

IV. PRELIMINARY MITIGATION MONITORING AND REPORTING PROGRAM

1.0 INTRODUCTION

Section 21081.6 of the Public Resources Code 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 *California Environmental Quality Act (CEQA) Guidelines* requires that:

[I]n order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which 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.

The City of Los Angeles Department of City Planning has been designated as the Lead Agency for the Proposed Loyola Marymount University (LMU) Master Plan Project.

A Draft EIR was prepared to address the potential environmental impacts of the Proposed Project. Where appropriate, the Draft EIR identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts to the environment to a level that would be less than significant. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the project design features and mitigation measures required for the Proposed Project.

The project design features and mitigation measures identified in the Draft EIR are categorized by environmental impact section. Following each project design features and mitigation measure is identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the project design feature and 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 and mitigation measure shall be monitored, such as: Pre-Construction, including the design phase; Construction; Prior to Issuance of a Building Permit; Prior to Issuance of a Certificate of Occupancy; Occupancy (post-construction).

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- **Monitoring Frequency:** The frequency with which the project design feature and mitigation measure is to be implemented (i.e., once at a specific point during Pre-Construction, Construction, etc.) or ongoing throughout a phase of the Project.
- **Action Indicating Compliance with Mitigation Measure(s):** The performance standard indicating that compliance with the project design feature and mitigation measure has been satisfactorily achieved.

The MMRP for the LMU Master Plan Project will be in place throughout all phases of the Proposed Project. The Project applicant will be responsible for implementing all project design features and mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program.

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

2.0 PROJECT DESIGN FEATURES AND MITIGATION MEASURES FOR ENVIRONMENTAL IMPACTS

2.1. Aesthetics and Views

2.1.1 Project Design Features

PDF-AES-1 The Proposed Project shall site buildings in compliance with the requirements of the proposed LMU Specific Plan, to retain the distinctive axial and cross-axial alignment of the Alumni Mall and Sunken Garden.

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

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once for each building during Substantial Compliance Analysis

Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

PDF-AES-2 The Proposed Project shall comply with the height and setback restrictions established by the proposed LMU Specific Plan.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once for each building during Substantial Compliance Analysis
Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

PDF-AES-3 The LMU campus shall provide, at a minimum, the acreage of open space and outdoor athletic facilities required by the proposed LMU Specific Plan.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once for each building during Substantial Compliance Analysis
Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

2.1.2 Mitigation Measures

MM-AES-1 The Project applicant shall implement screening measures, which may include, but are not limited to, temporary visual barriers such as fencing around construction areas in order to limit views of the construction site(s).

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 with Mitigation Measure(s): Field inspection sign-off

2.2. Shade and Shadow

2.2.1 Project Design Features

PDF-SH-1 The Proposed Project shall comply with the height and setback restrictions established by the proposed LMU Specific Plan.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once for each building during Substantial Compliance Analysis
Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

2.2.2 Mitigation Measures

No mitigation measures required.

2.3. Light and Glare

2.3.1 Project Design Features

No Project Design Features proposed.

2.3.2 Mitigation Measures

MM-LIGHT-1 The use of nighttime lighting during Project construction shall be limited to only those features on the construction site requiring illumination.

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 with Mitigation Measure(s): Field inspection sign-off

MM-LIGHT-2 All security lights shall be properly shielded and projected downwards during construction such that light is directed only onto the work site.

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 with Mitigation Measure(s): Field inspection sign-off

MM-LIGHT-3 Lighting fixtures and visors shall be adjusted upon installation to reduce spillover onto adjacent residential properties, while still maintaining adequate lighting to allow safe use of outdoor athletic facilities. Additionally, vegetation and other screening or filtering devices shall be maintained or supplemented at the edges of lit fields or at the campus perimeter at all times, such that light spillover shall not be permitted at any time to exceed an intensity of 2 foot-candles on residential property lines located along W. 78th Street, Fordham Road, W. 80th Street, and McConnell Avenue.

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: Field inspection during operation
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

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MM-LIGHT-4 All outdoor lighting shall be directed downward to illuminate the intended surface (i.e., playing fields, pedestrian pathways and other high-traffic areas such as building entrances and plazas in the campus interior).

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

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

Monitoring Phase: Prior to issuance of building permit for new buildings, Operation

Monitoring Frequency: Once prior to issuance of building permits for new buildings, Periodic field inspections during operation

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits for new buildings; field inspection sign-off

MM-LIGHT-5 All new outdoor lighting shall be equipped with louvers, shields, hoods, or other screening devices.

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

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

Monitoring Phase: Prior to issuance of building permit for new buildings or electrical permit for athletic field lighting

Monitoring Frequency: Once prior to issuance of permits for new buildings or athletic field lighting

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permits for new buildings; field inspection sign-off for athletic fields

MM-LIGHT-6 The use of field lighting within all outdoor athletic facilities shall be limited to only those hours during which the facilities are being utilized, which shall not surpass 10:00 PM except in the case of overtime or extra innings.

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: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

MM-LIGHT-7 The Applicant shall use exterior building materials and facades which eliminate or minimize highly reflective materials. At the time of plan check review for specific development projects, building materials shall be reviewed to assure that they do not exceed the reflectivity of standard building materials. If the Applicant should desire to use more reflective materials in locations isolated from major thoroughfares, adequate analysis must be presented to the Department of Building and Safety to determine that

the building, due to location, would not cause glare impacts on motorists or nearby population.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once during building plan check
Action Indicating Compliance with Mitigation Measure(s): Plan check approval

2.4. Air Quality

2.4.1 Project Design Features

See Project Design Features for **Transportation, Energy, and Water Supply.**

2.4.2 Mitigation Measures

MM-AQ-1 General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.

Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report submitted by Project contractor

MM-AQ-2 All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report submitted by Project contractor

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MM-AQ-3 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions. Construction emissions shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report submitted by project contractor

MM-AQ-4 Electricity rather than temporary diesel- or gasoline-powered generators shall be used at least half of the time.

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: Throughout grading and excavation, construction during field inspection
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report submitted by project contractor

MM-AQ-5 All construction vehicles shall be prohibited from idling in excess of 5 minutes, both on and off site.

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 inspection
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-offs and quarterly compliance certification report submitted by project contractor

MM-AQ-6 The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.

Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-offs and quarterly compliance certification report submitted by project contractor

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MM-AQ-7 The Applicant shall schedule routine deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

Enforcement Agency: City of Los Angeles, Department of Building and Safety
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Grading/Construction
Monitoring Frequency: Throughout grading and construction
Action Indicating Compliance with Mitigation Measure(s): Quarterly compliance certification report submitted by project contractor

MM-AQ-8 LMU shall require all on-site construction equipment to meet EPA Tier 2 or higher emissions standards according to the following:

- April 2010 through December 31, 2011: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with the 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 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- January 1, 2012 through December 31, 2014: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with the 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.
- Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 4 offroad emissions standards. In addition, all construction equipment shall be outfitted with the 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 determination, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

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 with Mitigation Measure(s): Field inspection sign-off and quarterly compliance certification report submitted by project contractor

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MM-AQ-9 For equipment not covered by **MM-AQ-8** above, the Project Applicant shall evaluate the potential for reducing exhaust emissions from on-road and off-road construction equipment, and implement such measures. Control technologies to be considered may include particulate traps and filters, selective catalytic reduction, oxidation catalysts, air enhancement technologies, and the use of alternatively (non-diesel) fueled engines. Considerations will include commercial availability of appropriate California Air Resources Board verified technologies.

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 with Mitigation Measure(s): Field-inspection sign-offs and quarterly compliance certification report submitted by project contractor

MM-AQ-10 The Applicant shall install shaker plates at construction site exits, to minimize dirt track out and dust generation.

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 with Mitigation Measure(s): Field-inspection sign-off

MM-AQ-11 The Applicant shall operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site in a nearly continuous manner so as to minimize dust emissions. Paved parking and staging areas shall be swept daily.

Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: Los Angeles City, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-offs

MM-AQ-12 An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

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

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Monitoring Phase: Construction
Monitoring Frequency: Periodic field-inspections
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

MM-AQ-13 LMU shall require the contractor to limit construction activity over unpaved surfaces to five acres of disturbance per day or less.

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 with Mitigation Measure(s): Field inspection sign-off

MM-AQ-14 LMU shall require the contractor to provide temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow.

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 with Mitigation Measure(s): Field inspection sign-off

MM-AQ-15 LMU shall require the contractor to replace ground cover in disturbed areas as quickly as possible as permitted by the sequence of the Master Plan's project schedule.

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 with Mitigation Measure(s): Field inspection sign-off

2.5. Global Climate Change

2.5.1 Project Design Features

See Project Design Features for Section IV.K, Transportation; Section IV.L.4, Energy; and Section IV.L.1, Water Supply.

2.5.2 Mitigation Measures

No mitigation measures required.

2.6. **Biological Resources**

2.6.1 **Project Design Features**

PDF-BIO-1 Development of the Proposed Project shall comply with the land use regulations for open space areas established by the proposed LMU Specific Plan.

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 for each building during Substantial Compliance Analysis

Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

2.6.2 **Mitigation Measures**

MM-BIO-1 Prior to any earthmoving activities during the breeding and nesting season from March 1 through August 31, the Applicant shall have a survey conducted by a qualified biologist to determine if active nests for breeding birds are present within the area of potential influence of the species. This area of influences shall include the nest site as well as an appropriate buffer determined by the biologist based on field observations and the biology of the species. This survey shall be conducted within three (3) days before the clearing/grubbing. If nesting birds protected under the Migratory Bird Treaty Act or California Fish and Game Code are found, the breeding/nesting area(s) shall be protected according to the biologist's recommendation that include, but are not limited to, suitable buffer area around the nest, which shall not be disturbed until the young have fledged.

Enforcement Agency: California Department of Fish & Game

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

Monitoring Phase: Construction

Monitoring Frequency: Once prior to each earthmoving activity conducted during the breeding and nesting seasons

Action Indicating Compliance with Mitigation Measure(s): Compliance report from a qualified biologist

MM-BIO-2 Prior to any removal of trees during the months of October through February, the Applicant shall have conducted by a qualified biologist a survey to determine if monarch butterfly clusters are present within the trees to be effected by the removal. Removal of trees occupied by monarch butterfly clusters during the months of October through February shall be prohibited unless it is determined by the City that such removal is necessary by reason of good forestry practice, disease of the tree, or safety considerations.

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Any such determinations shall be accompanied by a written evaluation of the impacts of the proposed action on the monarch butterfly by a qualified expert.

Major construction activity within 100 feet of any trees occupied by monarch butterfly clusters shall be prohibited between October and February while the monarch butterflies are present unless a qualified expert is present and determines that such construction activities will not disturb the monarch butterfly cluster.

Enforcement Agency: California Department of Fish & Game
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Once prior to removal of trees between October and February
Action Indicating Compliance with Mitigation Measure(s): Compliance report from a qualified biologist

MM-BIO-3 For each protected tree intended for removal in implementation of the Project, replacement trees shall be planted in accordance with Section 46.01 of the Los Angeles Municipal Code.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once during building plan check
Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

2.7. Paleontological Resources

2.7.1 Project Design Features

PDF-PALEO-1 Development of the Proposed Project shall comply with the land use regulations for open space areas established by the proposed LMU Specific Plan.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-Construction
Monitoring Frequency: Once for each building during Substantial Compliance Analysis
Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

2.7.2 Mitigation Measures

MM-PALEO-1 Retention of Paleontologist. Prior to the initiation of construction-related earthmoving activities and excavation at depths of 5 feet below the surface of campus, the services of a qualified paleontological consulting firm approved by the City and the Natural History Museum of Los Angeles County Vertebrate Paleontology Section shall be retained and consulted. Using field observations, bore logs, geologic reports, and construction plans, the paleontologist shall determine when and where any monitoring of earthmoving activities will be required.

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

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to ground disturbance for each building

Action Indicating Compliance with Mitigation Measure(s): Compliance report by a qualified paleontologist

MM-PALEO-2 Preconstruction Coordination and Environmental Awareness Training. If monitoring is required, the paleontologist or another mitigation program staff member shall coordinate with appropriate construction contractor personnel to provide information regarding applicable requirements concerning the protection of paleontological resources. Contractor personnel, particularly heavy-equipment operators, shall also be briefed on procedures to be followed in the event that fossil remains and a currently unrecorded fossil site are encountered by earthmoving activities, particularly if a paleontological construction monitor is not on site. The briefing shall be presented to new contractor personnel as necessary. Names and telephone numbers of the monitor and other appropriate mitigation program personnel shall be provided to appropriate contractor personnel.

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 prior to commencement of construction and subsequently for new contractor personnel as needed

Action Indicating Compliance with Mitigation Measure(s): Compliance certification report from Applicant or Representative with evidence of training provided by paleontologist or another mitigation program staff member to appropriate construction contractor personnel

MM-PALEO-3 Paleontological Monitoring and Fossil Specimen and Sample Recovery. When required, monitoring shall consist of visually inspecting debris piles and freshly exposed strata to allow for the discovery and recovery of larger fossil remains, and periodically dry test screening rock, sediment, and debris to allow for the discovery and recovery of smaller fossil remains. As soon as practicable, the monitor shall recover all larger vertebrate fossil remains, a representative sample of invertebrate or plant fossil specimens, or any fossiliferous rock or sediment sample that can be recovered easily. If recovery of a large or unusually productive fossil occurrence is warranted, earthmoving activities shall be diverted temporarily around the fossil site and a recovery crew shall be mobilized as necessary to remove the occurrence as quickly as possible. If not on site when a fossil occurrence is uncovered by such activities, the activities shall be diverted temporarily around the fossil site and the monitor called to the site to evaluate and, if warranted, recover the occurrence. If the paleontologist or monitor determines that the fossil site is too unproductive or the fossil remains not worthy of recovery by the monitor, no further action will be taken to preserve the fossil site or remains, and earthmoving activities shall be allowed to proceed through the site immediately. The location and proper geologic context of any recovered fossil occurrence or rock or sediment sample shall be documented.

Any recovered rock or sediment sample from the Palos Verdes Sand or non-marine terrace cover shall be processed to allow for the recovery of smaller fossil remains that normally are too small to be observed by the monitor. Pursuant to Society of Vertebrate Paleontology (1995) standard measures, no more than 6,000 pounds (12,000 pounds total) of the rock or sediment shall be processed from either the Palos Verdes Sand or terrace cover.

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: Periodically as needed

Action Indicating Compliance with Mitigation Measure(s): Compliance report by a qualified paleontologist, per **MM-PALEO-5**

MM-PALEO-4 Final Laboratory Tasks. All fossil specimens recovered from the Project area as a result of mitigation, including those recovered as the result of processing rock or sediment samples, will be treated (i.e., prepared, identified, curated, catalogued) in accordance with designated museum repository requirements. Rock or sediment samples will be submitted to commercial laboratories for microfossil, pollen, radiometric dating, or other analysis, as appropriate.

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: Periodically as needed
Action Indicating Compliance with Mitigation Measure(s): Compliance report by a qualified paleontologist, per **MM-PALEO-5**

MM-PALEO-5 Reporting. The monitor shall maintain daily monitoring logs that include the particular tasks accomplished, the earthmoving activity monitored, the location where monitoring was conducted, the rock unit(s) encountered, the fossil specimens recovered, and associated specimen data and corresponding geologic and geographic site data. A final technical report of results and findings shall be prepared by the paleontologist in accordance with any City requirement and archived at the museum repository.

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: Periodically as needed
Action Indicating Compliance with Mitigation Measure(s): Final technical report of results and findings by monitor/paleontologist

2.8. Archaeological Resources

2.8.1 Project Design Features

PDF-ARCH-1 The Proposed Project shall be consistent with the open space land use regulations established by the proposed LMU Specific Plan.

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 for each building during Substantial Compliance Analysis
Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

2.8.2 Mitigation Measures

MM-ARCH-1: Archaeological resources shall be avoided, or unavoidable disturbance shall be mitigated through data recovery, documentation, analysis, and curation. Archaeological treatment plans shall be developed and implemented, as applicable. All materials and records resulting from implementation of the archaeological treatment plans shall be curated in accordance with 36 Code of Federal Regulations, Part 79 (Curation of Federally Owned and Administered Archaeological Collections).

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Throughout grading and excavation for each building
Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

MM-ARCH-2: Prior to starting ground-disturbing activities such as construction work on campus, LMU shall retain a Project archaeologist who meets the Secretary of the Interior’s guidelines and is listed in the Register of Professional Archaeologists. In addition, a Native American member of the Gabrieleno/Tongva Tribal community shall be retained under contract as a monitor.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Pre-construction
Monitoring Frequency: Once prior to construction for each building
Action Indicating Compliance with Mitigation Measure(s): Retention of archaeologist and Native American monitor

MM-ARCH-3: Before beginning the planned ground-disturbing activities (such as material grading and excavation activities), LMU shall consult with the archaeologist to determine if any potential exists as a result of the planned ground-disturbing activities for disturbance or damage to archaeological resources. The Proposed Project archaeologist shall conduct a preliminary archaeological evaluation (which may include subsurface evaluation) to determine if there are archaeological resources present. If none are determined to be present within the area of planned ground-disturbing activity, then the archaeologist shall determine there is no potential for disturbance or damage to archaeological resources and the area may be cleared for construction work without the need for further archaeological work.

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

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Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to ground disturbance for each building

Action Indicating Compliance with Mitigation Measure(s): Memorandum from archaeologist documenting determination whether monitoring is required or not

MM-ARCH-4: If the archaeologist determines there is potential for damage to archaeological resources due to planned ground-disturbing activities, all ground-disturbing activities shall be monitored by the Proposed Project archaeologist and a Native American member of the Gabrieleno/Tongva Tribal community and mitigation for any potential adverse effects to archaeological resources from construction, as identified in mitigation measures **MM-ARCH-5** through **MM-ARCH-12**, shall be conducted.

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: Throughout grading and excavation

Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

MM-ARCH-5: If based on a preliminary archaeological evaluation the archaeologist determines there are no archaeological resources present, but archaeological resources are encountered, work shall halt and LMU shall consult again with the archaeologist to determine if any potential exists as a result of the planned ground-disturbing activities for disturbance or damage to archaeological resources (see mitigation measure **MM-ARCH-3**).

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: Throughout grading and excavation

Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

MM-ARCH-6: If archaeological discoveries are identified during monitoring of ground-disturbing activity, the archaeologist may order the temporary diversion of work outside a 200-foot radius around the discovery until the archaeologist has evaluated the nature and significance of the find.

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: Throughout grading and excavation

Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

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MM-ARCH-7: If potential human remains are encountered during ground-disturbing activities, all work shall halt, and the Los Angeles County Coroner's Office shall be notified, as prescribed in Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, and as required by the *State CEQA Guidelines* (Section 15126.4(b)(3) of the California Code of Regulations). If the Coroner determines that the remains are of Native American origin, the Coroner shall proceed as directed in Section 15064.5(e) of the State CEQA Guidelines. LMU shall follow all guidelines outlined in Public Resources Code Section 5097.98 and Section 5097.94(k).

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: Throughout grading and excavation
Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

MM-ARCH-8: If significant archaeological resources are encountered, a data recovery plan to mitigate potential adverse effects of construction to a less than significant level shall be developed and implemented. This data recovery plan shall include methods for hand-excavation, analysis, and report writing and also shall provide procedures for the curation of any collected material at a facility meeting professional standards.

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: Throughout grading and excavation
Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

MM-ARCH-9: After the archaeologist determines that potential impacts to archaeological resources have been mitigated, where necessary, work may resume in the area where the archaeological resources were encountered.

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: Throughout grading and excavation
Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

IV. Preliminary Mitigation Monitoring and Reporting Program

MM-ARCH-10: Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the archaeologist.

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: Throughout grading and excavation
Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

MM-ARCH-11: If archaeological resources are encountered outside of presently recorded site boundaries of CA-LAN-61, CA-LAN-212, and CA-LAN-1018, the site shall be recorded in accordance with requirements of the State Office of Historic Preservation (i.e., using Department of Parks and Recreation [DPR] 523 forms) and evaluated.

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: Throughout grading and excavation
Action Indicating Compliance with Mitigation Measure(s): Compliance report by archaeological monitor, per **MM-ARCH-12**

MM-ARCH-12: Draft reports on archaeological findings shall be prepared by the Proposed Project archaeologist for submission to the City of Los Angeles for review. Final versions of these reports shall be submitted to the City of Los Angeles, LMU, and the South Central Coastal Information Center at California State University, Fullerton. The report shall outline the data recovery plan in place for mitigation and shall describe the history of the Proposed Project area, research questions, the field and laboratory methods and results, and how these findings coincide with both the project research questions and the broader context of archaeology in the region. Collected material and project paperwork shall be curated at a facility meeting professional standards.

Enforcement Agency: 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 at conclusion of grading and excavation
Action Indicating Compliance with Mitigation Measure(s): Submittal of reports on archaeological findings by archaeologist to City of Los Angeles, Department of City Planning, LMU, and the South Central Coastal Information Center at California State University, Fullerton

2.9. Historical Resources

2.9.1 Project Design Features

PDF-HIST-1 Xavier Hall, St. Robert’s Hall, Sacred Heart Chapel and the bluff-face letter “L” shall be retained under the Proposed Project. Any renovations to these historic resources shall be made in compliance with the Secretary of the Interior’s Standards.

Enforcement Agency: City of Los Angeles, Department of City Planning (Office of Historic Resources)

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once during building plan check for renovation of historic resource buildings

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

2.9.2 Mitigation Measures

MM-HIST-1 LMU shall prepare documentation of Xavier Hall, St. Robert’s Hall, and Sacred Heart Chapel prior to issuance of a construction permit for any work on those buildings. This documentation shall include:

- A brief written construction history in narrative format for each building.
- A site plan showing the location of each building. This site plan shall include a photo key.
- A sketch floor plan for each building.
- Field photographs (35mm) based on Historic American Buildings Survey guidelines. Views shall include contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces (if any).
- Available historic photographs and historic plans.

Enforcement Agency: City of Los Angeles, Department of City Planning (Office of Historic Resources)

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once during building plan check for renovation of historic resource buildings

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

MM-HIST-2 Renovation and rehabilitation of Xavier Hall, St. Robert’s Hall, and Sacred Heart Chapel shall conform to the Secretary of the Interior’s Standards

Enforcement Agency: City of Los Angeles, Department of City Planning (Office of Historic Resources)

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once during building plan check for renovation of historic resource buildings

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

MM-HIST-3 Prior to issuance of a permit for earth excavation or earth moving activities that could impact Xavier Hall, St. Robert’s Hall, or Sacred Heart Chapel, LMU shall create a shoring plan to ensure the protection of Xavier Hall, St. Robert’s Hall, and Sacred Heart Chapel.

Enforcement Agency: City of Los Angeles, Department of City Planning (Office of Historic Resources), Department of Building and Safety

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once for each building during building plan check

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

2.10. Geology

2.10.1 Project Design Features

No Project Design Features are proposed.

2.10.2 Mitigation Measures

Geological Hazards

MM-GEO-1 Project-level (i.e., building-specific) geotechnical investigations shall be required prior to finalizing grading and construction plans for individual Proposed Project buildings and campus 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 for each building prior to issuance of building permits

Action Indicating Compliance with Mitigation Measure(s): Submittal of geotechnical reports for individual Proposed Project buildings and campus improvements.

MM-GEO-2 Individual buildings and improvements shall be designed and constructed in accordance with the requirements outlined in the most current edition of the California Building Code and the Los Angeles Uniform Building Code, as well as all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code, which addresses grading, excavation, and fill, Department of the State Architect requirements, and federal building code requirements.

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 for each building prior to issuance of building permits

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

MM-GEO-3 Prior to issuance of a grading permit for an individual building or improvement, expansion testing shall be performed in accordance with UBC Standard 29-2 and ASTM Standard D4829 to determine the expansion potential of any import soils. Any required import fill and at least the upper 2 feet of fill beneath floor slabs and beneath other concrete slabs and walks shall consist of relatively non-expansive soils with an Expansion Index of less than 35.

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 for each building prior to issuance of grading permit

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

MM-GEO-4 Prior to issuance of a grading permit for an individual building or improvement, corrosion testing shall be performed and proper corrosion protection shall be implemented where required in accordance with the Los Angeles Uniform Building Code, including all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code, which addresses grading, excavations and fills.

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 for each building prior to issuance of grading permit

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

MM-GEO-5 Slope stability evaluations shall be performed prior to issuance of a grading permit for buildings and improvements adjacent to bluff slopes. Slope stability evaluations shall be performed along critical cross sections of the slope adjacent to each area of potential development during the design-level geotechnical studies. The design minimum factors of safety under static and pseudostatic loading conditions shall be taken as 1.5 and 1.1, respectively, following accepted geotechnical practices and agency guidelines.

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 for each building prior to issuance of grading permit

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

Sedimentation and Erosion

MM-GEO-6 Project-level hydrology plans shall be required prior to finalizing grading and construction plans for individual Proposed Project buildings and campus improvements. Hydrology plans shall be designed in conformance with current local, state, and federal regulatory requirements.

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 for each building prior to issuance of grading permit

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

MM-GEO-7 Prior to the start of soil-disturbing activities at the site, a Notice of Intent and Storm Water Pollution Prevention Plan shall be prepared in accordance with, and in order to partially fulfill, the California State Water Resources Control Board Order No. 99-08-DWQ, National Pollution Discharge Elimination System General Permit No. CAS000002 (General Construction Permit) and Chapter 6 Article 4.4, Stormwater and Urban Runoff Pollution Control from the Los Angeles Municipal Code. The Storm Water Pollution Prevention Plan shall meet the applicable provisions of Sections 301 and 402 of the California Water Act and Chapter 6 Article 4.4, Stormwater and Urban Runoff Pollution Control from the Los Angeles Municipal Code, by requiring controls of pollutant discharges that utilize best available technology economically achievable and best conventional pollutant control technology to reduce pollutants.

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 for each building prior to issuance of a grading permit
Action Indicating Compliance with Mitigation Measure(s): Issuance of grading permit

MM-GEO-8 General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.

Enforcement Agency: South Coast Air Quality Management District
Monitoring Agency: City of Los Angeles, Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

2.11. Hazards

2.11.1 Project Design Features

PDF-HAZ-1 The transport, storage, use, and disposal of hazardous materials shall be overseen by the LMU Environmental Health and Safety Department in compliance with federal, state, and local regulations. In the unlikely event of a real or potential release, the LMU Environmental Health and Safety Department's emergency procedure for hazardous materials spills and releases shall be employed.

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: Periodic field inspection
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

2.11.2 Mitigation Measures

MM-HAZ-1 Prior to issuance of a demolition permit for a building, LMU shall submit verification to the City of Los Angeles Department of Building and Safety that an asbestos survey of the building has been conducted. If asbestos is found, such asbestos shall be removed prior to demolition in accordance with SCAQMD Rule 1403 and any other applicable regulations.

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 for each building prior to issuance of a demolition permit
Action Indicating Compliance with Mitigation Measure(s): Issuance of a demolition permit

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MM-HAZ-2 Prior to issuance of a demolition permit for a building, LMU shall submit verification to the City of Los Angeles Department of Building and Safety that a lead-based paint survey of the building has been conducted. If lead based paint is found, LMU shall follow all procedural requirements and regulations for proper removal and disposal of the lead based paint prior to demolition.

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 for each building prior to issuance of a demolition permit
Action Indicating Compliance with Mitigation Measure(s): Issuance of a demolition permit

MM-HAZ-3 Fluorescent light ballast and other product labels shall be inspected prior to demolition. If the labels do not include the statement, "No PCBs," the product(s) shall be properly removed by a licensed PCB removal contractor and disposed of as PCB-containing waste prior to demolition.

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 for each building prior to issuance of a demolition permit
Action Indicating Compliance with Mitigation Measure(s): Issuance of a demolition permit

MM-HAZ-4 All personnel potentially exposed to asbestos- or lead-containing materials shall be trained and protected in accordance with California Division of Occupational Safety and Health regulations.

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 for each building prior to issuance of a demolition permit
Action Indicating Compliance with Mitigation Measure(s): Report from Owner/Contractor documenting personnel training completion prior to issuance of a demolition permit

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MM-HAZ-5 During subsurface excavation activities, including borings, trenching, and grading, California Division of Occupational Safety and Health worker safety measures shall be implemented as required to preclude any exposure to unsafe levels of soil gases, including but not limited to methane.

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 with Mitigation Measure(s): Field inspection sign-off

MM-HAZ-6 Construction of new buildings and paved areas within the portions of campus located in a Methane Zone or Methane Buffer Zone as designated by the Los Angeles Department of Building and Safety shall comply with the City's Methane Seepage Regulations and the specifications of the Los Angeles Department of Building and Safety.

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 for each building during building plan check

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

2.12. Surface Water Hydrology and Water Quality

2.12.1 Project Design Features

PDF-HWQ-1 The runoff from 16 acres at the southwest corner of Burns Campus shall be diverted to the McConnell Avenue storm drain by rerouting these storm drains to the southeast.

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 during building plan check for each new building to be located on the southwest corner of Burns Campus

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

PDF-HWQ-2 During Proposed Project construction of components on Burns Campus, the 24-inch LMU-owned storm drain leaving the Sunken Garden and the 12-inch LMU-owned storm drain immediately to the east of the Sunken Garden, and the 8-inch and 12-inch storm drains at the southwest corner of Burns Campus, shall be upsized to alleviate flooding in the Sunken Garden area and to accommodate additional runoff volume.

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: Reviewed during building plan check for each new building to be connected to the upsized storm drains

Action Indicating Compliance with Mitigation Measure(s): Building plan check approval

2.12.2 Mitigation Measures

MM-HWQ-1 Prior to the start of soil-disturbing activities for individual projects on campus, a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan shall be prepared in accordance with, and in order to partially fulfill, the California SWRCB Order No. 99-08-DWQ, National Pollutant Discharge Elimination System General Permit No. CAS000002 (General Construction Permit). The Storm Water Pollution Prevention Plan shall meet the applicable provisions of Sections 301 and 402 of the Clean Water Act and Chapter 6 Article 4.4, Storm Water and Urban Runoff Pollution Control from the City of Los Angeles Municipal Code by requiring controls of pollutant discharges that utilize best available technology economically achievable and best conventional pollutant control technology to reduce the rate and quantity of stormwater runoff. Examples of best available technology economically achievable and best conventional pollutant control technology that may be implemented during site grading and construction could include straw hay bales, straw bale inlet filters, filter barrier infiltration pits, stormwater cisterns, and silt fences.

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 for each building prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of a grading permit

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MM-HWQ-2 LMU shall prepare and implement for individual projects on campus a Standard Urban Storm Water Mitigation Plan in accordance with the requirements of Chapter 6 Article 4.4, Storm Water and Urban Runoff Pollution Control, from the City of Los Angeles Municipal Code, to ensure that stormwater runoff water quality is managed through implementation of appropriate and applicable Best Management Practices. Prior to issuance of any grading or building permits for individual projects on campus, the City of Los Angeles Department of Public Works must approve the Standard Urban Storm Water Mitigation Plan.

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 for each building prior to issuance of a grading permit

Action Indicating Compliance with Mitigation Measure(s): Issuance of a grading permit

MM-HWQ-3 During the construction of individual projects, project contractors shall properly store hazardous materials to prevent contact with precipitation or runoff.

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 with Mitigation Measure(s): Field inspection sign-off

MM-HWQ-4 During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall develop and maintain effective monitoring and cleanup programs for spills and leaks of hazardous materials.

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 and Operation

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

MM-HWQ-5 During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall place equipment to be repaired or maintained in covered areas on a pad of absorbent material to contain leaks, spills, or small discharge.

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 and Operation

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

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MM-HWQ-6 During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall provide periodic and consistent removal of landscape and construction debris.

Enforcement Agency: City of Los Angeles, Department of Public Works (Bureau of Sanitation)

Monitoring Agency: City of Los Angeles, Department of Public Works (Bureau of Sanitation)

Monitoring Phase: Construction and Operation

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

MM-HWQ-7 During Proposed Project construction and subsequent operation, project contractors and LMU, respectively, shall sweep parking lots at regular, frequent intervals to remove debris and shall also remove any significant chemical residue on the Project site through appropriate methods.

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 and Operation

Monitoring Frequency: Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

MM-HWQ-8 LMU shall prepare and implement for individual projects on campus a Wet Weather Erosion Control Plan during between October 1 and April 15 in accordance with the requirements of Section 7002 of the Los Angeles Building Code.

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 prior to issuance of grading permit, Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Issuance of grading permit, Field inspection sign-off

2.13. Land Use and Planning

2.13.1 Project Design Features

PDF-LU-1 The Proposed Project shall comply with the land use regulations established by the proposed LMU Specific Plan.

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

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

Monitoring Phase: Pre-construction, Operation

Monitoring Frequency: Once during Substantial Compliance Review for new buildings; periodic during operation

Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval; field inspection sign-off

2.13.2 Mitigation Measures

No mitigation measures required.

2.14. Noise

2.14.1 Project Design Features

PDF-NOISE-1 During construction activities, the operation of vibratory rollers and sonic pile drivers shall occur at a minimum distance of 50 feet from the campus boundary, and shall occur at a minimum distance of 84 feet from Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel.

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 inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

PDF-NOISE-2 LMU shall provide construction worker parking at an off-site location in the campus vicinity. A shuttle service shall transport workers to and from campus in the morning and afternoon. No worker parking shall be permitted on residential streets.

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 inspection

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

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PDF-NOISE-3 All speakers for modified and new outdoor audio systems shall be mounted to face spectator areas, be directed away from adjacent residences, and be set to provide that sound levels from the systems do not exceed the off-campus ambient noise levels listed in Table IV.I-4 of the Draft EIR by 5 dB(A).

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

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

Monitoring Phase: Pre-Construction, Operation

Monitoring Frequency: Once prior to issuance of building (electrical) permit for new equipment, Periodic field inspection

Action Indicating Compliance with Mitigation Measure(s): Issuance of building (electrical) permit for new equipment; field inspection sign-off

PDF-NOISE-4 New parking structures shall include a half-wall on the grade-level parking deck and/or full walls on the sides of the parking structure that face nearby residential receptors.

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

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once for each parking structures during Substantial Compliance Analysis

Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

PDF-NOISE-5 LMU's Department of Public Safety shall continue to respond to on-campus incidents regarding excessive noise and student violations shall be sanctioned as provided in LMU's Student Conduct Code.

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: Periodically during operation

Action Indicating Compliance with Mitigation Measure(s): Compliance certification report by Applicant

PDF-NOISE-6 No outdoor amplified sound system shall be installed or maintained on the LMU Campus within 150 feet of residential areas in the R1 zone, except within the Athletic Planning Area, where public address systems used in conjunction with athletic training and competitions may be used. However, emergency address broadcasts shall be exempted from these requirements.

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

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

Monitoring Phase: Pre-construction, Operation

Monitoring Frequency: Once prior to issuance of building (electrical) permit for new equipment; periodically during operation

Action Indicating Compliance with Mitigation Measure(s): Issuance of building (electrical) permit for new equipment; field inspection sign-off

2.14.2 Mitigation Measures

MM-NOISE-1 All construction activity shall be conducted in accordance with Section 112.05 of the Los Angeles Municipal Code Noise Ordinance, which states that all technically feasible measures shall be implemented to reduce noise levels of construction equipment operating within 500 feet of residential areas in cases where noise levels exceed 75 dB(A) at 50 feet from the noise source. The Project applicant shall therefore require in contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

- Two weeks prior to the commencement of construction of new buildings, notification must be provided to surrounding land uses within 500 feet of a Project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period;
- Ensure that construction equipment is properly muffled according to industry standards and in good working condition;
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses;
- Schedule high noise- and vibration-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption to sensitive uses;
- Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers such as curtains around construction areas or noise blankets around stationary construction noise sources in order to limit construction noise generation from exceeding existing ambient exterior noise levels by 5 dB(A) at a noise sensitive use;
- Use electric air compressors and similar power tools rather than diesel equipment, for construction equipment that is available and economically feasible;
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 20 minutes; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be posted clearly at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City of Los Angeles or the construction relations liaison receives a complaint, the liaison

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shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the Project construction documents, which shall be reviewed by City of Los Angeles representatives prior to issuance of a grading permit.

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: Prior to issuance of building permit; periodic field-inspection
Action Indicating Compliance with Mitigation Measure(s): Submittal of construction contracts with BMPs included; field inspection sign-off

MM-NOISE-2 The Project applicant shall require by contract specifications that heavily loaded trucks used during construction be routed away from residential streets. Contract specifications shall be included in the Project construction documents, which shall be reviewed by the City of Los Angeles representatives prior to issuance of a grading permit.

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 prior to issuance of a grading permit
Action Indicating Compliance with Mitigation Measure(s): Issuance of a grading permit

MM-NOISE-3 The use of existing or improved audio systems associated with Sullivan Field, Page Stadium, Smith Field, and Burns Recreation Center Pool shall be limited to only those hours during which the facilities are being utilized, which shall not surpass 10:00 PM, except in the case of overtime or extra innings.

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: Periodically during operation
Action Indicating Compliance with Mitigation Measure(s):Field inspection sign-off

2.15. Police Protection

2.15.1 Project Design Features

PDF-POL-1 The LMU Department of Public Safety shall continue to provide first-response police protection services for the LMU campus and implement such security measures as maintaining a security booth located off Lincoln Boulevard, operating a network of security cameras on the campus, and securing all student resident halls by authorized key card entry.

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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: Ongoing throughout operation
Action Indicating Compliance with Mitigation Measure(s): Compliance certification report by Applicant

2.15.2 Mitigation Measures

MM-POL-1 During Project construction, construction sites shall be secured with fencing and locked entrances. Construction equipment, tools and materials shall be secured by locking or placing them within sheds and/or other inaccessible areas while not in use. Construction sites shall be lighted as necessary at night to deter theft and vandalism.

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 throughout construction
Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

MM-POL-2 Prior to the issuance of a building permit, the Los Angeles Police Department, Pacific Division, Crime Prevention Unit, shall have the opportunity to comment regarding security and crime prevention features.

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 for each building prior to issuance of building permit
Action Indicating Compliance with Mitigation Measure(s): Los Angeles Police Department correspondence to Department of City Planning documenting review.

MM-POL-3 Upon completion of each building or facility, a diagram of each completed building or facility shall be provided to the Los Angeles Police Department Pacific Division Commanding Officer. The diagram shall include access routes, building locations, and any additional information that would facilitate police response.

Enforcement Agency: City of Los Angeles, Department of City Planning
Monitoring Agency: City of Los Angeles, Police Department
Monitoring Phase: Post-construction
Monitoring Frequency: Once at completion of building/facility construction
Action Indicating Compliance with Mitigation Measure(s): Submittal of building or facility diagram to Police Department.

2.16. Fire Protection and Emergency Medical Services

2.16.1 Project Design Features

PDF-FIRE-1 LMU's Department of Public Safety shall continue to act as a first responder in emergencies and implement LMU's emergency procedures.

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 Indicating Compliance with Mitigation Measure(s): Compliance certification report by Applicant

2.16.2 Mitigation Measures

MM-FIRE-1 Prior to the issuance of any building permit, a plot plan shall be submitted to the Fire Department for approval.

Enforcement Agency: City of Los Angeles, Fire Department

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once for each building prior to issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Fire Department approval

MM-FIRE-2 Prior to the issuance of any building permit, definitive plot plan and specifications including fire prevention features for the Project shall be submitted to and approved by the Fire Department.

Enforcement Agency: City of Los Angeles, Fire Department

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once for each building prior to issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Fire Department approval

MM-FIRE-3 Adequate off-site public and on-site private fire hydrants shall be required. The exact number and location of the hydrants shall be determined after the Fire Department reviews the plot plan. LMU shall be required to pay for any hydrant installations required by the Fire Department.

Enforcement Agency: City of Los Angeles, Fire Department

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once for each building prior to issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Fire Department approval

MM-FIRE-4 Adequate vehicular access ways around all multi-story buildings shall be required by the Fire Department where buildings exceed two stories in height.

Enforcement Agency: City of Los Angeles, Fire Department

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once for each building prior to issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Fire Department approval

MM-FIRE-5 Where fire apparatus will be driven onto the road level surface of a subterranean parking structure, the structural foundation of the subterranean parking structures shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

Enforcement Agency: City of Los Angeles, Fire Department

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once for each building prior to issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Fire Department approval

MM-FIRE-6 LMU shall covenant that all streets on campus shall be open to free travel of emergency vehicles.

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 prior to issuance of building permit for first building developed pursuant to LMU Specific Plan

Action Indicating Compliance with Mitigation Measure(s): Applicant submittal of recorded covenant

MM-FIRE-7 LMU shall work with the Los Angeles Department of Water and Power to construct or otherwise suitably guarantee the construction of water system improvements as needed to meet the on-site fire flow requirements set forth by LAFD. In the event off-site improvements are necessary, LMU shall contribute its fair share to water system improvements to meet the on-site fire flow requirements set forth by the Fire Department.

Enforcement Agency: Los Angeles Department of Water and Power; City of Los Angeles, Fire Department

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once after submittal of plans for water system improvements to meet the on-site fire flow improvements for each building prior to issuance of building permit

Action Indicating Compliance with Mitigation Measure(s): Department of Water and Power and Fire Department approval

2.17. Recreation and Parks

2.17.1 Project Design Features

PDF-REC-1 The LMU Campus shall provide, at a minimum, the acreage of open space and outdoor athletic facilities required by the proposed LMU Specific Plan.

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

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once for each building during Substantial Compliance Analysis

Action Indicating Compliance with Mitigation Measure(s): Substantial Compliance Analysis approval

2.17.2 Mitigation Measures

No mitigation measures required.

2.18. Transportation

2.18.1 Project Design Features

No Project Design Features are proposed.

2.18.2 Mitigation Measures

Construction Mitigation Measures

MM-TRAF-1 Prior to the issuance of building demolition permits, a Construction Traffic Management Plan shall be prepared and submitted to the City of Los Angeles Department of Transportation for review and approval. The Construction Traffic Management Plan shall include information such as haul routes and staging plans. The Construction Traffic Management Plan shall include the following elements:

- Provisions to configure construction parking to minimize traffic interference and avoid parking on residential streets.
- Consolidating and coordinating haul trucks, deliveries, and pick-ups to reduce the potential for trucks waiting to load or unload for protracted periods of time.

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- Construction equipment traffic from the contractors shall be controlled by flagman in order to minimize circulation conflicts and obstruction of through-traffic lanes.
- Maintaining access to residences and businesses.
- Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing, and protection barriers.

Enforcement Agency: City of Los Angeles, Department of Transportation

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

Monitoring Phase: Pre-construction

Monitoring Frequency: Once for each building prior to issuance of demolition permits

Action Indicating Compliance with Mitigation Measure(s): Approval by Department of Transportation; issuance of demolition permit

MM-TRAF-2 Construction worker parking shall be provided at an off-site location in the campus vicinity, where sufficient parking for the expected number of workers can be accommodated. A shuttle service shall be provided to transport construction workers to and from campus in the morning and afternoon. No construction worker parking shall be permitted on residential streets.

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: Ongoing throughout construction

Action Indicating Compliance with Mitigation Measure(s): Field inspection sign-off

MM-TRAF-3 The Proposed Project applicant shall implement at least one of the following Transportation Demand Management (TDM) strategies to mitigate Proposed Project-related intersection impacts during Project buildout.

- Increase number of residential beds to 4,250 from the 3,261 beds currently available (an increase of 989 beds). This mitigation measure would allow the campus to grow to 9,545 FTE students, faculty, and staff before a significant traffic-related significant impact occurs.
- Implement a 5 percent faculty/staff TDM program as discussed in the *Transportation Impacts Analysis* prepared in December 2009 for the Proposed Project and increase the number of residential beds to at least 4,197 from the 3,261 beds currently available (an increase of 936 beds). This mitigation measure would allow the campus to grow to the full 9,600 FTE students, faculty, and staff buildout without significant traffic-related impacts.
- Implement a 10 percent faculty/staff TDM program as discussed in the *Transportation Impacts Analysis* prepared in December 2009 for the Proposed Project and increase the

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number of residential beds to at least 4,032 from the 3,261 beds currently available (an increase of 771 beds). This mitigation measure would allow the campus to grow to the full 9,600 FTE students, faculty, and staff buildout without significant traffic-related impacts.

Enforcement Agency: City of Los Angeles, Department of Transportation

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

Monitoring Phase: Operation

Monitoring Frequency: Ongoing until Project buildout

Action Indicating Compliance with Mitigation Measure(s): Compliance certification report by Applicant approved by Department of Transportation

MM-TRAF-4 The Transportation Demand Management (TDM) program implementation and monitoring shall be conducted in accordance with the guidelines set forth in the *Transportation Impact Analysis* prepared in December 2009 for the Proposed Project. The final, detailed TDM plan shall be presented to the Los Angeles Department of Transportation for approval.

Enforcement Agency: City of Los Angeles, Department of Transportation

Monitoring Agency: City of Los Angeles, Department of Transportation

Monitoring Phase: Operation

Monitoring Frequency: Ongoing until Project buildout

Action Indicating Compliance with Mitigation Measure(s): Submittal of a final TDM Plan to the Department of Transportation

MM-TRAF-5 The Proposed Project shall add parking in phases with increases in the campus full-time equivalent population, in conformance with the requirements of the proposed Specific Plan. The location of such additional parking shall be approved by the Department of Transportation.

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 until all 4,742 parking spaces required are provided on campus

Action Indicating Compliance with Mitigation Measure(s): Annual submittal of reports to the Department of Building and Safety, due by October 1 of each year, that certifies the number of full-time equivalent students, faculty, and staff enrolled or working on Campus for the current academic year, and that includes parking plans showing that the Campus provides the number of parking spaces required by the Specific Plan

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MM-TRAF-6 Prior to pulling building permits for the new sports pavilion (i.e., the replacement facility for Gerston Pavilion), or the construction of more than 1000 additional seats (individually or cumulatively) at Page Stadium, Smith Softball Field, and/or Sullivan Field, the Applicant shall obtain approval from the Department of Transportation of a parking plan for the new sports pavilion or the new sports facility seating at Page Stadium, Smith Softball Field, and/or Sullivan Field demonstrating sufficient parking availability for such new sports pavilion or new sports facility seating at Page Stadium, Smith Softball Field, and/or Sullivan Field. Parking for the new sports pavilion or new sports facility seating at Page Stadium, Smith Softball Field, and/or Sullivan Field may be met by demonstrating sufficient capacity through a shared use study of the then-existing parking demand, construction of new parking spaces, or a special event parking plan which may include valet/stacked parking and/or shuttle services from University Hall to other locations on campus, or shuttle services to and from off-site parking locations.

Enforcement Agency: City of Los Angeles, Department of Transportation

Monitoring Agency: City of Los Angeles, Department of Transportation

Monitoring Phase: Pre-construction

Monitoring Frequency: Once during building plan check for new sports pavilion or the construction of more than 1000 additional seats (individually or cumulatively) at Page Stadium, Smith Softball Field, and/or Sullivan Field

Action Indicating Compliance with Mitigation Measure(s): Department of Transportation review and determination on additional parking space requirements, if any; building plan check approval

MM-TRAF-7 LMU will maintain an Event Parking Management Program to accommodate occasional university functions expected to bring a large number of non-registered vehicles onto campus. The Event Parking Management Program will provide for a temporary increase in traffic management and parking personnel to accommodate the additional vehicles on the campus. LMU shall direct visitors leaving events by car to exit the campus via LMU Drive.

Enforcement Agency: City of Los Angeles, Department of Transportation

Monitoring Agency: City of Los Angeles, Department of Transportation

Monitoring Phase: Operation

Monitoring Frequency: Annually

Action Indicating Compliance with Mitigation Measure(s): Compliance certification report by Applicant

2.19. Water Supply

2.19.1 Project Design Features

PDF-WATER-1 The Proposed Project would include the following water conservation features in new development approved as part of the Proposed Project by Proposed Project buildout, unless alternative or equivalent measures are substituted with City approval. Proposed Project buildout means the addition of 508,000 net new gross square feet of academic/administrative facilities, 476,000 net new gross square feet of residential facilities, and 28,000 net new gross square feet of athletic indoor facilities on campus:

- Bathroom faucets – 1.5 gallons per minute (private), 0.5 gallon per minute (public)
- Self-closing faucets in public restrooms
- Kitchen faucets – 1.5 gallons per minute
- Pre-rinse kitchen spray head
- Showerheads: no more than 1 showerhead per stall
 - Low-flow showerheads – 2.0 gallons per minute
- High efficiency clothes washers – water savings factor of 5.0 or less (residential); water savings factor of 7.5 or less (residential)
- High efficiency toilets – 1.28 gallons per flush or less, or dual flush
- High efficiency/ultra low flow urinals – 0.125 to 0.5 gallon per flush
- Energy Star dishwashers
- Domestic water heating system located in close proximity to point(s) of use
- Tankless and on-demand water heaters
- Cooling tower conductivity controllers or cooling tower pH conductivity controllers
 - (Cooling towers to operate at minimum of 5.5 cycles of concentration)
- Water-saving pool filter
- Rotating sprinkler nozzles – 0.5 gallon per minute
- Micro-spray nozzles
- Drip/subsurface irrigation (micro-irrigation) and bubbler irrigation

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- Weather based irrigation controller
- Hydro-zoning plantings (grouping similar water needs plants together)
- Zoned irrigation
- Drought-tolerant plants: 75 percent of new landscape plantings
- Artificial turf (cost permitting)
- Landscaping contouring to minimize precipitation runoff
- Infiltration planters (i.e., notched curb to allow runoff to flow into planted areas)
- Stormwater capture and infiltration of on campus sump
- Campus-wide reclaimed water irrigation
- Cooling towers using 100 percent reclaimed water use, as permitted by law
- New buildings designed to meet the U.S. Green Building Council's Leadership in Energy and Environmental Design® (LEED®) Certified level (or higher), or an equivalent criteria.

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, Operation

Monitoring Frequency: Periodically during plan check for each building and operation as needed

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; field inspection sign-off

2.19.2 Mitigation Measures

No mitigation measures required.

2.20. Wastewater

2.20.1 Project Design Features

See Section IV L 1, Water Supply.

2.20.2 Mitigation Measures

MM-WW-1 If future capacity studies and calculations during the course of Project improvements determine that any sewer pipe sections on campus would operate at flow depths greater

than 75 percent of pipe depth, such pipes shall be upsized as necessary at the expense of LMU.

Enforcement Agency: City of Los Angeles, Department of Public Works (Bureau of Sanitation)

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

Monitoring Phase: Pre-Construction

Monitoring Frequency: As needed during plan check for new buildings

Action Indicating Compliance with Mitigation Measure(s): Sign-off by Department of Public Works (Bureau of Sanitation) on future capacity studies

2.21. Solid Waste

2.21.1 Project Design Features

PDF-SW-1 LMU shall continue to achieve a campuswide waste diversion rate of at least 58.6 percent through recycling activities.

Enforcement Agency: City of Los Angeles, Department of Public Works (Bureau of Sanitation)

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

Monitoring Phase: Operation

Monitoring Frequency: Annually until Project buildout

Action Indicating Compliance with Mitigation Measure(s): Submittal of compliance report by Applicant to the Department of Public Works

2.21.2 Mitigation Measures

No mitigation measures required

2.22. Energy (Electricity and Natural Gas)

2.22.1 Project Design Features

PDF-ENG-1 LMU shall implement the following energy conservation measures as part of the Proposed Project:

- Central Plant motors shall include variable frequency drivers to adjust electrical motor speed based on demand;
- Major building renovations and additions shall be integrated into the Campus Energy Management System, which is a set of computer-aided tools used to monitor, control, and optimize the performance of building HVAC and lighting systems;
- Future cooling loads shall be met using thermal energy storage, or an additional energy efficient chiller, or other comparable storage technologies;

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- New and replacement buildings with flat roofs shall use white reflective material or comparable heat rejecting material on the building roofs;
- New appliances shall meet or exceed the minimum efficiency levels mandated in the California Code of Regulations;
- All irrigation shall use reclaimed water by Project buildout;
- All irrigation shall use automatic irrigation timers and at least 50 percent of the campus's non-turf areas shall include drought-tolerant or native plantings;
- All new and renovated buildings shall incorporate water conservation measures such as ultra-low-flush water closets and urinals, low-flow shower heads, and low-flow faucet aerators;
- All new construction shall be designed to the 2008 LEED Certified criteria (or an equivalent criteria) or better;
- Buildings shall be well sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads;
- Buildings shall incorporate thermal insulation in walls and ceilings;
- Window systems shall be designed to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather; and
- High-intensity-discharge (HID) lamps, light-emitting diode (LED), or other energy efficient lighting shall be installed for all outdoor lighting to reduce electricity consumption.

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, Operation

Monitoring Frequency: Periodically during plan check for each building and operation as needed

Action Indicating Compliance with Mitigation Measure(s): Issuance of building permit; field inspection sign-off

2.22.2 Mitigation Measures

Electricity

MM-ENG-1 Prior to submittal of final site plans associated with specific Project facilities for approval by the City's Building and Safety Department, LMU shall consult with LADWP to determine the appropriate specifications for additional transmission or distribution facilities supplying electricity to the Project site. Upon finalization of these specifications, LMU shall fund its fair share of the cost of on campus or off campus infrastructure installation, as applicable.

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Enforcement Agency: 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
Monitoring Frequency: Once prior to submittal to Department of Building and Safety of final site plans for each Project facility
Action Indicating Compliance with Mitigation Measure(s): Documentation of consultation with LADWP; payment of fair share of costs, if applicable

MM-ENG-2 Prior to submittal of final site plans for specific Project buildings or facilities to the City's Building and Safety Department demonstrating compliance with the State's Energy Conservation Standards, LMU shall consult with LADWP's Energy Solutions Group regarding the incorporation of possible energy efficiency measures into Project design.

Enforcement Agency: 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
Monitoring Frequency: Once prior to submittal of final site plans for each Project facility to Department of Building and Safety
Action Indicating Compliance with Mitigation Measure(s): Documentation of consultation with LADWP's Energy Solutions Group

Natural Gas

MM-ENG-3 Prior to submittal of final site plans for specific Project buildings or facilities to the City's Building and Safety Department demonstrating compliance with the State's Energy Conservation Standards, LMU shall incorporate the appropriate specifications for necessary modifications to the natural gas conveyance system to the Project site as required by the Gas Company. Upon finalizing these specifications, LMU shall fund its fair share of the cost of on campus or off campus infrastructure installation, as applicable.

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 prior to submittal of final site plans for specific Project buildings or facilities to Department of Building and Safety
Action Indicating Compliance with Mitigation Measure(s): Documentation of consultation with the Southern California Gas Company; payment of fair share costs, if applicable

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MM-ENG-4 Prior to submittal of final site plans for specific Project buildings or facilities to the City's Building and Safety Department demonstrating compliance with the State's Energy Conservation Standards, LMU shall consult with the Gas Company regarding the incorporation of feasible energy conservation measures into Project design.

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 prior to submittal of final site plans for specific Project buildings or facilities to Department of Building and Safety

Action Indicating Compliance with Mitigation Measure(s): Documentation of consultation with the Southern California Gas Company