

SECTION VI
MITIGATION MONITORING

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Effective January 1, 1989, the California Environmental Quality Act (CEQA) was amended to add Section 21081.6, implementing Assembly Bill (AB) 3180. As part of CEQA (state-mandated) environmental review procedures, AB 3180 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring efficacy of any required mitigation measures applied to proposed developments. As stated in Section 21081.6 of the Public Resources Code:

"...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of approval, in order to mitigate or avoid significant effects on the environment."

AB 3180 provides general guidelines for implementing monitoring and reporting programs. Specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final approval of the project proposal by the responsible decision-maker(s). In response to established CEQA requirements and those of AB 3180 (Public Resources Code Section 21000 et seq.), the proposed mitigation monitoring program shall be submitted for consideration prior to completion of the environmental review process to enable the decision-maker's appropriate response to the proposals. The proposed program should be included in the draft environmental document to allow public circulation and review of the proposal; a mitigation monitoring program must be provided as part of the Final EIR.

The proposed monitoring program is included as Appendix B to this Environmental Impact Report. Specific elements of the program are defined within the appendix.

In addition, pursuant to Section 21081 (a) of the Public Resources Code, findings must be adopted by the decision maker coincidental to certification of the Environmental Impact Report. The following language shall be incorporated as part of the decision-maker's Findings of Fact in response to AB 3180, and in compliance with the requirements of the Public Resources Code.

1. In accordance with requirements of Section 21081 (a) and 21081.6 of the Public Resources Code, the City of Los Angeles has made the following additional findings;
 - a) That a mitigation reporting and monitoring program shall be implemented as specified in the final decision relative to the subject project;

- b) that through covenant and agreement, prior to the recordation of the final map, certificate of occupancy, and/or building permit, the applicant shall identify an appropriate licensed professional to provide certification that compliance with the required mitigation measures has been effected;
- c) site plans and/or building plans, submitted for approval by the responsible monitoring agency, have included required mitigation measures/conditions; and,
- d) that an accountable enforcement agency and monitoring agency shall be identified for mitigation measures/conditions adopted as part of the decision-maker's final determination.