise

Mitigation Measure E-2: All exterior walls and floor-ceiling assemblies within the Mixed Use Project (unless within a residential unit) that face Lincoln Boulevard or the Marina Freeway shall be constructed with double-paned glass or an equivalent and in a manner to provide an airborne sound insulation system achieving a Sound Transmission Class of 50 (45 if field tested) as defined in the UBC Standard No. 35-1, 1982 edition. Advisory Agency sign-off shall be required prior to the issuance of building permit for the Mixed Use Project. The Applicant, as an alternative, may retain an engineer registered in the State of California with expertise in acoustical engineering, who shall submit a signed report for an alternative means of sound insulation satisfactory to the Advisory Agency which achieves a maximum interior noise of CNEL 45 (residential standard).

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once at issuance of building permit
Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit