

## 5. MITIGATION AND MONITORING PROGRAM

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### 5.1 INTRODUCTION

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

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

A Sustainable Communities Environmental Assessment (SCEA) has been prepared to address the potential environmental impacts of the Project. Pursuant to PRC 21155.2.(a), the evaluation of the Project’s impacts in the SCEA incorporates all feasible mitigation measures from prior applicable environmental impact reports, takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

### 5.2 ORGANIZATION

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

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

### **5.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT**

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

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

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two 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.

### **5.4 PROGRAM MODIFICATION**

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

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

## 5.5 MITIGATION MONITORING PROGRAM

### Air Quality

#### *Mitigation Measures*

#### *SCAG 2020–2045 RTP/SCS Program EIR:*

**PMM AQ-1:** The following measures shall be complied with:

- a. Require projects to use Tier 4 Final equipment or better for all engines above 50 horsepower (hp). In the event that construction equipment cannot meet to Tier 4 Final engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by SCAG before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or reduction in the number and/or horsepower rating of construction equipment and/or limiting the number of construction equipment operating at the same time. All equipment must be tuned and maintained in compliance with the manufacturer’s recommended maintenance schedule and specifications. All maintenance records for each equipment and their contractor(s) should make available for inspection and remain on-site for a period of at least two years from completion of construction unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds. Project sponsors should also consider including ZE/ZNE technologies where appropriate and feasible.
- b. Projects located within the South Coast Air Basin should consider applying for South Coast AQMD “SOON” funds which provides funds to applicable fleets for the purchase of commercially available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles.
- c. The Project shall install adequate signage that prohibits truck idling in certain locations (i.e., near along the residential areas located west of S. Victoria Avenue and east of S. Bronson Avenue).

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during Project plan check; continuous field inspections during construction, with quarterly reporting
- **Action Indicating Compliance:** Approval of plans, Issuance of applicable grading permit or building permit; Field inspection sign-off

*West Adams-Baldwin Hills-Leimert Community Plan EIR:*

**MM-AQ1:** All contractors shall include the following best management practices in contract specifications:

- a. Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.
- b. Use heavy duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is readily available and feasible.
- c. Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- d. Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- e. Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (VOC standard of less than ten grams per liter).
- f. Construction contractors shall utilize materials that do not require painting, as feasible.
- g. Construction contractors shall use pre-painted construction materials, as feasible.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during Project plan check; continuous field inspections during construction, with quarterly reporting
- **Action Indicating Compliance:** Approval of plans, Issuance of applicable grading permit or building permit; Field inspection sign-off

*Mid-City Redevelopment Plan EIR:*

**MM-A2 Equipment Emissions.** Construction equipment will be shut off to reduce idling when not in direct use. Diesel engines, motors, or equipment shall be located as far away as possible from existing residential areas. Low sulfur fuel should be used for construction equipment.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Continuous field inspections during construction, with quarterly reporting
- **Action Indicating Compliance:** Issuance of applicable grading permit or building permit; Field inspection sign-off

**MM-A3**      **Location of Staging Areas.** If required, haul truck staging areas shall be approved by the Department of Building and Safety. Haul trucks shall be staged in nonresidential areas.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during Project plan check; continuous field inspections during construction, with quarterly reporting
- **Action Indicating Compliance:** Approval of plans; Issuance of applicable grading permit or building permit; Field inspection sign-off

**MM-A6**      **Amenities for Nonvehicular' Modes.** Provision of amenities that would encourage transit; pedestrian or bicycle access at the Project Site. Such amenities shall include visible signage identifying transit routes and stops, bike racks, attractive pedestrian pathways and sidewalks, and free information on transit services

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction, Operation
- **Monitoring Frequency:** Once during Project plan check and operation
- **Action Indicating Compliance:** Approval of plans; Issuance of applicable building permit

Biological Resources

*Mitigation Measures*

*West Adams-Baldwin Hills-Leimert Community Plan EIR:*

**MM-BR2** During the final design phase of the proposed project, and prior to the start of the demolition/construction phase, the project applicant shall submit a final landscape plan to the City of Los Angeles for approval by the City's Urban Forestry Division and the Bureau of Street Services. The final landscape plan shall include provisions to either protect in place the existing protected trees in or adjacent to the project site, per the requirements of the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of a demolition or grading permit
- **Action Indicating Compliance:** Issuance of a demolition or grading permit; Field inspection sign-off

Cultural Resources

*Mitigation Measures*

*West Adams-Baldwin Hills-Leimert Community Plan EIR:*

- **Enforcement Agency:** Los Angeles Department of City Planning
- **Monitoring Agency:** Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of a demolition or grading permit
- **Action Indicating Compliance:** Issuance of demolition or grading Permit

**MM-CR5** Prior to excavation and construction on the project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the proposed project site.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Prior to issuance of a demolition or grading permit
- **Action Indicating Compliance:** Issuance of a demolition or grading Permit

**MM-CR6** During any phase of project construction, if any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately, and the project applicant shall notify the City. A qualified prehistoric archaeologist (as approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be allowed in the immediate vicinity of the find. However, those activities could continue in other areas of the project site.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic
- **Action Indicating Compliance:** Compliance report by qualified prehistoric archaeologist

**MM-CR7** If any cultural materials are found and are determined to be significant by the archaeologist, City Planning and the archaeologist would meet to determine the appropriate course of action.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic
- **Action Indicating Compliance:** Compliance report by qualified prehistoric archaeologist

**MM-CR8** All cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic
- **Action Indicating Compliance:** Compliance report by qualified prehistoric archaeologist

Geology and Soils

*Mitigation Measures*

*Project Mitigation*

**MM-PALEO-1** Construction monitoring by a qualified paleontological monitor shall be implemented during all ground-disturbing activities that affect previously undisturbed native soils in areas located five feet below the ground surface or farther and have the potential to contact older Quaternary Alluvium. Should a potentially unique paleontological

resource be encountered, ground-disturbing activities within 100 feet shall cease until a qualified paleontologist assesses the find.

If fossil localities are discovered, the paleontologist shall assess the find and proceed accordingly. This includes the controlled collection of fossil and geologic samples for processing.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic during earthwork
- **Action Indicating Compliance:** Compliance report by qualified paleontological monitor

Noise

*Mitigation Measures*

*West Adams-Baldwin Hills-Leimert Community Plan EIR:*

**MM-N1** All contractors shall include the following best management practices in contract specifications:

- a. The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

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

*Mid-City Redevelopment Plan EIR:*

**MM-NO5** Truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall utilize screening walls or be enclosed.

- **Enforcement Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of City Planning and Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at plan check prior to issuance of Building Permits
- **Action Indicating Compliance:** Approval of plans; Issuance of Building Permit

*Project Mitigation*

**MM-NOI-1 Noise Attenuation Techniques**

The Project shall provide continuous, automated noise monitoring during construction, with monitors located near the adjacent residential uses to the west along Victoria Avenue and the adjacent residential uses to the east along Bronson Avenue. A Noise Monitoring Plan shall be prepared by a qualified acoustical consultant, prior to the start of Project construction. The plan should include, but not be limited to monitoring instrument specifications, instrument calibration certificates, list of exact monitoring locations, data collection protocol, alarming and alerting protocol, weekly reporting protocol, and maintenance and service outage protocol. Any of the measures can be removed when no longer necessary to reduce construction noise levels. The following noise reduction techniques shall be implemented to reduce construction noise levels:

- a. All equipment shall be equipped with optimal muffler systems.
- b. Limit the use of construction equipment generating noise levels in excess of 87 dBA operating either individually or simultaneously with other pieces of equipment.
- c. Limit the number of pieces of noise generating heavy-duty off-road construction equipment (e.g., dozers, excavators, loaders, etc.) to no more than 9 pieces of the anticipated equipment fleet operated simultaneously on the Project Site within 75 feet of off-site noise sensitive receptors.
- d. Use of abatement techniques which includes the use of temporary and/or movable shielding. Specifically, an approximately 15-foot tall construction noise barrier will

be installed on the Project Site for the entire property line length along Bronson Ave. and Victoria Ave. The temporary sound barrier shall be made of material sufficient to attenuate and reduce construction noise levels by a minimum 7 dB.

- e. A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified to address construction noise concerns received. The name and the telephone number for the noise disturbance coordinator shall also be posted on the sign. The coordinator will be responsible for responding to any local complaints about construction noise and will notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City.

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

Public Services

*Mitigation Measures*

*Mid-City Redevelopment Plan EIR:*

**MM-PS3** Security plans shall be prepared in consultation with the LAPD crime prevention unit prior to approval for site specific development. The security plans shall include consideration of such issues as on-site security officers for new development, security lighting and surveillance equipment for interior and exterior building areas.

- **Enforcement Agency:** City of Los Angeles Department of City Planning and City of Los Angeles Police Department
- **Monitoring Agency:** City of Los Angeles Department of City Planning and City of Los Angeles Police Department
- **Monitoring Phase: Pre-Construction**

- **Monitoring Frequency:** Once at plan check and Issuance of building permit
- **Action Indicating Compliance:** Approval of plans; Issuance of Building Permit

**MM-PS7** Mitigation of impacts on schools by specific projects within the proposed Recovery Program Area would be addressed under provisions of the California Community Redevelopment Law.

- **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 at plan check and Issuance of building permit
- **Action Indicating Compliance:** Approval of plans; Issuance of Building Permit

**MM-PS11** Contractors must guarantee that safe and convenient school pedestrian routes are maintained. Pedestrian route maps for the nearest school, the ISANA Nascent Charter School will be furnished by LAUSD upon request.

- **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 and Los Angeles Unified School District
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-offs and approval by LAUSD

**MM-PS12** Contractors must maintain on-going communication with administrators at the ISANA Nascent Charter School providing sufficient notice to forewarn children and parents when currently existing school pedestrian routes will be impacted. Alternate pedestrian route maps must be provided for parents and students.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety and Los Angeles Unified School District
- **Monitoring Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Building and Safety and Los Angeles Unified School District
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic during field inspections
- **Action Indicating Compliance:** Field inspection sign-offs and approval by LAUSD

**MM-PS14** Construction scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars. This would pertain to the arrival and dismissal times of each school's day.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety and Los Angeles Unified School District
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Prior to issuance of grading and building permits; Periodic field inspections
- **Action Indicating Compliance:** Issuance of Grading Permit and Building Permit; Field inspection sign-offs

**MM-PS15** Funding for crossing guards to be provided when the safety of children will be compromised by construction-related activities at impacted crossings. Intersections to be determined by joint consultation between LAUSD and contractors.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety and Los Angeles Unified School District
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety and Los Angeles Unified School District
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-offs and approval by LAUSD

**MM-PS16** Funding for a flag person to be provided as needed where construction-related activities compromise the safety of pedestrians and/or motorists while traveling to and from school.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety and Los Angeles Unified School District
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety and Los Angeles Unified School District
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodic Field Inspection
- **Action Indicating Compliance:** Field inspection sign-offs and approval by LAUSD

**MM-PS17** Barriers shall be constructed during construction as needed to minimize trespassing, vandalism and short-cut attractions.

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

**MM-PS18** Security patrols shall be funded and provided during construction to minimize trespassing and short-cut attractions.

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

#### Utilities and Service Systems

##### *Mitigation Measures*

##### *Mid-City Redevelopment Plan EIR:*

**MM-U2** Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

- **Enforcement Agency:** Los Angeles Department of Water and Power
- **Monitoring Agency:** Los Angeles Department of Water and Power
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Periodic field inspections
- **Action Indicating Compliance:** Field inspection sign-offs

**MM-U3** All landscaped areas shall be provided with an irrigation water system separate from the potable water system to allow future use of reclaimed water.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, LADWP
- **Monitoring Agency:** LADWP
- **Monitoring Phase:** Pre-Construction, Operation
- **Monitoring Frequency:** Once at plan check and prior to issuance of building permit; periodic field inspections

- **Action Indicating Compliance:** Approval of plans;, Issuance of Building Permit, field inspection sign-offs

**MM-U4** Drip irrigation systems shall be used for any proposed irrigation systems.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, City of Los Angeles Department of Public Works and LADWP
- **Monitoring Agency:** of Los Angeles Department of Public Works and LADWP
- **Monitoring Phase:** Pre-Construction, Operation
- **Monitoring Frequency:** Once at plan check and prior to issuance of building permit; periodic field inspections
- **Action Indicating Compliance:** Approval of plans; Issuance of Building Permit, field inspection sign-offs

**MM-U8** For commercial and industrial projects as well as multifamily housing projects with more than 20 units, commercial size trash compactors shall be installed in all portions of each component of the proposed Recovery Program.

- **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:** Prior to issuance of building permit
- **Action Indicating Compliance:** Issuance of Building Permit