

IV. Mitigation Monitoring Program

IV. Mitigation Monitoring Program

1. Introduction

To ensure that the mitigation measures identified in an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) are implemented, the California Environmental Quality Act (CEQA) requires the Lead Agency for a project to adopt a program for monitoring or reporting on the revisions it has required for a project and the measures it has imposed to mitigate or avoid significant environmental effects. As specifically set forth in Section 15097(c) of the CEQA Guidelines, the public agency may choose whether its program will monitor mitigation, report on mitigation, or both. As provided in Section 15097(c) of the CEQA Guidelines, “monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

A Supplemental EIR has been prepared to address the Project’s potential environmental impacts. The evaluation of the Project’s impacts takes into consideration project design features, which are measures proposed by the Applicant as a feature of the Project and which are detailed in the Supplemental EIR. Where appropriate, the Supplemental EIR also identifies mitigation measures to avoid or substantially lessen any significant impacts. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of those project design features and mitigation measures.

This MMP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. It is noted that while certain agencies outside of the City of Los Angeles (City) are listed as the monitoring/enforcement agencies for individual project design features and mitigation measures listed in this MMP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMP as a whole.

2. Purpose

It is the intent of this MMP to:

1. Verify compliance with the project design features and mitigation measures identified in this Supplemental EIR;
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.

3. Organization

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

- Enforcement Agency—the agency with the power to enforce the project design feature or mitigation measure.
- 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 project design feature or mitigation measure shall be monitored.
- Monitoring Frequency—the frequency at which the project design feature or mitigation measure shall be monitored.
- Action(s) Indicating Compliance—the action(s) by which the enforcement or monitoring agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

4. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate

monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measure has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure. Such records shall be made available to the City upon request. Further, specifically 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 project design features and mitigation measures 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 project design features and mitigation measures during construction on a quarterly basis 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 Annual Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features 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.

5. Program Modification

The Project shall be in substantial conformance with the project design features and mitigation measures contained in this Mitigation Monitoring Program. The enforcing departments or agencies may determine substantial conformance with project design features and mitigation measures in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a project design feature or mitigation measure may be modified or deleted as follows: the enforcing department or agency, or the decision-maker for a subsequent discretionary project related approval, complies with CEQA Guidelines, Sections 15162 and 15164, including by preparing an addendum or subsequent environmental clearance to analyze the impacts from the modifications to or deletion of the project design features or mitigation measures. Any addendum or subsequent CEQA clearance shall explain why the project design feature or mitigation measure is no longer needed, not feasible, or other basis for modifying or deleting the project design feature or mitigation measure. Under this process, the modification or deletion of a project design feature or mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the project design features or mitigation measures results in a substantial change to the Project or the non-environmental conditions of approval.

6. Mitigation Monitoring Program

A. Aesthetics, Views, Light/Glare, and Shading

(1) Project Design Features

Project Design Feature A-1: The Project shall replace all protected trees at a ratio of 4:1.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of Tree Removal Permit by Department of Public Works

Project Design Feature A-2: Temporary construction fencing shall be placed along the periphery of the Project Site to screen construction activity from view at the street level.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Field inspection sign-off

Project Design Feature A-3: The Project Applicant shall 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:** Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Field inspection sign-off

Project Design Feature A-4: On-site utility connections that may be required to serve the Project shall be installed underground, where feasible.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature A-5: Mechanical, electrical, and roof top equipment (including Heating, Ventilation, and Air Conditioning systems), as well as building appurtenances, shall be integrated into the Project's architectural design or screened from view from public rights-of-way.

- **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; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature A-6: Trash areas associated with the proposed buildings shall be enclosed or otherwise screened from view from public rights-of-way.

- **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; Post-construction

- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature A-7: Glass used in building façades shall 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 as may be amended, glass with coatings required to meet the Energy Code requirements shall 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, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

(2) Mitigation Measures

Warner Center Plan Mitigation Measure AES-1: All open areas not used for buildings, driveways, parking areas, recreational facilities or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision-maker.

- **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; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Plan check approval; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-2: Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC Section 91.8104.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report submitted by the Applicant

Warner Center Plan Mitigation Measure AES-3: The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to LAMC Section 91.8104.15.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report submitted by the Applicant

Warner Center Plan Mitigation Measure AES-4: Multiple temporary signs in the store windows and along the building walls are not permitted.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report submitted by the Applicant

Warner Center Plan Mitigation Measure AES-6: A building permit for a new Digital Display sign shall not be issued until any prohibited signs, on such parcel, have been removed.

- **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
- **Monitoring Frequency:** Once
- **Action(s) Indicating Compliance:** Issuance of digital sign permit

Warner Center Plan Mitigation Measure AES-7: All signs in the WCRCCSP¹ area shall meet the following criteria:

- a) The building and ground area around signs shall be properly maintained at all times. All unused mounting structures, hardware and wall perforations from any previous sign shall be removed and building surfaces shall be restored to their original condition.
 - b) All signage copy shall be properly maintained and kept free from damaged sign material and other unsightly conditions, including graffiti.
 - c) Any sign structure shall be at all times kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.
 - d) Razor wire, barbed wire, concertina wire or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.
 - e) The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling or when marred or damaged by graffiti.
 - f) No access platform, ladder, or other service appurtenance, visible from the sidewalk, street or public right-of-way, shall be installed or attached to any sign structure.
 - g) Existing signs that are no longer serving the current tenants, including support structures, shall be removed and the building facades originally covered by the signs shall be repaired/resurfaced with materials and colors that are compatible with the facades.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety

¹ *The Warner Center 2035 Plan was previously referred to as WCRCCSP prior to the name change indicated in the Warner Center 2035 Plan Final EIR, published on June 2012. See Warner Center 2035 Plan Final EIR, https://planning.lacity.org/eir/WarnerCntrRegionalCore/FEIR/WarnerCenter_FEIR.pdf.*

- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction; Operation
- **Monitoring Frequency:** Once, per phase during field inspection; Annually
- **Action(s) Indicating Compliance:** Issuance of Certificate of Occupancy; Annual compliance report submitted by the Applicant

Warner Center Plan Mitigation Measure AES-8: The material, construction, mounting, and adhesive methods of all proposed signage shall be subject to the approval of the Fire Department and the Department of Building and Safety.

- **Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of sign permit

Warner Center Plan Mitigation Measure AES-9: All lighting related to construction activities shall be shielded or directed to restrict any direct illumination onto property located outside of the construction area boundaries that is improved with light-sensitive uses.

- **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:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Field inspection sign-off and quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure AES-10: Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.

- **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; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check, Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-11: Lighting of individual projects shall comply with LAMC Section 93.0117. As such, lighting shall not cause more than 2 foot-candles of lighting intensity or direct glare from the light source at any residential property.

- **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; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-12: All buildings, parking structures, and signage within Warner Center shall be prohibited from using highly reflective building materials such as mirrored glass in exterior façades. Examples of commonly used non-reflective building materials include cement, plaster, concrete, metal, and non-mirrored glass, and would likely include additional materials as technology advances in the future.

- **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, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-13: Buildings shall not include large areas of reflective surfaces that could reflect light from signage into surrounding areas. No high brightness special effects lighting with

brightness levels that shall exceed the lighting levels of permitted signage would be allowed. Buildings, signage or thematic elements shall not incorporate reflective building materials or provide a source of auto headlight-related glare in proximity to glare sensitive uses.

- **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, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-14: Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential uses.

- **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; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase at field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-15: The exteriors of buildings shall be constructed of materials such as high performance tinted non-reflective glass and/or pre-cast concrete or fabricated wall surfaces.

- **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 per phase at plan check; Once, per phase during field inspection

- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-16: Prior to issuance of a building permit for signage displays, a lighting design expert shall develop plans and specifications for the proposed lighting displays, to identify maximum luminance levels for the displays. The City and lighting expert shall review and monitor the installation and testing of the displays, in order to insure compliance with all City lighting regulations and these mitigation measures.

- **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, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Compliance report submitted by the lighting design expert

Warner Center Plan Mitigation Measure AES-17: Each applicant (and successor) and/or its lighting design expert shall implement the following protocol to determine compliance with all City lighting regulations and these mitigation measures no later than 6 months after certificate of occupancy:

- a) A representative testing site shall be established on or next to those light sensitive receptors that have the greatest exposure to signage lighting on each facades of a development.
- b) A light meter mounted to a tripod at eye level, facing project buildings, should be calibrated and measurements should be taken to determine ambient light levels with the sign on.
- c) An opaque object (a board) should be used to block out the view of the sign from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading should be taken to determine the ambient light levels with the sign off.
- d) The difference between the two would be the amount of light the sign casts onto the sensitive receptor.
- e) An alternate acceptable method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the

signage. This method takes more coordination, but is more accurate.

- **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:** Operation
- **Monitoring Frequency:** Once, no later than six months after Certificate of Occupancy is issued
- **Action(s) Indicating Compliance:** Compliance Report submitted by the Lighting Expert

Warner Center Plan Mitigation Measure AES-18: All displays shall have a wattage draw not to exceed 12 watts/sq. ft. to meet Title 24 2008 requirements.

- **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, per phase at plan check; once per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-19: All displays shall be fully dimmable, and shall be controlled by a programmable timer so that luminance levels may be adjusted according to the time of day. Displays shall also include an automatic light level meter, with the intensity of the illumination not to exceed 0.3 foot-candle above ambient light levels, in addition to the other illumination restrictions of these mitigations.

- **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, per phase at plan check; once per phase during field inspection

- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-20: All displays shall have a maximum total lumen output of no more than 20 lumens per square foot.

- **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, per phase at plan check; once per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-22: Digital displays shall include an automatic light sensor/meter to ensure that illumination levels do not exceed 0.3 foot-candle above ambient light levels.

- **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, per phase at plan check; once per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-23: During daytime hours all digital displays will have a brightness less than 3,500 candelas/m².

- **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, per phase at plan check; once per phase during field inspection

- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-24: All digital displays shall transition smoothly at a consistent rate of speed from the permitted daytime brightness to the permitted nighttime brightness levels, beginning at 45 minutes prior to sunset and concluding the transition to nighttime brightness 45 minutes after sunset. Where applicable, they shall also transition smoothly at a consistent rate of speed from the permitted nighttime brightness to the permitted daytime brightness levels, beginning 45 minutes prior to sunrise and concluding the transition to daytime brightness 45 minutes after sunrise.

- **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, per phase at plan check; once per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-25: All light emitting diodes used within any digital display shall have a horizontal beam spread of maximum 165 degrees wide and 65 degrees vertically. All light emitting diodes shall be generally oriented downwards to the street, rather than up towards the sky.

- **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, per phase at plan check; once per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AES-27: Each applicant (or successors as appropriate) shall submit a conceptual signage and lighting design

plan to the Department of City Planning to establish lighting standards and guidelines.

- **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, per phase at plan check
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable sign permit

Warner Center Plan Mitigation Measure BIO-2: For development in the Specific Plan area the City shall require replacement of loss of any protected trees—in accordance with the Los Angeles Protected Tree Ordinance: Replace all on-site trees to ensure continuation of the urban forest. Replace all nonnative trees greater than 10 centimeters (4 inches) in diameter at breast height (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. For native species, source materials should be from seeds or cuttings gathered within coastal southern California to ensure local provenance.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of Tree Removal Permit by Department of Public Works

Mitigation Measure A-1: Street trees to be removed that are under the jurisdiction of the City of Los Angeles shall be replaced to the satisfaction of the City of Los Angeles Department of Public Works, Bureau of Street Services, Urban Forestry Division through measures that may include one or more of the following:

- 2:1 replacement of removed street trees;
- 1:1 replacement of removed street trees with new trees on-site that are of comparable size to the removed street trees;
- replacement at an off-site location in the vicinity or at the Bureau of Street Services' nursery; and/or
- payment of an in-lieu fee.

- Street trees shall be planted with species/cultivars listed in Figures 1-12 of the Warner Center Plan.
- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of Tree Removal Permit by Department of Public Works

Mitigation Measure A-2: Street trees to be removed under the jurisdiction of Caltrans shall be replaced to the satisfaction of Caltrans.

- **Enforcement Agency:** California Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Approval of tree removal from Caltrans

B. Air Quality

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure AQ-1: The City shall require that all projects use soil binders on soils exposed for extended periods of time (more than two weeks) to reduce fugitive dust and the speed on unpaved haul roads within the Project Site shall be limited to 15 miles per hour. In addition, the City shall require that projects be required to include the following measures as applicable and feasible:

- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Provide dedicated turn lanes for movement of construction trucks and equipment on-and off-site.

- iii) Reroute construction trucks away from congested streets or sensitive receptor areas.
- iv) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity, including resolution of issues related to PM₁₀ generation.
- v) Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.
- vi) Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113.
- vii) Construct or build with materials that do not require painting.
- viii) Require the use of pre-painted construction materials.
- ix) Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export).
- x) During project construction, all internal combustion engines/ construction, equipment operating on the project site shall meet the following:
 - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet or exceed the Tier 4 emission standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
 - Encourage construction contractors to apply for AQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy-duty construction equipment. More information on this program can be found at the following website: www.aqmd.gov/tao/Implementation/SOONProgram.htm.
- xi) Other measures as applicable on a project by project basis and as may be recommended by SCAQMD on their web site or elsewhere: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html.

- **Enforcement Agency:** South Coast Air Quality Management District; 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:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance certification report submitted by construction monitor

Warner Center Plan Mitigation Measure AQ-2: The City shall require that ground cover be reestablished on construction sites through seeding and watering on completion of construction (or if sites are to remain undeveloped for more than a year).

- **Enforcement Agency:** South Coast Air Quality Management District; 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:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance certification report submitted by construction monitor

Warner Center Plan Mitigation Measure AQ-3: The City shall require that trucks leaving construction sites be washed to reduce track-out dirt and dust.

- **Enforcement Agency:** South Coast Air Quality Management District; 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:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance certification report submitted by construction monitor

Warner Center Plan Mitigation Measure AQ-4: The City shall require that developers provide rideshare and transit incentives to construction personnel.

- **Enforcement Agency:** City of Los Angeles Department of Transportation

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance certification report submitted by construction monitor

Warner Center Plan Mitigation Measure AQ-5: The City shall require that developers configure construction parking to minimize interference with traffic lanes.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan

Warner Center Plan Mitigation Measure AQ-6: The City shall require that developers and City Departments minimize the obstruction of through-traffic in the vicinity of construction sites.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan

Warner Center Plan Mitigation Measure AQ-7: The City shall require that developers and City Departments use flag people during construction to guide traffic properly.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan

Warner Center Plan Mitigation Measure AQ-8: The City shall require that construction activities that could affect roadways be scheduled for off-peak periods.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan

Warner Center Plan Mitigation Measure AQ-9: The City shall require that developers (as well as City construction personnel associated with construction of roadway and other infrastructure) ensure that construction vehicles avoid, to the extent feasible, travel on streets immediately adjacent to Canoga Park High School, Woodland Hills Academy Middle School and Hart Elementary School throughout the construction phase of each project to reduce potentially significant project-specific and cumulative construction-related air quality impacts. The City shall ensure that haul routes are designed to comply with this measure.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan

C. Cultural Resources

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure CUL-3: For discretionary projects in the Specific Plan area the City shall require that archaeological monitoring, by a qualified archaeologist, of grading of subsurface materials not previously disturbed shall be undertaken. If buried cultural resources are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated will verify that work is halted until appropriate site-specific treatment measures are implemented.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist
- **Action(s) Indicating Compliance:** Submittal of compliance documentation prepared by qualified archaeologist

Warner Center Plan Mitigation Measure CUL-5: For discretionary projects in the Specific Plan area the City shall require that if human remains of Native American origin are discovered during ground-disturbing activities, it is necessary to comply with state laws relating to the disposition of Native American burials that fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a

Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to determine the most likely living descendant(s). The most likely living descendant shall determine the most appropriate means of treating the human remains and any associated grave artifacts, and shall oversee disposition of the human remains and associated artifacts by the project archaeologists.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Upon discovery of human remains of Native American origin
- **Action(s) Indicating Compliance:** Submittal of compliance documentation by contractor, and if human remains are uncovered, submittal of compliance report by archeologist and/or tribal contact, as applicable

Mitigation Measure C-1: Recordation. Prior to issuance of a demolition permit for the Macy's Building, the Macy's building shall be documented to the standards of the Historic American Building Survey (HABS) program. The documentation shall include:

- Written description and narrative report following the most recent HABS Guideline for Historical Reports, Outline Format;
- High resolution black and white and color digital photographs following the most recent HABS Photography Guidelines. Views shall include the setting, important site features, all exterior façades, the Macy's building's façades within the mall, detail views of significant exterior architectural features, and interior views of significant spaces and features;
- A site plan showing the Macy's building location in relationship to the shopping mall, setting and surrounding streets; a photo key using the site plan shall be included, as well. This will be submitted in hard copy and digital format;
- Duplicates of historic photographs and drawings, if available; and
- High resolution digital copies of all historic photographs and drawings identified as part of the historic resources assessment of the property as well as others, as available.

A qualified professional who meets the requirements of the *Secretary of the Interior's Professional Qualifications Standards* for history, architectural history, or historic architecture, as well as a HABS

qualified photographer, shall prepare the documentation. Upon completion, copies of the documentation materials shall be sent to City of Los Angeles Department of City Planning Office of Historic Resources. Materials shall be posted in digital format on HistoricPlacesLA, the City's Historic Resources Inventory and Management System. In addition, copies of the documentation materials shall be offered and sent if requested to appropriate archives and repositories, including the Southern California Information Center at Cal State University, Fullerton; Los Angeles Public Library Central Library and/or local branch as appropriate; the University of Southern California Library, Special Collections; California State University, Northridge; the Museum of the San Fernando Valley; and local preservation organizations and historical societies.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of applicable demolition permit

D. Greenhouse Gas Emissions

(1) Project Design Features

Project Design Feature D-1: The design of the new buildings shall incorporate features of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to be capable of meeting the standards of LEED Silver or equivalent green building standards. Specific sustainability features that are integrated into the Project design to enable the Project to achieve LEED® Silver certification will include the following:

- a. Exceeding Title 24, Part 6, California Energy Code baseline standard requirements by 25 percent for energy efficiency, based on the 2016 Building Energy Efficiency Standards requirements.
- b. Use of Energy Star-labeled products and appliances.
- c. Use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight harvesting and dimming controls, where appropriate, to reduce electricity use.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature D-2: The Project shall limit the installation of natural gas fireplaces to 150 natural gas fireplaces, which would be included in the villa surrounding the outdoor amenity decks, penthouse units located at the top floor of the residential buildings, and outdoor amenities.

- **Enforcement Agency:** 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:** Pre-Construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature D-3: Upon buildout of the Project, the Project shall install a minimum of 10 percent of the total domestic hot water heaters as solar or non-fossil fuel burning units.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature D-4: Upon buildout of the Project, at least 40 percent of the total code-required parking spaces provided for all types of parking facilities shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 40 percent results in a fractional space, round up to the next whole number. A label stating “EV CAPABLE” shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature D-5: Upon buildout of the Project, at least 15 percent of the total code-required parking spaces shall be equipped with EV charging stations and/or outlets for plugin. Plans shall indicate the proposed type and location(s) of charging stations. Plan design for charging stations shall be based on Level 2 or greater EVSE at its maximum operating capacity. When the application of the 15-percent results in a fractional space, round up to the next whole number.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection

- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of final Certificate of Occupancy

Project Design Feature D-6: Upon buildout of the Project, the Project shall provide a minimum of 500 kilowatts of photovoltaic panels on the Project Site, except where rooftop amenities preclude installation of photovoltaic panels.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of final Certificate of Occupancy

(2) Mitigation Measures

Warner Center Plan Mitigation Measure AQ-21: As streetlights are replaced, energy-efficient lighting shall be used.

- **Enforcement Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure AQ-22: All landscaping shall be drought tolerant to reduce water consumption and provide passive solar benefits.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

E. Hazards and Hazardous Materials

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure HAZ-3: The City shall require that each project applicant and/or contractor ensure that no hazardous materials are transported along Topanga Canyon Boulevard or Burbank Boulevard or within one-quarter mile of a school.

- **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 per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure HAZ-4: The City shall require that each applicant and/or contractor coordinate in advance of construction with the City of Los Angeles Department of Transportation and Fire Department to ensure that road closures (temporary or permanent) are identified and that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Fire Department

- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan

Warner Center Plan Mitigation Measure HAZ-5: The City shall ensure that any construction site and/or permanent facility storing hazardous materials comply with applicable regulations regarding storage, transport and disposal of hazardous materials and wastes.

- **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 per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance report submitted by the construction monitor

F. Hydrology, Surface Water Quality, and Groundwater

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure HYDRO-1: For development in the WCRCCSP area the City shall require compliance with the Low Impact Development (LID) Ordinance. Construction contractors of individual projects shall be required to control erosion and runoff as necessary through the use of site appropriate grading practices. Specifically, the construction contractor shall plan for and implement Best Management Practice (BMP) during construction to the satisfaction of the Department of Public Works, Bureau of Engineering, Stormwater Management Division City of Los Angeles, and/or other designated responsible agencies/departments. (LID measures also require review and approval of the Watermaster.)

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, per phase at plan check; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Field inspection sign-off; Quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure HYDRO-2: For development in the WCRCCSP area the City shall require structural design of individual projects to be modified when possible to avoid the need for a permanent dewatering system. When a permanent dewatering system is necessary, one or more of the following measures as per the Department of Building and Safety shall be followed:

- Pumping water to a beneficial use on site (landscaping, decorative fountains or lakes, toilet flushing, cooling towers); or
- Returning water to the groundwater basin by an injection well.
- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of applicable building permit

Warner Center Plan Mitigation Measure HYDRO-3: For development in the WCRCCSP area the City shall require sufficient area to be available so that runoff can be collected in roadside vegetated swales as appropriate and directed to existing curb and gutter or storm drains. In other areas, runoff shall be collected in gutters and directed to the storm drain systems. Swale design shall be coordinated with on-site hazardous materials issues as necessary.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction

- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of applicable building permit

Warner Center Plan Mitigation Measure HYDRO-4: For development in the WCRCCSP area the City shall require compliance with applicable NPDES permit requirements, including preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP) in accordance with the Los Angeles Municipal Storm Water permit. The SUSMP shall identify post development peak runoff, conserve natural areas, minimize storm water pollutants, protect slopes and channels, and post construction Best Management Practices (BMPs) and other items as required by the permit. (SUSMP measures require review and approval of the Watermaster.)

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Approval of SWPPP and SUSMP

Warner Center Plan Mitigation Measure HYDRO-5: For development in the Specific Plan area the City shall require runoff from parking lots to be treated, as required by SUSMP regulations, prior to discharging into existing storm drain systems.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Approval of SWPPP and SUSMP

Warner Center Plan Mitigation Measure HYDRO-6: The City shall require as conditions on project approval within the WCRCCSP area that all wastes from construction in the WCRCCSP area shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-

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

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; 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:** Construction
- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Field inspection sign-off and quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure HYDRO-7: The City shall require as conditions on project approval within the WCRCCSP area that 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.

- **Enforcement Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Periodic field inspections per phase during construction; Annually
- **Action(s) Indicating Compliance:** Quarterly compliance report submitted by construction monitor; Annual compliance report submitted by Applicant during operation

Warner Center Plan Mitigation Measure HYDRO-8: The City shall prohibit, as a condition on project approval within the WCRCCSP area, material spills from being hosed down at the pavement. Dry cleanup methods shall be required wherever possible.

- **Enforcement Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Construction; Operation
- **Monitoring Frequency:** Periodic field inspections per phase during construction; Annually

- **Action(s) Indicating Compliance:** Quarterly compliance report submitted by construction monitor; Annual compliance report submitted by Applicant during operation

Warner Center Plan Mitigation Measure HYDRO-9: The City shall require as conditions on project approval within the WCRCCSP area that dumpsters be covered and maintained. Uncovered dumpsters shall be required to be placed under a roof or covered with tarps or plastic sheeting.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report submitted by the Applicant

Warner Center Plan Mitigation Measure HYDRO-10: The City shall require as conditions on project approval within the WCRCCSP area that where truck traffic is frequent, gravel approaches and dirt tracking devices shall be used to reduce soil compaction and limit the tracking of sediment into streets.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety and City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety and City of Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Field inspection sign-off and quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure HYDRO-11: The City shall require as conditions on project approval within the WCRCCSP area that all vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be required to be conducted at an appropriate location. Drip pans or drop cloths shall be required to catch drips and spills.

- **Enforcement Agency:** City of Los Angeles Department of City Planning

- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report submitted by the Applicant

Warner Center Plan Mitigation Measure HYDRO-12: Short-term water quality impacts may result from the construction of the proposed project. Project construction shall comply with the General Construction Activity Stormwater Permit (General Permit) and the City's Development Construction Program pursuant to the NPDES Permit (Permit No. CA00401). Implementation of the General Permit and NPDES Permit programs will mitigate potential impacts to a level of insignificance.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, per phase at plan check; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Issuance of grading permit; Quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure HYDRO-13: Ordinance No. 172176 and Ordinance No. 173494 specify Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at www.swrcb.ca.gov/rwqcb4/).

- The project applicant shall implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. 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 predevelopment rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Clearing and grading of native vegetation at the project site shall be limited to the minimum needed to build lots, allow access, and provide fire protection.
- Trees and other vegetation at each site shall be maximized by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Natural vegetation shall be promoted by using parking lot islands and other landscaped areas.
- Any identified riparian areas shall be preserved.
- Appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code will be incorporated.
- Outlets of culverts, conduits or channels from erosion by discharge velocities shall be protected by installing a rock outlet protection. Rock outlet protection is physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Sediment traps shall be installed below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer will have authorization from the Bureau of Sanitation.
- Impervious surface area will be reduced by using permeable pavement materials where appropriate. These include pervious concrete/asphalt; unit pavers, i.e., turf block; and granular materials, i.e., crushed aggregates, cobbles.
- Roof runoff systems will be installed where site is suitable for installation.
- Messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets shall be painted.
- All storm drain inlets and catch basins within the project area shall be stenciled with prohibitive language (such as NO DUMPING—DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.

- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area will be paved and sufficiently impervious to contain leaks and spills.
- The storage area shall have a roof or awning to minimize collection of stormwater within the secondary containment area.
- An efficient irrigation system shall be designed to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Cleaning of oily vents and equipment will be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- Trash dumpsters will be stored both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Containers will be washed in an area with properly connected sanitary sewer.
- Wastes, including paper, glass, aluminum, oil and grease will be reduced and recycled. Liquid storage tanks (drums and dumpsters) will be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. A secondary containment system such as berms, curbs, or dikes shall be installed. Drip pans or absorbent materials whenever grease containers are emptied will be used.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- **Enforcement Agency:** City of Los Angeles Department of Public Works

- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Once, per phase at plan check; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Issuance of grading permit; Quarterly compliance report submitted by construction monitor

G. Land Use

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the Supplemental Environmental Impact Report for this environmental issue.

H. Noise

(1) Project Design Features

Project Design Feature H-1: Project construction would not include the use of driven (impact) pile systems.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during field inspection
- **Action(s) Indicating Compliance:** Quarterly compliance report from construction monitor

Project Design Feature H-2: All outdoor mounted mechanical equipment would be enclosed or screened from off-site noise-sensitive receptors. The equipment screen would be impermeable and break the line-of-sight from the equipment 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; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature H-3: Trash collection areas would be enclosed or screened from 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; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

Project Design Feature H-4: Within outdoor areas, other than the Entertainment and Sports Center, outdoor amplified sound systems (e.g., speaker and stereo systems, amplification systems, or other sound-producing devices) would be designed so as not to exceed the maximum noise level of: (i) 80 dBA (L_{eq-1hr}) at a distance of 25 feet from the amplified sound systems at the courtyards/roof decks; (ii) 90 dBA (L_{eq-1hr}) at a distance of 25 feet at the hotel roof pool decks; and (iii) 92 dBA (L_{eq-1hr}) at a distance of 50 feet for the amplified sound systems at the Promenade Square.

- **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:** Post-construction; Operation
- **Monitoring Frequency:** Once, per phase at field inspection during operation; Annually
- **Action(s) Indicating Compliance:** Submittal of compliance report from noise consultant; Submittal of annual compliance report from Project applicant

Project Design Feature H-5: If the roof of the Entertainment and Sports Center is a partial roof, the temporary/touring amplified sound system would be designed, using a line-array speaker system, so as not to exceed a maximum noise level of 95 dBA (L_{eq-1hr}) at a distance of 130 feet from the amplified sound systems (main array and delay speakers).

- **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:** Post-construction; Operation
- **Monitoring Frequency:** Once at field inspection during operation of Entertainment and Sports Center; Annually
- **Action(s) Indicating Compliance:** Submittal of compliance report from noise consultant; Submittal of annual compliance report from Project applicant

(2) Mitigation Measures

Warner Center Plan Mitigation Measure NOI-3: The City shall require that all construction activities within the WCRCCSP area shall be restricted to hours between 7:00 A.M. and 9:00 P.M., Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on Saturday. No noise-generating construction activities shall be allowed on Sundays or national holidays.

- **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:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure NOI-4: The City shall require that noise-generating construction equipment be equipped with the most effective commercially available state-of-the-art noise control devices, i.e., mufflers, lagging, or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

- **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:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure NOI-5: The City shall require effective temporary noise barriers to be used and relocated, as needed, to block line-of-sight (sound) between the construction equipment and any noise-sensitive receptors within 500 feet of a construction site. Specific locations for the temporary sound barriers shall include the following:

- During construction of the Northeast Area, at the northeastern corner of the Project Site to block the line-of-sight between the construction area and receptor location R1. This temporary sound barrier shall be designed to provide a minimum 5-dBA noise reduction at receptor location R1.
- During construction of the Southwest Area, at the southwestern corner and southern border of the Project Site to block the line-of-sight between the construction area and receptor locations R2, R3 and R4. The temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at receptor location R2, 7-dBA noise reduction at receptor location R3, and 12 dBA noise reduction at receptor location R4.
- During construction of the Northwest Area, at the western and southern boundary of the Northwest area to block the line-of-sight between the construction area and receptor locations R2 and R4. The temporary sound barrier shall be designed to provide a minimum 7-dBA and 12-dBA noise reduction at receptor locations R2 and R4, respectively.
- During construction of the Southeast Area, at the southern boundary of the Project Site to block the line-of-sight between the construction area and receptor location R2. This temporary sound barrier shall be designed to provide a minimum 9-dBA noise reduction at receptor location R2.
- During any phase of construction where on-site construction activities would be located adjacent to on-site sensitive receptors. This temporary sound barrier shall be designed to provide a minimum 15-dBA noise reduction at the ground level.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of building permit; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of building permit; field inspection sign-off; quarterly compliance report by construction monitor

Warner Center Plan Mitigation Measure NOI-6: The City shall require that construction truck deliveries and haul routes, to the extent feasible, shall be directed away from the three LAUSD schools in the vicinity of Warner Center and not access construction sites from De Soto Avenue, along the lot line of Woodland Hills Academy Middle School or from Topanga Canyon Boulevard and Vanowen Street along the lot line of Canoga Park High School, or use Variel north of Warner Center to access project sites in Warner Center.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan

Warner Center Plan Mitigation Measure NOI-7: The City shall require applicants for projects within Warner Center to notify schools in advance of construction activities. The construction manager's (or representative's) telephone number shall be provided with the notification so that each school may communicate any concerns.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Construction

- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance report submitted by construction monitor

I. Population, Housing, and Employment

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the Supplemental Environmental Impact Report for this environmental issue.

J.1. Public Services—Police Protection

(1) Project Design Features

For Entertainment and Sports Center:

Project Design Feature J.1-1: Security personnel shall be on duty at the Entertainment and Sports Center during all hours of operation and before and after events, with the exact time period to be determined with LAPD in a Security Plan based on the size and type of event. During such time, the security personnel shall patrol the property to identify and minimize unusual disturbances, and coordinate with the proper authorities any loitering, trespassing or any other criminal activities in the general vicinity of the property.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Post-construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of the Certificate of Occupancy for the Entertainment and Sports Center; Annually
- **Action(s) Indicating Compliance:** Documentation of LAPD review of the Entertainment and Sport Center's Security Plan; Annual compliance report

Project Design Feature J.1-2: A Security Plan shall be developed and implemented by the Applicant in consultation with the LAPD and LAFD outlining the security services and features to be provided in conjunction with the proposed Entertainment and Sports Center. The Security Plan shall ensure appropriate public safety and security deployment by the Applicant based upon identified, objective standards, including, but not limited to: anticipated crowd size, historical data associated with crowd or fan behavior, event type, etc. The Security Plan shall be sufficiently flexible to be responsive to the type and size of events at the Entertainment and Sports Center. The Security Plan may include but is not limited to identification of the following:

- A private on-site security force, with the number of security officers identified based on event size;
- Pedestrian, vehicular, and/or bicycle patrols during operational hours;
- Security procedures for initial response, investigation, detainment of crime suspects, LAPD notification, crowd and traffic control, and general public assistance;
- Planned routes for emergency service personnel and vehicles to access the Entertainment and Sports Center;
- Secure staging locations, within the Project Site, for first responders;
- A First Responder Communications Plan, prepared in consultation with LAPD and LAFD;
- Provision to LAPD and LAFD of detailed diagrams of the Entertainment and Sports Center, including access routes, floor plans, and any information that would facilitate police response;
- Closed-circuit television surveillance system, for both inside and outside the Entertainment and Sports Center, which recordings shall remain available for review by LAPD for at least 30 days; and
- Installation of locks and alarms on entryways where appropriate.
- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Post-construction; Operation

- **Monitoring Frequency:** Once, prior to issuance of the Certificate of Occupancy for the Entertainment and Sports Center; Annually
- **Action(s) Indicating Compliance:** Documentation of LAPD and LAFD's review of the Entertainment and Sport Center's Security Plan; Annual compliance report

Project Design Feature J.1-3: The Security Plan shall be updated from time to time based on information that may be learned during operation of the Entertainment and Sports Center.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report

Project Design Feature J.1-4: An Emergency Procedures Plan shall be established and implemented by the Applicant in conjunction with the proposed Entertainment and Sports Center. The Emergency Procedures Plan shall outline employee guidelines and procedures in the event of fire, medical emergency, civil disturbance, injuries to multiple individuals, evacuation, and other types of emergencies. The Plan shall be subject to review by the LAPD and LAFD. This Emergency Procedures Plan shall also include an Emergency Medical Response Plan developed by the Applicant in consultation with the LAFD, outlining the first aid and medical services and the safety features to be provided by the Applicant during events. The plan shall be subject to review by the LAFD.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Post-construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of the applicable Certificate of Occupancy; Annually
- **Action(s) Indicating Compliance:** Documentation of LAPD and LAFD review of Emergency Procedures Plan by LAPD and LAFD; Annual compliance report

Project Design Feature J.1-5: A phone number to a responsible representative of the Applicant shall be conspicuously posted on the premises for the purposes of reporting an emergency or a complaint about the method of operation of the Entertainment and Sports Center. A complaint log shall be maintained and be made available to the City upon request.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report by Applicant

For Overall Project Site:

Project Design Feature J.1-6: In order to maintain high levels of safety for employees, patrons, residents and visitors during Project operation, on-site security consisting of personnel and equipment would be provided for the entire Project Site, including for the Project's open space areas, such as Promenade Square. On-site security presence would be implemented based on the anticipated day-to-day levels of activity and would be increased during peak shopping days. During each shift, security personnel would be assigned to foot patrol, bike patrol and golf cart/vehicle patrol, in order to cover the common areas of the site. Duties of the security personnel would include, but not be limited to, the following:

- Assisting with patron access and monitoring entrances and exits,
- Managing and monitoring fire/life/safety systems,
- Patrolling the perimeter of the property,
- Controlling and monitoring activities in the parking facilities; and
- Controlling and monitoring activities in spaces open to the public.
- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually

- **Action(s) Indicating Compliance:** Documentation of LAPD review of Project-wide security plan; Annual compliance report

Project Design Feature J.1-7: Security Programs and Equipment: An enhanced security program would be implemented for the entire Project Site, including for the Project's open space areas, such as Promenade Square. Security system features to be installed on-site as part of this enhanced security program include industry standard security lighting at recommended locations including parking structures, pathway options, and curbside queuing areas. Closed-circuit television (CCTV) would be installed at locations consistent with industry standards. These locations would include all exit points, play areas, family rest areas, food courts, loading docks, and parking areas/structures. CCTV access would be available to the local police station via secure internet with future consideration of wireless secure transmission. Additionally, license plate recognition (LPR) cameras would be located strategically throughout the property.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** LAPD review of Project-wide security plan; Annual compliance report

Project Design Feature J.1-8: Crime Prevention Design: The Project Applicant shall consult with the LAPD regarding crime prevention features appropriate to the design of the Project. Such features would include, but not be limited, to:

- Landscaping to be planted in a manner that does not provide obvious cover for persons tampering with doors or windows of commercial facilities, or for persons lying in wait for pedestrians or parking garage users,
- Lighting of parking structures, elevators, and lobbies to reduce areas of concealment,
- Lighting of building entries, pedestrian walkways, and public open spaces to provide pedestrian orientation and to clearly identify a secure route between parking areas and points of entry into buildings,
- Design of public spaces to be easily patrolled and accessed by safety personnel,

- Parking facilities easily patrolled and accessed by safety personnel,
- Implementing public safety measures in parking facilities; and
- Graffiti deterrent measures, where possible.
- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Operation
- **Monitoring Frequency:** Once per phase at plan check; Annually
- **Action(s) Indicating Compliance:** Documentation of LAPD review of design features; Annual report by Applicant

Project Design Feature J.1-9: An Emergency Procedures Plan shall be established and implemented by the Applicant for the Project's other buildings. The Emergency Procedures Plan shall outline employee guidelines and procedures in the event of fire, medical emergency, civil disturbance, injuries to multiple individuals, evacuation, and other types of emergencies. The Plan shall be reviewed and approved by the LAPD and LAFD. This Emergency Procedures Plan shall also include an Emergency Medical Response Plan developed by the Applicant in consultation with the LAFD, outlining the first aid and medical services and the safety features to be provided by the Applicant. The Plan shall be subject to review by the LAFD.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Police Department; City of Los Angeles Fire Department; City of Los Angeles Planning Department
- **Monitoring Phase:** Post-construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of the applicable Certificate of Occupancy; Annually
- **Action(s) Indicating Compliance:** Approval of an Emergency Procedures Plan by LAPD and LAFD; Annual compliance report

(2) Mitigation Measures

Warner Center Plan Mitigation Measure PS-12: The City shall require that during construction of individual projects, each project applicant shall implement security measures including security fencing, lighting, locked entry, and security patrol on the site.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan; Field inspection sign-off

Warner Center Plan Mitigation Measure PS-13: The City shall require that during the construction phase of each project, each applicant shall provide adequate through access and emergency access to adjacent uses 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:** Pre-construction
- **Monitoring Frequency:** Once per phase at plan check prior to issuance of grading or building permit
- **Action(s) Indicating Compliance:** Approval of a Construction Management Plan; Field inspection sign-off

Warner Center Plan Mitigation Measure PS-14: The City shall require that each applicant consult with the Police Department and comply with recommended security features for each construction site, including security fencing, locked entrances, lighting, and the use of a seven-day, 24-hour security patrol.

- **Enforcement Agency:** City of Los Angeles Police Department; 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:** Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan; Field inspection sign-off

Warner Center Plan Mitigation Measure PS-16: The City shall require that applicants consult with the LAPD Crime Prevention Unit regarding crime prevention features appropriate for the design of the project and subsequently, shall submit plot plans for review and comment. The

plans shall incorporate design guidelines relative to security and semi-public and private spaces which may include but not be limited to access control to buildings, secured parking facilities, wall/fences with key systems, well-illuminated public and semi-public and private spaces, which may include access control to buildings, secured parking facilities, walls/fences with key systems, well-illuminated 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 provisions of security guard patrol if needed. These measures shall be approved by the LAPD prior to the issuance of building permits.

- **Enforcement Agency:** City of Los Angeles Police Department; 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, per phase prior to the issuance of applicable building permit
- **Action(s) Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of City Planning; Issuance of building permit.

Warner Center Plan Mitigation Measure PS-17: The City shall require that upon completion of each project, each applicant shall provide the local Commanding Officer with access routes and other information that might facilitate police response, as requested by the LAPD.

- **Enforcement Agency:** Los Angeles Police Department, City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once prior to the issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Submittal of compliance documentation and subsequent issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure PS-19: The City shall require that each project incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, 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:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Operation
- **Monitoring Frequency:** Once per phase at plan check; Annually
- **Action(s) Indicating Compliance:** Documentation of LAPD review of design features; Annual report by Applicant

J.2. Public Services—Fire Protection

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure PS-2: The City shall require that applicants of the individual projects developed as part of the WCRCCSP shall submit for review and approval all future project plans to the LAFD to ensure that all new structures would comply with current fire codes and LAFD requirements.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure PS-3: Project building plans shall include the submittal of a plot plan for approval by the Los Angeles Fire Department either prior to the recordation of the final map or the approval of a building permit.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction

- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action(s) Indicating Compliance:** Approval of the plot plan by the Los Angeles Fire Department

Warner Center Plan Mitigation Measure PS-4: The City shall require that all applicants within the WCRCCSP area consult with the Fire Department and incorporate fire prevention and suppression features appropriate to the design of each project.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure PS-5: The City shall require that plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to commencement of any portion of any project.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure PS-6: The City shall require fire hydrants to be installed as appropriate that shall be fully operational and accepted by the Fire Department prior to any building construction above grade.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure PS-7: The City shall require plot plans indicating access driveways and roads and turning areas be reviewed and approved by the Fire Department, prior to the issuance of a building permit.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department

- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to issuance of applicable building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure PS-8: The City shall require that during the construction phase of each project, emergency access shall remain clear and unobstructed.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once per phase at plan check prior to issuance of grading or building permit; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan; Quarterly compliance report submitted by construction monitor

Warner Center Plan Mitigation Measure PS-9: The City shall require that each project comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Issuance of building permits

Warner Center Plan Mitigation Measure PS-10: The City shall require that all access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three-square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Post-construction; Operation

- **Monitoring Frequency:** Once, upon completion of construction; Annually
- **Action(s) Indicating Compliance:** Certificate of Occupancy; Annual compliance report from Applicant during operation

J.3. Public Services—Schools

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure PS-20: For projects developed under the WCRCCSP, the city shall ensure that prior to issuance of a building permit, the project developer shall pay to the LAUSD the prevailing State Department of Education Development Fee to the extent allowed by State Law. School fees exacted from residential and commercial uses would help fund necessary school service and facilities improvements to accommodate anticipated population and school enrollment within the LAUSD service area, and would allow for the LAUSD to allocate these funds as they deem necessary.

- **Enforcement Agency:** City of Los Angeles Unified School District
- **Monitoring Agency:** City of Los Angeles Unified School District' City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

J.4. Public Services—Parks and Recreation

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure PS-21: The City shall require that project applicants comply with the open space regulations of the Warner Center Specific Plan.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Recreation and Parks
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

J.5. Public Services—Libraries

(1) Project Design Features

Project Design Feature J.5-1: The Project shall incorporate a library room of approximately 800 square feet in each residential building for use by Project residents. The library room will include computers, free internet access, periodicals, books for loan, seating areas and tables.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Public Library
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

(2) Mitigation Measures

Warner Center Plan Mitigation Measure PS-22: The City shall require that individual projects developed within the WCRCCSP area offset the burden on the existing libraries through one of the following:

(1) payment of a fee based on an established nexus between the new development, demand and the need for additional personnel and facilities; (2) provision of on-site facilities commensurate with the demand generated; or (3) some combination of the foregoing. If any fees are collected, they should be spent within the WCRCCSP area.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Public Library
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Plan check approval and issuance of applicable building permit; Issuance of Certificate of Occupancy

K. Traffic, Access, and Parking

(1) Project Design Features

Project Design Feature K-1: Topanga Canyon Boulevard frontage: An auxiliary lane/fourth through lane is proposed along northbound Topanga Canyon Boulevard. This will result in an additional northbound lane, along the Project frontage, between Oxnard Street and Erwin Street. Implementation of this project design feature would occur with construction of the Northwest Area (anticipated Phase 2), north of Promenade Boulevard and Southwest Area (anticipated Phase 3), south of Promenade Boulevard.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** California Department of Transportation (Caltrans); City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, for each of the Northwest and Southwest phases at issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Issuance of Certificate of Occupancy for the Northwest and Southwest phases

Project Design Feature K-2: Intersection No. 20, Topanga Canyon Boulevard & Calvert Street/Promenade Boulevard: A new traffic signal shall be

installed at this intersection. Implementation of this improvement would occur with construction of the Northwest Area (anticipated Phase 2). This intersection will be reconfigured to facilitate all vehicular movement for all approaches in conjunction with the required signalization. The east leg of this intersection effectively serves as a driveway into the Project Site. Implementation of this project design feature would occur with construction of the Northwest Area (anticipated Phase 2).

- **Enforcement Agency:** City of Los Angeles Department of Transportation;
- **Monitoring Agency:** Caltrans; City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, for the Northwest phase at issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Issuance of Certificate of Occupancy for the Northwest phase

Project Design Feature K-3: Intersection No. 16, Warner Drive North & Erwin Street: This is a new intersection located approximately mid-block on Erwin Street. A voluntary dedication of right-of-way will be utilized to incorporate the construction of a dedicated eastbound right-turn lane into the Project Site; additionally, signalized control will be introduced along with a westbound left-turn lane. Implementation of this project design feature would occur with the Northwest Area (anticipated Phase 2).

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once for the Northwest phase at issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Issuance of Certificate of Occupancy for the Northwest phase

Project Design Feature K-4: Intersection No. 21, Owensmouth Avenue & Promenade Boulevard: This existing intersection will be improved to facilitate access into/out of the Project Site and incorporates the required right-of-way dedication along Owensmouth Avenue. Implementation of this project design feature would occur with the Northeast Area (anticipated Phase 1).

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, for the Northeast phase at issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Issuance of Certificate of Occupancy for the Northeast phase

Project Design Feature K-5: Intersection No. 25, Warner Drive South & Oxnard Street: This existing intersection will be improved to facilitate access into/out of the Project site. Implementation of this project design feature would occur with the Southeast Area (anticipated Phase 4).

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, for the Southeast phase at issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Issuance of Certificate of Occupancy for the Southeast phase

Project Design Feature K-6: Operational Event Management Plan: An Event Management Plan (EMP) will be implemented as part of operation of the ESC. The EMP is intended to be an evolving document subject to modification over time in coordination and consultation with LADOT and Caltrans, in order to respond to changes in traffic patterns and mobility/parking technologies that may alter the travel to and attendance of events at the ESC.

On-site measures are proposed to include: providing access along all four street frontages of the Project Site; the addition of a northbound lane on the Topanga Canyon Boulevard across the site frontage (resulting in a total of four northbound lanes); a dedicated entry speed ramp into the subterranean ESC parking garage on Topanga Canyon Boulevard between Oxnard Street and Promenade Boulevard; multiple above ground and subterranean parking facilities across the Project Site that will be managed by a single parking operator; subterranean parking that is designed to be connected and operated as a single facility; and centrally located pick-up/drop-off and bus zones. Also included as part of the on-site measures will be a guest communications system that will provide the location of the purchased

parking space to visitors with the advance purchase of an event ticket; identification of preferred traffic routes to the assigned parking facility prior to the event, at the time of ticket purchase and on the parking ticket; traffic announcements and updates made in the ESC and to guest cell phones at the end of the event; and coordination of traffic information and ridesharing services.

Off-site measures are proposed to include: identification of specific routing to distribute event traffic away from already congested locations along with the use/installation of changeable message signs at select freeway and arterial locations to communicate to visitors the preferred routing to the Project Site; coordinated traffic control adjacent to the Project Site; coordination with the LADOT Traffic Action Team, which oversees and/or implements special event traffic operations in the City; coordination with the citywide Traffic Management Center to facilitate the real-time monitoring of event traffic conditions along with real-time adjustments to traffic control equipment, including allowing adjustments to signal timing and synchronization; deployment of traffic control officers, by the ESC operator, to selected locations for the purposes of directing traffic; and facilitation of the utilization and integration of transit services during ESC events, including by coordinating with Metro to optimize transit service and frequency to the ESC during events.

Late-night measures for the purpose of reducing off-site noise are proposed to include: delaying access to the Warner Drive South & Oxnard Street driveway to exiting vehicles by approximately 15 minutes after the end of the event (or another period to be identified in consultation with LADOT) using internal traffic control (traffic control officers, staff, signage, and/or barriers); utilization of additional wayfinding signage and changeable message signs to direct exiting traffic to preferred routes; and utilization of traffic control officers to reconfigure driveway/intersection lanes to facilitate outbound event operations.

The EMP will also identify off-site parking needed to accommodate parking demand based on time of year, day/time of the event, and number of attendees. The Applicant will be required to provide DOT annually evidence of agreements that identify/secure the location and quantity of available off-site parking, prior to the issuance of a temporary or permanent certificate of occupancy for the ESC.

During the Holiday period between Thanksgiving and New Year's, for weekday or weekend events with 7,500 or more attendees, the EMP will be supplemented with additional measures to account for higher background traffic volumes. The Holiday EMP measures include: additional intersection operation adjustments and an expanded deployment of traffic control officers.

These and other measures would be implemented in accordance with a tiered operational plan that is based on attendance. In particular, the off-site traffic management and traffic control officer components of the EMP would be scaled commensurate to the event attendance/projected traffic levels as set forth in the Traffic Study. As indicated therein, the EMP off-site measures are proposed to be applied at the following attendance levels:

- <7,500 attendees: On-site measures; no off-site measures required;
- 7,500–10,000 attendees: On-site measures; off-site measures comprised of Traffic Management (changeable message signs), Coordinated Traffic Control (LADOT Traffic Management Center), and off-site parking; and,
- >10,000 attendees: On-site measures; all off-site measures required, including those required above for 7,500 to 10,000 attendees, deployment of traffic control officers, transit service coordination; and additional late-night measures for events ending after 10 P.M.

During holidays (day after Thanksgiving through January 2 of the following year), the above measures would also be implemented for each of the attendance levels, plus for events with >10,000 attendees, additional traffic control officers would be located at all intersections operating at LOS D or worse (with Project traffic) within the Study Area.

- **Enforcement Agency:** Los Angeles Department of Transportation
- **Monitoring Agency:** Los Angeles Department of Transportation; Los Angeles Department of City Planning
- **Monitoring Phase:** Post-construction; Operation
- **Monitoring Frequency:** Once, prior to issuance of Certificate of Occupancy for the Entertainment and Sports Center; Annually
- **Action(s) Indicating Compliance:** Review of Event Management Plan by LADOT and issuance of the Certificate of Occupancy for the Entertainment and Sports Center; Annual compliance report by the Applicant

Project Design Feature K-7: Transportation Demand Management (TDM) Program—The Project shall prepare and implement a TDM Program that includes strategies to promote non-automobile travel and reduce the use of single-occupant vehicle trips, which shall be reviewed and approved by LADOT. The TDM Program shall include design features, transportation services, education programs, and incentive programs intended to reduce the amount of single-occupancy vehicles during commute hours, although the elements of the TDM Program may vary

by Project phase and not all of these elements shall be required for each phase.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction; Operation
- **Monitoring Frequency:** Once, per phase prior to issuance of Certificate of Occupancy; Annually
- **Action(s) Indicating Compliance:** Approval of TDM program from Los Angeles Department of Transportation; issuance of Certificate of Occupancy; Submittal of annual compliance report

Project Design Feature K-8: Intersection No. 17, Owensmouth Avenue & Erwin Street: The Project shall install a dedicated eastbound right-turn lane in combination with the dedication of right-of-way to facilitate the future construction of an additional eastbound left-turn lane. Implementation of this improvement would occur with construction of the Northeast Area (anticipated Phase 1).

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, for the Northeast phase at issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Issuance of Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure K-1: Construction Management Plan—Prior to the start of construction for each Project phase, the Applicant shall prepare a Construction Management Plan and submit it to the City for review and approval. The Construction Management Plan shall include such measures as, but not be limited to the following:

- Minimum 72-hour advance notification to adjacent property owners and occupants, as well as, nearby schools, of upcoming construction activities affecting the public right-of-way (i.e. temporary lane closures and detours, short-term parking

restrictions, etc.), including durations and daily hours of construction;

- Prohibition of construction worker parking on adjacent residential streets, and identification of construction employee parking locations and protocols;
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men)
- Prohibition of construction-related vehicle parking on surrounding public streets;
- Safety precautions for pedestrian and bicyclists through such measures as alternate routing and protection barriers as appropriate, including along all identified Los Angeles Unified School District (LAUSD) pedestrian routes to nearby schools;
- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, and so as to not impede school drop-off and pick-up activities and students using LAUSD's identified pedestrian routes to nearby schools;
- Coordination with public transit agencies to provide advanced notifications of any anticipated stop relocations and durations;
- Provision of advanced notification of any temporary on-street parking removals and duration of removals;
- Establish construction hours that are in compliance with Sections 41.40 and 62.61 of the Los Angeles Municipal Code (LAMC);
- Establish a construction phone number which shall be posted on the site, and appoint a construction liaison to respond to concerns or inquiries regarding Project construction;
- Maintain unimpeded emergency access to the Project site and nearby properties;
- Establish truck access and staging areas, and identify haul route approved with the Project;
- Provide construction site security.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading or building permit; Once, per phase during field inspection
- **Action(s) Indicating Compliance:** Approval of Construction Management Plan by LADOT; Field inspection sign-off

Mitigation Measure K-2: Warner Center Plan Mobility Fee. The Project shall be required by LADOT to mitigate impacts by phase through: (1) the physical roadway and streetscape mitigation measure improvements as outlined in Appendix E [of the Warner Center Plan]; (2) payment of the Mobility Fees in-lieu of any physical improvements; or (3) the combination of both the mitigation measures outlined in Appendix E and the payment of the Mobility Fee.

- **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:** Post-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Written verification of payment of fees to the City of Los Angeles Department of Transportation or implementation of applicable mitigation measure; Issuance of Certificate of Occupancy

Mitigation Measure K-3: Neighborhood Protection Program—The Warner Center Plan provides funding of the Neighborhood Protection Program and allows a mechanism for further study, if requested by residents of the identified neighborhoods, to identify potential intrusion impacts upon completion of a project. A neighborhood traffic management plan process for the Project would include the following steps:

1. Prior to completion of a Project phase that could result in neighborhood intrusion impacts (anticipated to be completion of the Southwest Area, following completion of the Northeast and Northwest Areas) (the “Potential Impact Phase”), the Applicant would collect 24-hour count data, subject to the approval of LADOT, on the key residential streets within the five identified neighborhoods. These counts would be completed and submitted to LADOT prior to the issuance of the temporary or final Certificate of Occupancy for the Potential Impact Phase.
2. If requested by LADOT, “after” counts would be conducted on event nights within one year of the opening of the Potential Impact Phase to quantify the level of intrusion impacts. These counts could be repeated in subsequent years to determine if the amount of

intrusion has grown or diminished with stabilization of the Project's operation.

3. If the traffic growth within the neighborhood exceeds the LADOT criteria for a significant impact, a neighborhood traffic management study for the affected neighborhood would be prepared.
 4. A detailed neighborhood traffic management plan would be developed in cooperation with the neighborhood residents and then submitted to LADOT and to the residents for approval.
 5. Should the plan fail to gain the required level of approval by the residents (per LADOT guidelines), then the improvement plan would not be implemented and such impacts would remain significant.
- **Enforcement Agency:** Los Angeles Department of Transportation
 - **Monitoring Agency:** Los Angeles Department of Transportation
 - **Monitoring Phase:** Before and after operation of the Potential Impact Phase as identified by the Traffic Engineer
 - **Monitoring Frequency:** Once before and once after operation of the Potential Impact Phase
 - **Action(s) Indicating Compliance:** Written verification of compliance with measure by traffic consultant and Los Angeles Department of Transportation

L. Tribal Cultural Resources

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Mitigation Measure L-1: Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain archaeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the Project Site. Any qualified tribal monitor(s) shall be approved by the Gabrieleño Band of Mission Indians-Kizh Nation. Any qualified

archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (OHR).

The qualified archaeological and tribal monitors shall observe all ground disturbance activities on the Project Site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the Project Site, an archaeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological monitor and tribal monitor both indicate that the site has a low potential for impacting cultural resources.

Prior to the commencement of any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological and tribal monitor. The Applicant shall maintain on the Project Site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the qualified archaeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; and (2) OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and

make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably concludes that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archaeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations

developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's office, determines to be confidential in nature, shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.
 - **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Office of Historic Resources
 - **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Office Of Historic Resources
 - **Monitoring Phase:** Pre-construction; Construction
 - **Monitoring Frequency:** Once, per phase prior to issuance of grading permit; Periodic field inspections per phase during ground disturbance activities
 - **Action(s) Indicating Compliance:** Issuance of grading permit; compliance report submitted by Project archaeologist during grading activities; if resources are discovered, completion of report by archaeologist and submittal of report to City of Los Angeles Office of Historic Resources

M.1. Utilities and Service Systems—Water Supply and Infrastructure

(1) Project Design Features

Project Design Feature M.1-1: The Project design shall incorporate the following design features to support water conservation:

- High-efficiency toilets with flush volume of 1.04 gallons of water per flush.
- Kitchen faucets with flow rate of 1.25 gallons per minute.
- Showerheads with flow rate of 0.75 gallon per minute.

- Lavatory faucets with flow rate 0.35 gallon per minute for residential and hotel units.
- Pre-rinse spray valves (kitchen faucet) with flow rate of 1.28 gallons per minute.
- Residential clothes washers, front-loading (> 2.5 cu-ft)—Integrated Water Factor 3.0.
- Residential dishwashers, 3.0 gallons/cycle.
- Cooling tower conductivity controllers or cooling tower pH conductivity controllers.
- Pool/spa solar water heating.
- Pool/spa recirculating filtration equipment.
- Pool splash troughs around the perimeter that drain back into the pool.
- Install a meter on the pool make-up line so water use can be monitored and leaks can be identified and repaired.
- Reuse pool backwash water for irrigation.
- Leak detection system for swimming pool and spa.
- Drip/subsurface irrigation (micro irrigation).
- Micro-spray.
- Proper hydro-zoning (group plants with similar water requirements together).
- Landscape contouring to minimize precipitation runoff.
- Drought-tolerant plants—100 percent of total ornamental landscaping.
- Rainwater harvesting systems.
- Wood chips and mulch (3 inches) around the base of trees and shrubs.
- No public water features.
- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once per phase at plan check; once per phase prior to issuance of Certificate of Occupancy

- **Action(s) Indicating Compliance:** Issuance of applicable building permit; Issuance of Certificate of Occupancy

(2) Mitigation Measures

Warner Center Plan Mitigation Measure U-2: Water supply and conveyance demand/pressure clearance from LADWP will be required at the time that a water connection permit application is submitted.

- **Enforcement Agency:** Los Angeles Department of Water and Power
- **Monitoring Agency:** Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase with submittal of connection permit application
- **Action(s) Indicating Compliance:** Approval of connection permit application

Warner Center Plan Mitigation Measure U-3: The City shall require each applicant to coordinate with the City of Los Angeles Fire Department and Building Safety Department in order to ensure that existing and/or planned fire hydrants are capable of meeting fire flow demand/pressure requirements. The issuance of building permits will be dependent upon submission, review, approval, and testing of fire flow demand and pressure requirements, as established by the City of Los Angeles Fire Department and Building Safety Department prior to occupancy.

- **Enforcement Agency:** City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure U-4: The City shall require that each applicant implement water conservation measures in new development that shall include but not be limited to the following:

- High-efficiency urinals (0.125 gallon per flush or less, includes waterless);
- Restroom faucet flow rate of 1.5 gallons per minute or less;

- Public restroom faucet flow rate of 0.5 gallon per minute or less and self-closing;
- Limit of one showerhead per shower stall;
- Domestic water heating system located in close proximity to point(s) of use, as feasible; use of tankless and on-demand water heaters as feasible;
- Cooling towers must be operated at a minimum of 5.5 cycles of concentration;
- Install on-site water recycling as feasible;
- Use of recycled water (if available) for appropriate end uses (irrigation, cooling towers, sanitary);
- Single pass cooling shall be prohibited (e.g. any vacuum pumps or ice machines); and,
- Irrigation shall include:
 - Weather-based irrigation controller with rain shutoff
 - Flow sensor and master valve shutoff (for large landscaped areas)
 - Matched precipitation (flow) rates for sprinkler heads
 - Minimum irrigation system distribution uniformity of 75 percent
- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Post-construction
- **Monitoring Frequency:** Once, per phase at plan check; Once, per phase prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Issuance of applicable building permit; Issuance of Certificate of Occupancy

Warner Center Plan Mitigation Measure U-5: The City shall require that prior to the issuance of a building permit, each applicant shall consult with LADWP to identify feasible and reasonable measures to reduce water consumption, including, but not limited to, systems to use reclaimed water for landscaping (should reclaimed water become available in Warner Center), drip irrigation, re-circulating hot water systems, water conserving landscape techniques (such as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, automatic irrigation systems, clustered landscaped areas to maximize the efficiency of the irrigation

system), water conserving kitchen and bathroom fixtures and appliances, thermostatically controlled mixing valves for baths and showers, and insulated hot water lines, as per City adopted UBC requirements.

- **Enforcement Agency:** Los Angeles Department of Water and Power
- **Monitoring Agency:** Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permits
- **Action(s) Indicating Compliance:** Issuance of building permits

Warner Center Plan Mitigation Measure U-6: The City shall require that each project incorporate Phase I of the City of Los Angeles Emergency Water Conservation Plan including prohibiting hose watering of driveways and associated walkways; requiring decorative fountains to use recycled water, and repairing water leaks in a timely manner.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report by the Applicant

Warner Center Plan Mitigation Measure U-7: The City shall require that each project comply with any additional mandatory water use restrictions imposed as a result of drought conditions.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report by the Applicant

Warner Center Plan Mitigation Measure U-8: The City shall require automatic sprinkler systems to be installed to irrigate landscaping during morning

hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season, so that water is not wasted in excessive landscape irrigation.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Annual compliance report by the Applicant

Warner Center Plan Mitigation Measure U-9: Prior to issuance of building permits, applicants shall pay any appropriate fees imposed by the Building and Safety Department. A percentage of building permit fees is contributed to the fire hydrant fund, which provides for Citywide fire protection improvements.

- **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, per phase prior to issuance of building permits
- **Action(s) Indicating Compliance:** Issuance of building permits

Warner Center Plan Mitigation Measure U-10: Development within Warner Center must remain within Citywide water budgets established by LADWP. As required by LADWP projects may be required to provide for new water supply through a combination of water conservation (on and potentially off-site) and recycled water, such that the net increase in water demand (not including demand for recycled water) from Warner Center does not exceed the calculated demand anticipated for the City and/or Warner Center as appropriate and as documented in the City's most recent Urban Water Management Plan.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction

- **Monitoring Frequency:** Once, per phase prior to issuance of building permits
- **Action(s) Indicating Compliance:** Issuance of building permits

Warner Center Plan Mitigation Measure U-11: Any pumping and discharge or disposal of groundwater is considered to be a consumptive use. The City requires that any pumping of groundwater be reported to the Watermaster and LADWP shall be compensated for any loss of groundwater. In addition, reasonable efforts shall be used by project applicants to beneficially use any extracted groundwater (for example cooling or irrigation).

- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction and Operation (although not anticipated)
- **Monitoring Frequency:** Once, per phase prior to issuance of building permits; Annually
- **Action(s) Indicating Compliance:** Issuance of building permits; Annual compliance report by the Applicant

M.2. Utilities and Service Systems—Wastewater

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

Warner Center Plan Mitigation Measure U-1: The City shall require that the project applicant for each project within the WCRCCSP be required to coordinate with the Department of Public Works, Bureau of Sanitation in order to ensure that existing and/or planned sewer conveyance and treatment facilities are capable of meeting wastewater flow capacity requirements. In coordination with the Bureau of Engineering, each Applicant/Contractor shall be required to identify specific on- and off-site improvements needed to ensure that impacts related to wastewater conveyance capacity are addressed prior to issuance of plans. Sewer capacity clearance from the Department of Public Works will be required at the time that a sewer connection permit application is submitted.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Plan check approval; Issuance of building permit

M.3. Utilities and Service Systems—Solid Waste

(1) Project Design Features

Project Design Feature M.3-1: The Project shall comply with the sustainability intent of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to meet the standards of LEED Silver or equivalent green building standards. In so doing, the Project shall:

- Use at least 10 percent recycled material, at least 10 percent regional materials use (sourced within 500 miles), and certified wood in new construction; and
- Use recycled content for concrete, fly ash within concrete, and structural steel with recycled content.
- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance report by construction monitor

(2) Mitigation Measures

Warner Center Plan Mitigation Measure U-12: The City shall require that each project recycle and/or salvage at least 75 percent of non-hazardous construction and demolition debris, and that each applicant prepare a

construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled. Excavated soil and land-clearing debris do not contribute to the amount of recycled/salvaged debris. Calculations can be done by weight or volume, but must be consistent throughout. Projects in Warner Center will be required to comply with the City's standard requirement that, all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more, are required to set aside a recycling area or room for on-site recycling activities.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Quarterly compliance report by construction monitor

N. Appendix F—Energy Conservation

(1) Project Design Features

No project design features are identified in the Supplemental Environmental Impact Report for this environmental issue.

(2) Mitigation Measures

No mitigation measures are identified in the Supplemental Environmental Impact Report for this environmental issue.

The following project design features and mitigation measures are from the Initial Study, provided in Appendix A, of the Draft Supplemental EIR.

Biological Resources

(1) Project Design Features

No project design features are identified in the Initial Study for this environmental issue.

(2) Mitigation Measures

Refer to pages B-11 and B-12 of the Initial Study, provided in Appendix A, of the Draft Supplemental EIR for the following mitigation measure language:

Warner Center Plan Mitigation Measure BIO-1: For development in the Specific Plan area the City should require avoiding disturbance of any nests protected by the Migratory Bird Treaty Act: If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act:

- No more than two weeks prior to construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
- If active nests are found during preconstruction surveys, the project proponent will create a no-disturbance buffer (acceptable in size to the CDFG²) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the “take” (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.

² *California Department of Fish and Game (CDFG) is now known as the California Department of Fish and Wildlife (CDFW).*

If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.

- **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:** Once, prior to issuance of grading permits; or, if vegetation removal, building demolition, or grading is initiated during the nesting season, as determined by a qualified biologist
- **Action(s) Indicating Compliance:** Annual compliance certification report submitted by construction monitor; or, if vegetation removal, building demolition or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist

Cultural Resources

(1) Project Design Features

No project design features are identified in the Initial Study for this environmental issue.

(2) Mitigation Measures

Refer to pages B-14 and B-15 as well as B-16 of the Initial Study, provided in Appendix A, of the Draft Supplemental EIR for the following mitigation measure language. Note that Warner Center Plan Mitigation Measure CUL-3, which is provided in the Initial Study, is also provided in Section IV. C, Cultural Resources, of the Draft Supplemental EIR.

Warner Center Plan Mitigation Measure CUL-4: For discretionary projects in the Specific Plan area the City shall require that if cultural resources are discovered during construction activities, the construction contractor will verify that work is halted until appropriate site-specific treatment measures are implemented.

- **Enforcement Agency:** City of Los Angeles Department of City Planning

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Submittal of compliance documentation prepared by construction monitor; If resources are encountered, submittal of report by cultural resources expert to the City of Los Angeles Office of Historic Resources

Warner Center Plan Mitigation Measure CUL-6: For discretionary projects in the Specific Plan area the City shall require that a qualified paleontologic monitor shall monitor excavation activities below previously disturbed materials. The qualified paleontologic monitor shall retain the option to reduce monitoring if, in his/her professional opinion, potentially fossiliferous units, are not found to be present or, if present, are determined by qualified paleontologic personnel to have low potential to contain fossil resources.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Submittal of compliance documentation prepared by qualified paleontologist

Geology and Soils

(1) Project Design Features

No project design features are identified in the Initial Study for this environmental issue.

(2) Mitigation Measures

Refer to pages B-19 through B-21 of the Initial Study, provided in Appendix A, of the Draft Supplemental EIR for the following mitigation measure language:

Warner Center Plan Mitigation Measure GEO-1: The City shall require that individual projects prepare detailed geotechnical investigations that address site-specific geologic constraints of the site including soil conditions (including liquefaction and expansive soils) and stability. The study shall include recommendations related to erosion control and other site-specific conditions including seismicity for construction of individual projects.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of applicable building permit

Warner Center Plan Mitigation Measure GEO-2: The City shall require that individual projects be constructed in compliance with the Los Angeles Municipal Code and California Building Code and other applicable regulations.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase at plan check prior to issuance of grading and building permits
- **Action(s) Indicating Compliance:** Issuance of grading and building permits

Warner Center Plan Mitigation Measure GEO-3: Unless otherwise specified by the City of Los Angeles, the City shall require that individual projects demonstrate compliance with specific recommendations for grading, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, asphalt concrete pavement and interlocking pavers, design review, construction monitoring and geotechnical testing as identified in a site-specific geotechnical study, to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.

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

- **Monitoring Frequency:** Once, per phase prior to issuance of grading and building permits
- **Action(s) Indicating Compliance:** Issuance of applicable grading and building permits

Warner Center Plan Mitigation Measure GEO-4: The City shall require that individual projects comply with the following Department of Building and Safety requirements (if not already covered by mitigation measure GEO-3), prior to issuance of a grading permit for the project:

- Prior to the issuance of a grading permit by the Department of Building and Safety, the consulting geologist and soils engineer for each project shall review and approve project grading plans. This approval shall be conferred by signature on the plans which clearly indicate the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report.
- Prior to the commencement of grading activities, a qualified geotechnical engineer and engineering geologist shall be employed on each project for the purpose of observing earthwork procedures and testing fills for conformance to the recommendations of the City Engineer, approved grading plans, applicable grading codes, and the geotechnical report approved to the satisfaction of the Department of Building and Safety.
- On each project, during construction, all grading shall be carefully observed, mapped and tested by the project engineer. All grading shall be performed under the supervision of a licensed engineering geologist and/or soils engineer in accordance with applicable provisions of the Los Angeles Municipal Code and California Building Code and to the satisfaction of the City Engineer and the Superintendent of Building and Safety.
- Any recommendations prepared by the consulting geologist and/or soils engineer on each project for correction of geologic hazards, if any, encountered during grading shall be submitted to the Department of Building and Safety for approval prior to issuance of a Certificate of Occupancy for the project.
- Grading and excavation activities shall be undertaken in compliance with all relevant requirements of the California Division of Industrial Safety, the Occupational Safety and Health Act of 1970 and the Construction Safety Act.
- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction

- **Monitoring Frequency:** Once, per phase prior to issuance of grading permit; periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Issuance of applicable grading permit; Quarterly compliance report by construction monitor

Warner Center Plan Mitigation Measure GEO-5: The City shall require that individual projects conform to applicable criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of applicable building permit

Warner Center Plan Mitigation Measure GEO-6: The City shall require that individual projects within WCRCCSP shall be designed to conform to the City of Los Angeles Seismic Safety Plan and additional seismic safety requirements not encompassed by compliance with the Building Code and Grading Ordinance as may be identified by the Department of Building and Safety prior to Plan Check approval on each building.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure GEO-7: The City shall require that the structural design of each building within the WCRCCSP area shall comply with the seismic standards of the most recent applicable California Building Code according to the seismic zone and construction type.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of building permit
- **Action(s) Indicating Compliance:** Issuance of building permit

Warner Center Plan Mitigation Measure GEO-8: The City shall require that on each project site, during inclement periods of the year, when rain is threatening (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, per phase prior to issuance of grading permit; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Issuance of grading permit; Quarterly report submitted by construction monitor

Warner Center Plan Mitigation Measure GEO-9: The City shall require appropriate erosion control and drainage devices to be incorporated to the satisfaction of the Department of Building and Safety into every project within the WCRCCSP area. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, per phase prior to issuance of grading permit; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Issuance of grading permit; Quarterly report submitted by construction monitor

Warner Center Plan Mitigation Measure GEO-10: The City shall require that if temporary excavation slopes are to be maintained during the rainy season, all drainage shall be directed away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, per phase prior to issuance of grading permit; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Issuance of grading permit; Quarterly report submitted by construction monitor

Warner Center Plan Mitigation Measure GEO-11: The City shall require that on each project site provisions are made for adequate surface drainage away from areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once, per phase prior to issuance of grading permit; Periodic field inspections per phase during construction
- **Action(s) Indicating Compliance:** Issuance of grading permit; Quarterly report submitted by construction monitor

Warner Center Plan Mitigation Measure GEO-12: The City shall require that all projects within the WCRCCSP area shall comply with National Pollutant Discharge Elimination System (NPDES) permit requirements, including preparation of Storm Water Pollution Prevention Plans. As part of each SWPPP, Best Management Practices would be identified for construction to reduce soil erosion and pollutant levels to the maximum extent possible.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety and City of Los Angeles Department of Public Works

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety and City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once, per phase at plan check
- **Action(s) Indicating Compliance:** Approval of SWPPP and issuance of applicable building permit

Warner Center Plan Mitigation Measure GEO-13: The structures on the Project Site shall be supported on a mat foundation system or deep foundation system, such as friction pile.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, per phase prior to issuance of grading permit
- **Action(s) Indicating Compliance:** Issuance of grading permit