FINDINGS OF FACT AND MITIGATION MONITORING AND REPORTING PLAN
ZERO EMISSIONS PORT ELECTRIFICATION OF OPERATIONS AND GRID RELIABILITY (ZEPEO) PROJECT
SCH No. 2025120795

1. INTRODUCTION

The City of Los Angeles Harbor Department (Harbor Department or LAHD), staff acting by and through its Board of Harbor Commissioners (Board), has reviewed the Initial Study/ Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2025120795 prepared for the Zero Emissions Port Electrification of Operations and Grid Reliability (ZEPEO) (Project) by the City of Los Angeles Department of Water and Power (LADWP) as Lead Agency under the California Environmental Quality Act (CEQA) (Pub. Resources Code, §§ 21000 et seq., 21067). On March 24, 2026, the LADWP adopted the Project and the IS/MND as adequate. LADWP posted a Notice of Determination (NODs) under CEQA for the Project, March 24, 2026. To date, no legal challenges were filed.

The ZEPEO Project design will be prepared by LADWP, and the project construction will be a joint effort by LADWP and the Harbor Department.

The Harbor Department, acting as a Responsible Agency under CEQA, must consider LADWP's MND prior to commencing any construction activities or approving any permits to LADWP associated with property owned by the Harbor Department.

ROLE OF THE PORT AS A RESPONSIBLE AGENCY

Under CEQA, a "responsible agency" is a public agency, other than the lead agency, that is "responsible for carrying out or approving a project." (Pub. Resources Code, § 21069.) A responsible agency complies with CEQA by considering the document prepared by the lead agency and reaching its own conclusions on whether and how to approve the project involved. (CEQA Guidelines, §§ 15096, 15231.) If a responsible agency believes that an environmental document prepared by a lead agency is inadequate for its use under CEQA, the responsible agency must either take the issue to court within 30 days after the lead agency files a NOD, be deemed to have waived any objection to the adequacy of the document, prepare a subsequent document if permitted under Section 15162, or assumed the lead agency role as provided by Section 15052, subd. (a)(3). (CEQA Guidelines, § 15096, subd. (e).)

An IS/MND adopted by a lead agency "shall be conclusively presumed to comply with CEQA" for purposes of use by responsible agencies that were consulted unless a court finds the IS/MND inadequate or a subsequent EIR is required by CEQA Guidelines section 15162. (See CEQA Guidelines, § 15231.)

Similarly, when considering mitigation measures, a responsible agency is more limited than a lead agency. A responsible agency has responsibility for mitigating and avoiding only the direct or indirect environmental effects of those parts of the project which it decides to carry out, finance, or approve. (CEQA Guidelines, § 15096, subd. (g)(1).) CEQA Guidelines section 15097 notes that:

Lead and responsible agencies should coordinate their mitigation monitoring or reporting programs where possible. Generally, lead and responsible agencies for a given project will adopt separate and different monitoring or reporting programs. This occurs because of any of the following reasons: the agencies have adopted and are responsible for reporting on or monitoring different mitigation measures; the agencies are deciding on the project at different times; each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.

(CEQA Guidelines, § 15097, subd. (d).)

Based on its independent review of the IS/MND, the Harbor Department herein makes the following conclusions pursuant to Public Resources Code Section 21069 and CEQA Guidelines Sections 15069(g), and 15097(d), regarding the IS/MND and the Mitigation Monitoring and Reporting Plan (MMRP) as the measures pertain to the Project elements to be constructed by the Harbor Department's and those elements of the Project that the Harbor Department has permit authority. .

2. PROJECT DESCRIPTION

In 2017, the Harbor Department adopted the San Pedro Bay Ports Clean Air Action Plan (CAAP), which outlined goals to make the Port of Los Angeles (POLA or Port) a global leader for cleaner air, sustainability, and innovation by electrifying Port operations and reducing greenhouse gas (GHG) emissions below 1990 levels by 40% in 2030 and 80% by 2050. POLA is expected to see increasing levels of electrical load growth and electrification as it adopts the CAAP zero-emission goals, zero-emission cargo-handling equipment (CHE) by 2030, and zero emission drayage trucks by 2035. CHE includes equipment that moves cargo to and from marine vessels, railcars, and on-road trucks. To support these goals, LADWP proposes to expand the capacity of the electrical sub-transmission and electric distribution system within POLA, known as the Zero Emissions Port Electrification of Operations (ZEPEO) and Grid Reliability Project.

LADWP proposes to increase the capacity of electricity distribution within POLA by installing sixteen (16) new 34.5-kilovolt (kV) underground distribution circuits. Electricity is currently supplied to POLA through Receiving Station (RS) - Q located at the Harbor Generating Station (HGS); however, RSQ and RS-C (located in Wilmington) would need to increase their electrical capacity to provide the additional 200 megavolt-amperes (MVA) needed for the established electrification goals. To accommodate the estimated increase in load, LADWP is proposing to expand the capacity of RS-Q and RS-C, install three (3) new switching stations, and construct a wet cooling tower for HGS to maintain existing generation capacity.

The Project is located within POLA, HGS, and the neighborhoods of Wilmington and San Pedro. POLA is bounded to the north by Harry Bridges Avenue, to the east by the Schuyler F. Heim Bridge and Navy Way, to the south by the San Pedro Breakwater, and to the west by Harbor Boulevard. The Project has eight (8) major components (see Figure 1):

RS-Q Rack D	The new RS-Q Rack D would be directly west of HGS, on remediated Parcel Y.
RS-C Rack C	RS-C is located at 900 E Lomita Boulevard in the Wilmington community of Los Angeles.
Distribution Circuits	Ten (10) new circuits would be located within San Pedro and the outer POLA. Four (4) circuits would be located within Terminal Island in POLA. Two (2) new circuits would be installed from RS-C in Wilmington to the RS-Q Area.
Three New Switching Stations	Three new switching stations would be constructed: one on Terminal Island, one on the southwest corner of John S Gibson Boulevard and Harry Bridges Boulevard, and one south of Signal Street and 22nd Street.
Parcel K Demolition and Remediation	Parcel K is located across Harry Bridges Avenue from HGS. The two (2) existing warehouses and associated hardscape would be demolished. After demolition, Parcel K would undergo soil remediation to industrial usage standards.
Harbor Wet Cooling Tower	A new cooling tower would be installed at HGS, located at 161 N Island Avenue north of POLA. The HGS is bounded by E Harry Bridges Boulevard on the north, the Union Pacific Railroad right-of-way (ROW) on the south, N Fries Avenue on the east, and Lagoon Avenue on the west. HGS is associated with Assessor's Parcel Numbers (APNs) 7440-006-945 and 7440-009-904 and is zoned for Public Facilities.

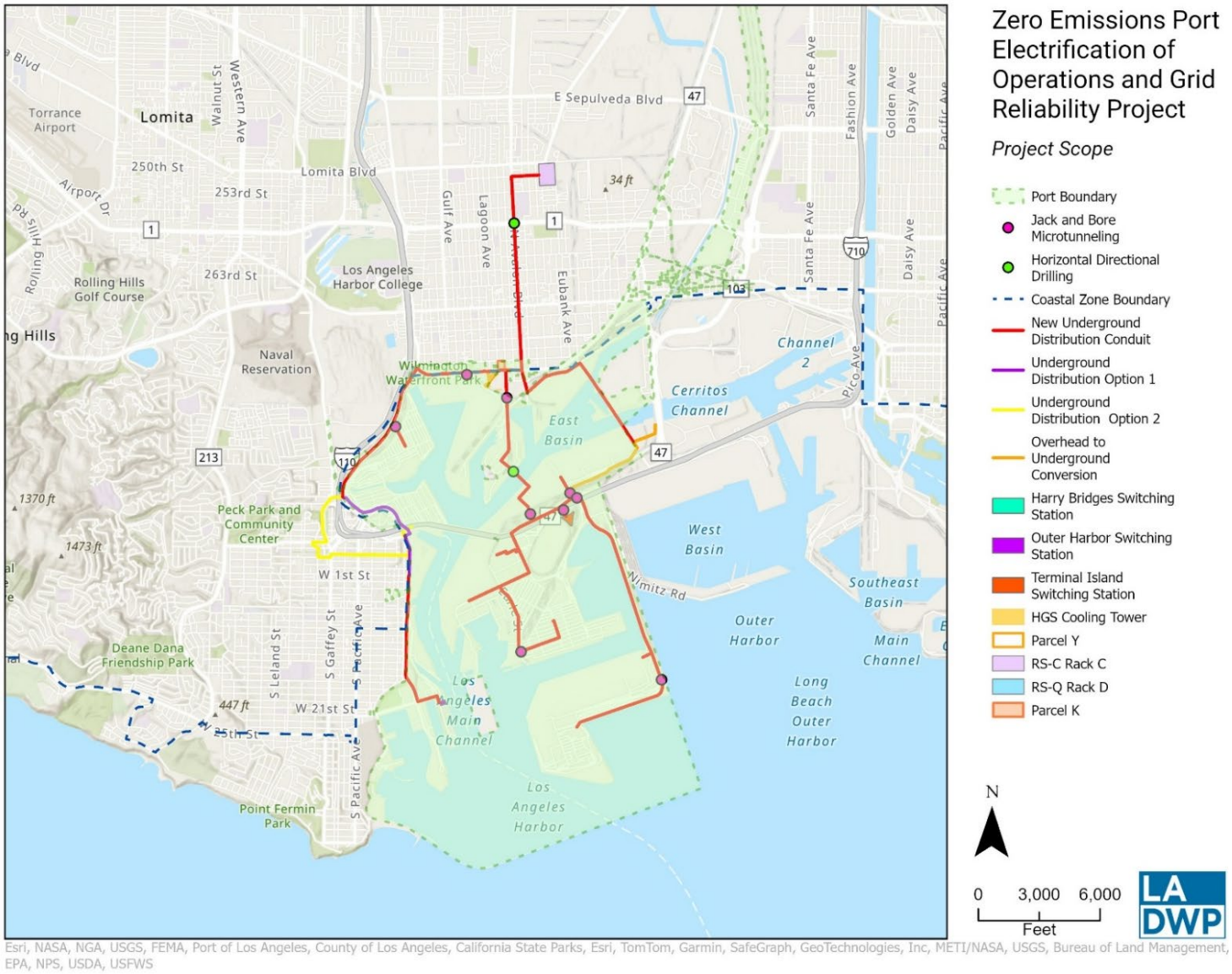

Figure 1 Project Scope

3. FINDINGS

These findings provide the written analysis and conclusions of the Harbor Department, acting by and through its Board of Harbor Commissioners, as a Responsible Agency, regarding the Harbor Department's independent review and consideration of the IS/MND and the mitigation measures directly applicable to LAHD.

The IS/MND concluded that the Project, after mitigation, would not result in any significant adverse environmental impacts.

3.1 BEST MANAGEMENT PRACTICES INCLUDED IN THE ANALYSIS

The following best management practices (BMPs) would be employed during construction of the Project, to help minimize or eliminate potential impacts to Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality, and Transportation. BMPs are distinguished from mitigation measures because they are based on existing regulatory requirements and/or are standard practices and procedures implemented by LADWP, LAHD and/or its contractors not unique to the Project. The BMPs include: BMP-AQ-1, BMP-AQ-2, BMP-BIO-1, BMP-BIO-2, BMP-BIO-3, BMP-BIO-4, BMP-CUL-1, BMP-WQ-1, BMP-WQ-2, BMP-TRA-1, and BMP-TRA-2.

Air Quality

BMP-AQ-1: The proposed project would comply with South Coast Air Quality Management District (SCAQMD) Rule 401 (Visible Emissions) and Rule 402 (Nuisance) to prevent the occurrence of public nuisances and visible dust plumes traveling off-site, and would implement Rule 403 dust control measures and Rule 1166 measures to control the emission of Volatile Organic Compounds (VOCs) from excavating, grading, handling and treating VOC-contaminated soil as required by the SCAQMD, including but not limited to the following:

- Water shall be applied to exposed surfaces at least two times per day to prevent generation of dust plumes.
- The construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road: Pave the surface extending at least 100 ft and at least 20 ft wide; Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 ft long and 10 ft wide to remove bulk material from tires and vehicle undercarriages Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. All trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).
- Construction activity on exposed or unpaved dirt surfaces shall be suspended when wind speed exceeds 25 miles per hour (mph).
- A community liaison shall be identified concerning on-site construction activity including resolution of issues related to dust generation.
- Non-toxic soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

- Streets shall be swept at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, water sweepers with reclaimed water shall be used.

BMP-AQ-2: Prior to demolition all structures will be tested for the presence of asbestos. If any asbestos-containing materials are found, it will be removed in accordance with the SCAQMD's Rule 1403 prior to demolition.

Biological Resources

Because Project construction activities would be continuous during the 6.75-year construction period, nesting bird season (which generally occurs from February through August, and as early as January for raptors) could not be avoided. Therefore, the following BMPs shall be employed to avoid and minimize impacts to nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC):

BMP-BIO-1: A pre-construction nesting bird survey shall be conducted by a qualified biologist within 3 days prior to the start of construction activities during the nesting season to determine whether active nests are present within or directly adjacent to the construction zone. All nests found shall be recorded.

BMP-BIO-2: In the event an active nest is detected, a qualified biologist shall monitor the nest to determine if a nest avoidance buffer zone is necessary to restrict construction activities in proximity to the nest to protect the nest from failing. Any buffer zone, within which construction activities may not occur, shall be established in coordination with the qualified biologist, who shall take into account existing baseline conditions (e.g., topography, buffering buildings or other structures, etc.). In addition, observed avian response to ambient conditions (e.g., existing traffic noise and human activity) shall factor into the requirement for and size of a nest avoidance buffer.

BMP-BIO-3: The qualified biologist shall monitor all active nests, including those with and without an established buffer, at least once per week to determine whether birds are being disturbed. If signs of disturbance or stress are observed, the qualified biologist shall implement adaptive measures to reduce disturbance. These measures could include establishing or increasing buffer distances or placing visual screens or sound dampening structures between the nest and construction activity until fledging is confirmed. The qualified biologist shall monitor each active nest until they determine that nestlings have fledged and dispersed, or the nest is no longer active.

BMP-BIO-4: Should an active nest of any federal or state-listed bird species be detected during pre-construction surveys or subsequent construction monitoring, construction activity in the immediate area shall not commence or shall cease if already underway, and the applicable federal and/or state agency (e.g., United States Fish and Wildlife Service [USFWS], California Department of Fish and Wildlife [CDFW], etc.) shall be notified. Work in other areas of the project site may continue until the active nests have been evaluated.

Cultural Resources

BMP-CUL-1: All field supervisors and all construction workers shall participate in training on cultural resources awareness prior to the initiation of project construction on project sites that involve ground-disturbing activities. The training shall include a description of the types of cultural resources (including tribal cultural resources and human remains) that could inadvertently be encountered during ground-disturbing activities, the sensitivity of the resources, the legal basis for protection of the resources, and the penalties for unauthorized collection of or knowingly damaging the resources. The training shall address the proper procedures in the event of an inadvertent discovery of a cultural resource, including the immediate halting of work in the area of the discovery, notification of appropriate individuals of the discovery, the establishment of appropriate protective buffer zones around the discovery, and the continued avoidance of the protected area until the resource has been evaluated by qualified individuals and an appropriate treatment plan has been developed and implemented. These procedures shall be documented in a Cultural Resources Monitoring Plan (CRMP) that shall establish, in the event of inadvertent discovery of cultural resources, monitoring procedures (including potential Native American monitors), notification procedures, key staff, and preliminary treatment measures for potential discoveries. The CRMP shall be written to ensure compliance with appropriate state and federal laws. The training presentation and CRMP shall be available to additional supervisory or construction personnel who may join after project construction has begun.

Hydrology and Water Quality

BMP-WQ-1: A Storm Water Pollution Prevention Plan (SWPPP), which will include erosion and sedimentation BMPs, shall be developed and implemented for construction activities. The SWPPP may include, but would not be limited to, the following:

- Minimizing the extent of disturbed areas and duration of exposure;
- Stabilizing and protecting disturbed areas;
- Keeping runoff velocities low; and
- Retaining sediment within the construction area.

BMP-WQ-2: Construction erosion and sediment control BMPs may include, but are not limited, to the following:

- Temporary desilting basins;
- Silt fences;
- Gravel bag barriers;
- Temporary soil stabilization with mattresses and mulching;
- Temporary drainage inlet protection; and
- Diversion dikes and interceptor swales.

Transportation

BMP-TRA-1: Residences and businesses near the underground distribution alignment would be notified prior to the start of construction (e.g., via flyers) of lane closures and parking restrictions in their vicinity. The notices would include a telephone number for comments or questions related to construction activities.

BMP-TRA-2 LADWP would coordinate with all applicable agencies regarding construction schedules and worksite traffic control and detour plans, including but not limited to the City of Los Angeles Department of Transportation, the City of Los Angeles Department of Public Works, Bureau of Engineering, the City of Los Angeles Fire Department, and the City of Los Angeles Police Department.

3.2 POTENTIALLY SIGNIFICANT IMPACTS WHICH WERE FOUND BY THE CITY TO BE MITIGATED TO A LEVEL OF INSIGNIFICANCE

The IS/MND identified six potentially significant adverse environmental impacts that could be reduced to less-than-significant, thereby enabling the preparation of the IS/MND rather than a full environmental impact report (EIR). The potential effects identified by LADWP included impacts to: (1) Air Quality: (a) The Project could conflict or obstruct implementation of the applicable air quality plan; (b) The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under applicable federal or state ambient air quality standard; (2) Cultural Resources: (b) The Project could cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; (c) The Project could disturb human remains, including those interred outside of formal cemeteries; (3) Geology and Soils: (f) The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; (4) Hazards and Hazardous Materials; (b) The Project could create a significant hazard to public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; (c) The Project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; (d) The Project could be located on a site that is included on a list of hazardous materials site compiled pursuant to Government Code 65962.5 and, as a result, would create a significant hazard to the public or the environment; (5) Noise; The Project could result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; and (6) Tribal Cultural Resources: The Project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and is (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Eight feasible mitigation measures that would reduce the impacts of the Project to less-than-significant were evaluated and included in the LADWP's MMRP. Those measures are: MM-AQ-1, MM-CUL-1, MM-CUL-2, MM-CUL-3, MM-GEO-1, MM-HAZ-1, MM-NOI-1, and MM-TCR-1. The full descriptions of these mitigation measures can be found in Section 5, below.

3.3 FINDINGS CONCLUSION

No additional feasible mitigation measures were identified by the Harbor Department, as a responsible agency, to further reduce the already less-than-significant impacts of the Project. Those identified in the IS/MND's MMRP are sufficient for the Harbor Department's approval purposes. The Harbor Department further finds that all of the findings presented here are supported by substantial evidence in the record of the LADWP when adopting the IS/MND, incorporated herein by reference, and in the administrative record as a whole before the Harbor Department.

Pursuant to CEQA Guidelines section 15162, the Harbor Department further finds that there have been (1) no substantial changes to the Project which would require major revisions of the IS/MND, (2) no substantial changes with respect to the circumstances under which the Project is being undertaken which would require major revisions in the IS/MND, and (3) no new information has become available which was not known or could have been known at the time the IS/MND was adopted as adequate and complete.

4.0 RECORD OF PROCEEDINGS

The record of the Harbor Department's approval for the ZEPEO Project, including these Findings and the Notice of Determination (to be sent to the Los Angeles County Clerk and State Clearinghouse to be posted and recorded) will be available to the general public at the following website: www.portoflosangeles.org/ceqa.

The record of the City of Los Angeles Department of Water and Power's Project approval is available to the general public for review at the following website: https://www.ladwp.com/environmental-reports

5.0 MITIGATION, MONITORING, AND REPORTING PLAN

When a public agency conducts an environmental review of a proposed project in conjunction with approving it, as LADWP did here, the lead agency shall adopt a program for monitoring or reporting on the measures it has imposed to mitigate or avoid potentially significant adverse environmental effects. Public Resources Code section 21081.6 states in part that when making the findings required by section 21081(a):

"... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program."

The mitigation, monitoring, and reporting requirements identified in this plan as applicable to the Harbor Department's approval as a responsible agency will be implemented by the Harbor Department and LADWP and enforced by LADWP. To certify compliance, documentation that mitigation measures have been implemented, records will be

maintained by LADWP to ensure potential environmental impacts are mitigated in accordance with the performance standards identified in the IS/MND.

The MMRP is organized in a table format and identifies those mitigation measures adopted by the LADWP to address impacts associated with the ZEPEO Project IS/MND adopted on March 24, 2026. The mitigation measures listed below correspond with those identified in the approved MMRP prepared by the LADWP and have been reflected to apply to those elements of the Project that the Harbor Department will be constructing or issuing permits. No additional measures are required for purposes of reducing impacts of the Harbor Department's approvals to less than significant.

5.1 AIR QUALITY RESOURCES MITIGATION MEASURES

The analysis in the IS/MND included the following mitigation for potential impacts to air quality;

Mitigation Measure AQ-1: Construction Equipment Exhaust Minimization.
Prior to the commencement of construction activities for the Cooling Tower (HGS Phases 1–6), Terminal Island Switching Station, Harry Bridges Switching Station, and Outer Harbor Switching Station, the Los Angeles Department of Water and Power shall document evidence from internal crews, the Los Angeles Harbor Department, or project contractors, that for off-road equipment with engines rated at 70 horsepower or greater, no construction equipment shall be used that is less than Tier 3.

An exemption from this requirement may be granted under the following two conditions:

(1) The Los Angeles Department of Water and Power, the Los Angeles Harbor Department, or project contractors shall demonstrate that at least three construction fleet owners/operators in Los Angeles County were contacted and that those owners/operators confirmed Tier 3 Final equipment or better could not be located within Los Angeles County during the desired construction schedule.

(2) The proposed replacement equipment has been evaluated using the California Emissions Estimator Model or other industry standard emission estimation method and documentation has been provided to the Los Angeles Department of Water and Power to confirm that necessary project-generated emissions reductions are achieved.

5.2 CULTURAL RESOURCES MITIGATION MEASURES

The analysis in the IS/MND included the following mitigation for potential impacts to cultural resources:

Mitigation Measure CUL-1:
Prior to the initiation of ground-disturbing work, construction crews shall be made aware of the potential to encounter archaeological resources and the requirement for archaeological resources monitors to be present during initial ground-disturbing activities in designated areas. This training may occur as part of a Worker Environmental Awareness Program. Topics addressed should include definitions and characteristics of

archaeological resources and Tribal Cultural Resources, regulatory requirements and penalties for intentionally disturbing archaeological resources, and the procedures to follow in the event of an inadvertent discovery. The Archaeological Resources Monitoring Map (Appendix D) shall be provided to the internal LADWP crews, construction contractor, or LAHD so that field crews are aware of locations where monitoring is required.

Mitigation Measure CUL-2:
An archaeological monitor shall be present during all initial ground-disturbing activities for the Project in areas identified in Appendix D, Archaeological Resources Monitoring Map. Archaeological monitoring may be adjusted (increased, decreased, or discontinued) at the recommendation of an archaeological principal investigator (meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology) and based on inspection of exposed cultural material and the observed potential for soils to contain intact archaeological deposits or otherwise significant archaeological material. The archaeological monitor shall be provided a copy of this technical report and its pertinent appendices to inform their monitoring efforts. The archaeological monitor shall have the authority to temporarily halt work to inspect areas for potential cultural material or deposits.

In the event that unanticipated archaeological deposits or features are exposed during construction activities, all construction work occurring within 50 feet of the find shall immediately stop until the archaeological principal investigator is provided access to the project area and can assess the significance of the find and determine whether additional study is warranted. The work exclusion buffer may be adjusted as appropriate to allow work to feasibly continue at the recommendation of the archaeological principal investigator. Should it be required, temporary flagging shall be installed around the resource to avoid any disturbance from construction equipment. The potential for avoidance should be the primary consideration of this initial process. The significance of the find shall be assessed as outlined by the California Environmental Quality Act (CEQA) (14 CCR 15064.5[f]; California Public Resources Code Section 21082). If the archaeological principal investigator observes the discovery to be potentially significant under CEQA, additional efforts, such as the preparation of an archaeological treatment plan, testing, and/or data recovery, are warranted prior to allowing construction to proceed in this area.

Daily monitoring logs shall be completed by the on-site archaeological monitor. Within 60 days following completion of construction, the archaeological principal investigator shall provide an archaeological monitoring report to the Los Angeles Department of Water and Power. This report shall include the results of the archaeological monitoring program (even if negative), including a summary of any findings or evaluation/data recovery efforts, and supporting documentation that demonstrates that all mitigation measures defined in the environmental document were appropriately met. Appendices shall include archaeological monitoring logs and documentation relating to any newly identified or updated cultural resources. This report shall be submitted to the South Central Coastal Information Center once considered final.

Mitigation Measure CUL-3:
In accordance with Section 7050.5 of the California Health and Safety Code and the requirements of the California Code of Regulations (CCR) Section 15064.5(e), if human remains are found, the Los Angeles County Coroner (County Coroner) shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, The County Coroner shall notify the Native American Heritage Commission (NAHC) in within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD shall complete inspection after being granted access to the site and make recommendations for the treatment and disposition, in consultation with the Los Angeles Department of Water and Power, of the human remains and associated grave goods.

5.3 GEOLOGY AND SOILS MITIGATION MEASURES

The analysis in the IS/MND included the following mitigation measures for potential impacts to geology and soils:

Mitigation Measure GEO-1:
Prior to commencement of any grading activity within the project site, the Los Angeles Department of Water and Power (LADWP) shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) (2010) guidelines. The paleontologist shall prepare a Paleontological Resources Mitigation and Monitoring Program (PRMMP) for the project. The PRMMP shall be consistent with the SVP (2010) guidelines and should outline requirements for pre-construction meeting attendance and worker environmental awareness training, where monitoring is required within the proposed project alignment based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods (including sediment sampling for microvertebrate fossils), reporting, and collections management. The qualified paleontologist shall attend the pre-construction meeting, and a qualified paleontological monitor shall be present during all rough grading and other significant ground-disturbing activities (including augering that is 2 feet or greater in diameter) in Pleistocene and Miocene geological units. A qualified paleontological monitor shall be present to spot-check ground-disturbing activities to determine if undisturbed geological units with high paleontological sensitivity are being impacted. The qualified paleontologist shall determine the frequency and duration of the spot-check monitoring based on subsurface conditions. In geological units with high paleontological sensitivity with previous disturbance, all excavations below a depth of 3 feet shall be monitored full-time. responsibility of LADWP.

In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity in coordination with the construction supervisor, to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once

documentation and collection of the find is completed, the monitor shall remove the rope and allow grading to recommence in the area of the find. Costs for laboratory processing and curation fees associated with fossils collected during the monitoring program are the responsibility of LADWP.

5.4 HAZARDS AND HAZARDOUS MATERIALS

The analysis in the IS/MND included the following mitigation measures for potential impacts to geology and soils:

Mitigation Measure HAZ-1:
Prior to the issuance of a grading permit and before earthwork activity or soil disturbance occurs, LADWP, LAHD, or their designated contractor shall prepare or retain a qualified environmental consultant to prepare a soil and groundwater management plan (SWMP) that outlines the proper screening, handling, characterization, transportation, and disposal procedures for contaminated or potentially contaminated soils and groundwater on site. The SWMP shall include:

- Identification of areas of known or potential soil, soil vapor, and/or groundwater contamination within the project footprint.
- If contaminated media is suspected due to historical site uses, but hazardous characteristics are unknown (e.g., contaminants of concern in soil have not been characterized), then preliminary sampling may be required. Preliminary sampling requirements will be outlined in the SWMP based on the type of construction to occur, depth of excavations or grading, and potential exposure risks (soil, groundwater, soil vapor).
- Procedures for field screening, stockpiling, sampling, and characterizing contaminated or potentially contaminated soils.
- Procedures and requirements for on-site soil reuse, off-site soil reuse, and off-site soil disposal (landfilling).
- Procedures for dewatering contaminated groundwater, including applicable permitting agencies.
- Procedures for air quality monitoring during excavation work in contaminated areas, including areas with volatile contamination (such as fuel release sites) and methane-impacted areas (within oil and gas fields). Procedures will include stop work authority, engineering controls, and health and safety measures to ensure releases of airborne hazardous materials (dusts, methane, volatile compounds) do not impact on-site workers or nearby public, including sensitive receptors).
- Health and safety and training procedures for workers who may come in contact with contaminated soils.
- On-site soil management requirements to avoid fugitive dust and stormwater runoff, including stockpile management.
- Response and reporting procedures in the event a release of contaminated soils or groundwater or violation of air quality or water quality rules occurs.
- Requirements if contaminated soil and/or groundwater is identified during project construction activities. These include, but are not limited to:

- Stop-work requirements for further evaluation of identified contamination
- Notification requirements
- Documentation requirements for sampling, analysis, and required actions in conformance with regulatory standards
- Protocols for resuming earthwork activities
- Procedures to meet all applicable federal, state, and local regulations associated with handling, excavating, stockpiling, and disposing of contaminated soils; handling and dewatering contaminated groundwater; and air monitoring.
- .The proposed disposal facility that will accept the contaminated soils and procedures for authorization and transportation.

The SWMP will be implemented by LADWP, LAHD, or their designated contractor for all earthwork activities and activities that have the potential to encounter previously unidentified hazardous materials or wastes on the project site and within off-site disturbance areas.

5.5 TRIBAL CULTURAL RESOURCES MITIGATION MEASURES

The analysis in the IS/MND included the following measure for potential impacts to tribal cultural resources:

Mitigation Measure TCR-1:
In the event that a tribal cultural resource is inadvertently discovered during project construction, affiliated Native American tribe(s) provided by the NAHC shall be notified and be provided with information about the find to allow for early input from the tribal representatives with regards to the potential significance and treatment of the resource. If, as a result of the resource evaluation and tribal consultation process, the resource is considered to be a tribal cultural resource in accordance with California Public Resources Code Section 21074, determined to be eligible for inclusion in the California Register of Historic Resources or a local register of historical resources, or determined to be significant by LADWP (the CEQA lead agency), a tribal monitor from a consulting Native American tribe shall be procured to monitor all remaining ground-disturbing activities in the area of the resource as specified by the Environmental Project Manager. The tribal monitor shall be ancestrally affiliated with the project area and qualified by their tribe to monitor tribal cultural resources.

The input of all consulting tribes shall be considered in the preparation of any required treatment plan for the resources prepared by the qualified archaeologist. Work in the area of the discovery may not resume until evaluation and treatment of the resource is completed and/or the resource is recovered and removed from the site. Construction activities may continue on other parts of the construction site while evaluation and treatment of the resource takes place.

7.0 CONCLUSION

During construction and operation, LADWP, LAHD, or their designated contractor(s) will maintain records of applicable compliance activities to demonstrate the steps taken to assure compliance with imposed mitigation measures as specified above and in Table 1. All logs and other records shall be made available to Port staff upon request. The LADWP retain authority to enforce the MMRP as adopted by the City as part of the IS/MND and Project approval.

Table 1-1. Mitigation Monitoring and Reporting Program

Number	BMP/ Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
BMP-AQ-1	The proposed project would comply with South Coast Air Quality Management District (SCAQMD) Rule 401 (Visible Emissions) and Rule 402 (Nuisance) to prevent the occurrence of public nuisances and visible dust plumes traveling off-site, and would implement Rule 403 dust control measures and Rule 1166 measures to control the emission of Volatile Organic Compounds (VOCs) from excavating, grading, handling and treating VOC-contaminated soil as required by the SCAQMD, including but not limited to the following: o Water shall be applied to exposed surfaces at least two times per day to prevent generation of dust plumes. o The construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road: • Pave the surface extending at least 100 feet and at least 20 feet wide; • Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or	Prior to and during construction	Los Angeles Department of Water and Power (LADWP) and Los Angeles Harbor Department (LAHD)			

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	• Install a wheel washing system to remove bulk material from tires and vehicle undercarriages. o All trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions). o Construction activity on exposed or unpaved dirt surfaces shall be suspended when wind speed exceeds 25 miles per hour (mph). o A community liaison shall be identified concerning on-site construction activity including resolution of issues related to dust generation. o Non-toxic soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more). o Streets shall be swept at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, water sweepers with reclaimed water shall be used.					
BMP-AQ-2	Prior to demolition all structures will be tested for the presence of asbestos. If any asbestos-containing materials are found, it will be removed in accordance with the SCAQMD's Rule 1403 prior to demolition	Prior to demolition	LADWP and LAHD			

Number	BMP/ Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
BMP-BIO-1	A pre-construction nesting bird survey shall be conducted by a qualified biologist within 3 days prior to the start of construction activities during the nesting season to determine whether active nests are present within or directly adjacent to the construction zone. All nests found shall be recorded.	Prior to and during construction	LADWP and LAHD			
BMP-BIO-2	In the event an active nest is detected, a qualified biologist shall monitor the nest to determine if a nest avoidance buffer zone is necessary to restrict construction activities in proximity to the nest to protect the nest from failing. Any buffer zone, within which construction activities may not occur, shall be established in coordination with the qualified biologist, who shall take into account existing baseline conditions (e.g., topography, buffering buildings or other structures, etc.). In addition, observed avian response to ambient conditions (e.g., existing traffic noise and human activity) shall factor into the requirement for and size of a nest avoidance buffer.	During construction	LADWP and LAHD			
BMP-BIO-3	The qualified biologist shall monitor all active nests, including those with and without an established buffer, at least once per week to determine whether birds are being disturbed. If signs of disturbance or stress are observed, the qualified biologist shall implement adaptive measures to reduce disturbance. These measures could include establishing or increasing	During construction	LADWP and LAHD			

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	buffer distances, or placing visual screens or sound dampening structures between the nest and construction activity until fledging is confirmed. The qualified biologist shall monitor each active nest until they determine that nestlings have fledged and dispersed, or the nest is no longer active.					
BMP-BIO-4	Should an active nest of any federal or state-listed bird species be detected during pre-construction surveys or subsequent construction monitoring, construction activity in the immediate area shall not commence or shall cease if already underway, and the applicable federal and/or state agency (e.g., United States Fish and Wildlife Service [USFWS], California Department of Fish and Wildlife [CDFW], etc.) shall be notified. Work in other areas of the project site may continue until the active nests has been evaluated.	During construction	LADWP and LAHD			
BMP-CUL-1	All field supervisors and all construction workers shall participate in training on cultural resources awareness prior to the initiation of project construction on project sites that involve ground-disturbing activities. The training shall include a description of the types of cultural resources (including tribal cultural resources and	Prior to and during construction	LADWP and LAHD			

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	human remains) that could inadvertently be encountered during ground-disturbing activities, the sensitivity of the resources, the legal basis for protection of the resources, and the penalties for unauthorized collection of or knowingly damaging the resources. The training shall address the proper procedures in the event of an inadvertent discovery of a cultural resource, including the immediate halting of work in the area of the discovery, notification of appropriate individuals of the discovery, the establishment of appropriate protective buffer zones around the discovery, and the continued avoidance of the protected area until the resource has been evaluated by qualified individuals and an appropriate treatment plan has been developed and implemented. These procedures shall be documented in a Cultural Resources Monitoring Plan (CRMP) that shall establish, in the event of inadvertent discovery of cultural resources, monitoring procedures (including potential Native American monitors), notification procedures, key staff, and preliminary treatment measures for potential discoveries. The CRMP shall be written to ensure compliance with appropriate state and federal laws. The training presentation and CRMP shall be available to additional supervisory or construction personnel who may join after project construction has begun.					

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				Initials	*Date*	*Remarks*
BMP-WQ-1	A Storm Water Pollution Prevention Plan (SWPPP), which will include erosion and sedimentation BMPs, shall be developed and implemented for construction activities. The SWPPP may include, but would not be limited to, the following: • Minimizing the extent of disturbed areas and duration of exposure; • Stabilizing and protecting disturbed areas; • Keeping runoff velocities low; and • Retaining sediment within the construction area.	During Construction	LADWP and LAHD			
BMP-WQ-2	Construction erosion and sediment control BMPs may include, but are not limited to the following: • Temporary desilting basins; • Silt fences; • Gravel bag barriers; • Temporary soil stabilization with mattresses and mulching; • Temporary drainage inlet protection; and • Diversion dikes and interceptor swales.	During Construction	LADWP and LAHD			

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				Initials	*Date*	*Remarks*
BMP-TRA-1	Residences and businesses near the pipeline alignment would be notified prior to the start of construction (e.g., via flyers) of lane closures and parking restrictions in their vicinity. The notices would include a telephone number for comments or questions related to construction activities.	Prior to and during construction	LADWP and LAHD			
BMP-TRA-2	LADWP would coordinate with all applicable agencies regarding construction schedules and worksite traffic control and detour plans, including but not limited to the City of Los Angeles Department of Transportation, the City of Los Angeles Department of Public Works, Bureau of Engineering, the City of Los Angeles Fire Department, and the City of Los Angeles Police Department.	Prior to and during construction	LADWP and LAHD			
Air Quality						
MM-AQ-1	Construction Equipment Exhaust Minimization. Prior to the commencement of construction activities for the Cooling Tower (HGS Phases 1-6), Terminal Island Switching Station, Harry Bridges Switching Station, and Outer Harbor Switching Station, the Los Angeles Department of Water and Power shall document evidence from internal crews, the Los Angeles Harbor Department, or project contractors, that for off-road equipment with engines rated at 70 horsepower or greater, no construction equipment shall be used that is less than Tier 3.	During construction	LADWP and LAHD			

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	An exemption from this requirement may be granted under the following two conditions: (1) The Los Angeles Department of Water and Power, the Los Angeles Harbor Department, or project contractors shall demonstrate that at least three construction fleet owners/operators in Los Angeles County were contacted and that those owners/operators confirmed Tier 3 Final equipment or better could not be located within Los Angeles County during the desired construction schedule. (2) The proposed replacement equipment has been evaluated using the California Emissions Estimator Model or other industry standard emission estimation method and documentation has been provided to the Los Angeles Department of Water and Power to confirm that necessary project-generated emissions reductions are achieved.					
Cultural Resources						
MM-CUL-1	Prior to the initiation of ground-disturbing work, construction crews shall be made aware of the potential to encounter archaeological resources and the requirement for archaeological resources monitors to be present during initial ground disturbing activities in designated areas. This training	During construction	LADWP and LAHD			

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	may occur as part of a Worker Environmental Awareness Program. Topics addressed should include definitions and characteristics of archaeological resources and Tribal Cultural Resources, regulatory requirements and penalties for intentionally disturbing archaeological resources, and the procedures to follow in the event of an inadvertent discovery. The Archaeological Resources Monitoring Map (Appendix D) shall be provided to the internal LADWP crews, construction contractor, or LAHD so that field crews are aware of locations where monitoring is required.					
MM-CUL-2	An archaeological monitor shall be present during all initial ground-disturbing activities for the Project in areas identified in Appendix D, Archaeological Resources Monitoring Map. Archaeological monitoring may be adjusted (increased, decreased, or discontinued) at the recommendation of an archaeological principal investigator (meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology) and based on inspection of exposed cultural material and the observed potential for soils to contain intact archaeological deposits or otherwise significant archaeological material. The archaeological monitor shall be provided a copy of this technical report and its pertinent appendices to inform their monitoring	During construction	LADWP and LAHD			

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				Initials	*Date*	*Remarks*
	efforts. The archaeological monitor shall have the authority to temporarily halt work to inspect areas for potential cultural material or deposits. In the event that unanticipated archaeological deposits or features are exposed during construction activities, all construction work occurring within 50 feet of the find shall immediately stop until the archaeological principal investigator is provided access to the project area and can assess the significance of the find and determine whether additional study is warranted. The work exclusion buffer may be adjusted as appropriate to allow work to feasibly continue at the recommendation of the archaeological principal investigator. Should it be required, temporary flagging shall be installed around the resource to avoid any disturbance from construction equipment. The potential for avoidance should be the primary consideration of this initial process. The significance of the find shall be assessed as outlined by the California Environmental Quality Act (CEQA) (14 CCR 15064.S[f]; California Public Resources Code Section 21082). If the archaeological principal investigator observes the discovery to be potentially significant under CEQA, additional efforts, such as the preparation of an archaeological treatment plan, testing, and/or data					

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	recovery, are warranted prior to allowing construction to proceed in this area. Daily monitoring logs shall be completed by the on-site archaeological monitor. Within 60 days following completion of construction, the archaeological principal investigator shall provide an archaeological monitoring report to the Los Angeles Department of Water and Power. This report shall include the results of the archaeological monitoring program (even if negative), including a summary of any findings or evaluation/data recovery efforts, and supporting documentation that demonstrates that all mitigation measures defined in the environmental document were appropriately met. Appendices shall include archaeological monitoring logs and documentation relating to any newly identified or updated cultural resources. This report shall be submitted to the South Central Coastal Information Center once considered final. In accordance with Section 7050.5 of the California Health and Safety Code and the requirements of the California Code of Regulations (CCR) Section 15064.5(e), if human remains are found, the Los Angeles County Coroner (County Coroner) shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to					

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MM-CUL-3	be, Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC) in within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD shall complete inspection after being granted access to the site and make recommendations for the treatment and disposition, in consultation with the Los Angeles Department of Water and Power, of the human remains and associated grave goods.	During construction	LADWP and LAHD			
Geology and Soils						
MM-GEO-1	Prior to commencement of any grading activity within the project site, the Los Angeles Department of Water and Power (LADWP) shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) (2010) guidelines. The paleontologist shall prepare a Paleontological Resources Mitigation and Monitoring Program (PRMMP) for the project. The PRMMP shall be consistent with the SVP (2010) guidelines and should outline requirements for preconstruction meeting attendance and worker environmental awareness training, where monitoring is required within the proposed project alignment based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring and discoveries treatment, and paleontological methods	During construction	LADWP and LAHD			

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	(including sediment sampling for microvertebrate fossils), reporting, and collections management. The qualified paleontologist shall attend the preconstruction meeting, and a qualified paleontological monitor shall be present during all rough grading and other significant ground-disturbing activities (including augering that is 2 feet or greater in diameter) in Pleistocene and Miocene geological units. A qualified paleontological monitor shall be present to spot-check ground-disturbing activities to determine if undisturbed geological units with high paleontological sensitivity are being impacted. The qualified paleontologist shall determine the frequency and duration of the spot-check monitoring based on subsurface conditions. In geological units with high paleontological sensitivity with previous disturbance, all excavations below a depth of 3 feet shall be monitored full-time. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity in coordination with the construction supervisor, to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-footradius buffer. Once documentation and collection of the find is completed, the monitor shall remove the rope and allow grading to recommence in the area of the find. Costs for laboratory processing and curation fees associated with fossils collected during the monitoring program are the responsibility of LADWP.					

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Hazards and Hazardous Materials						
MM-HAZ-1	Prior to the issuance of a grading permit and before earthwork activity or soil disturbance occurs, LADWP, LAHD, or their designated contractor shall prepare or retain a qualified environmental consultant to prepare a soil and groundwater management plan (SWMP) that outlines the proper screening, handling, characterization, transportation, and disposal procedures for contaminated or potentially contaminated soils and groundwater on site. The SWMP shall include: • Identification of areas of known or potential soil, soil vapor, and/or groundwater contamination within the project footprint. • If contaminated media is suspected due to historical site uses, but hazardous characteristics are unknown (e.g., contaminants of concern in soil have not been characterized), then preliminary sampling may be required. Preliminary sampling requirements will be outlined in the SWMP based on the type of construction to occur, depth of excavations or grading, and potential exposure risks (soil, groundwater, soil vapor).	During construction	LADWP and LAHD			

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	• Procedures for field screening, stockpiling, sampling, and characterizing contaminated or potentially contaminated soils. • Procedures and requirements for on-site soil reuse, off-site soil reuse, and off-site soil disposal (landfilling). • Procedures for dewatering contaminated groundwater, including applicable permitting agencies. • Procedures for air quality monitoring during excavation work in contaminated areas, including areas with volatile contamination (such as fuel release sites) and methane-impacted areas (within oil and gas fields). Procedures will include stop work authority, engineering controls, and health and safety measures to ensure releases of airborne hazardous materials (dusts, methane, volatile compounds) do not impact on-site workers or nearby public, including sensitive receptors.					

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	• Health and safety and training procedures for workers who may come in contact with contaminated soils.
	• On-site soil management requirements to avoid fugitive dust and stormwater runoff, including stockpile management.
	• Response and reporting procedures in the event a release of contaminated soils or groundwater or violation of air quality or water quality rules occurs.
	• Requirements if contaminated soil and/or groundwater is identified during project construction activities. These include, but are not limited to:
	  ○ Stop-work requirements for further evaluation of identified contamination
	  ○ Notification requirements					

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	○ Documentation requirements for sampling, analysis, and required actions in conformance with regulatory standards ○ Protocols for resuming earthwork activities • Procedures to meet all applicable federal, state, and local regulations associated with handling, excavating, stockpiling, and disposing of contaminated soils; handling and dewatering contaminated groundwater; and air monitoring. • The proposed disposal facility that will accept the contaminated soils and procedures for authorization and transportation. The SWMP will be implemented by LADWP, LAHD, or their designated contractor for all earthwork activities and activities that have the potential to encounter previously unidentified hazardous materials or wastes on the project site and within off-site disturbance areas.					

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Noise						
MM-NOI-1	**Temporary Trenching Noise Reduction.** The Los Angeles Department of Water and Power shall ensure that the following measures are implemented and monitored for compliance throughout construction within 500 feet of noise-sensitive land uses: • All construction equipment must have supplier-approved sound muffling devices (e.g., engine air intake or exhaust treatment) installed and used in compliance with relevant industry standards and California Occupational Safety and Health Administration regulations pertaining to construction noise, which shall be properly maintained and used at all times such equipment is in operation. • Stationary construction equipment shall be placed so that emitted noise is directed away from noise-sensitive receptors. • Equipment shall be turned off when not in use for an excess of five minutes, except for equipment that requires idling to maintain performance. • Maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.	During Construction	LADWP and LAHD			

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	• The project contractor shall, to the extent feasible, schedule construction activities to avoid concurrent operation of several pieces of construction equipment proximate to an off-site noise-sensitive receptor. • In-street construction activity, including warming up or servicing equipment, shall be limited to Monday through Friday from 9:00 a.m. to 3:30 p.m., and Saturday from 8:00 a.m. to 6:00 p.m. Construction of all other facilities located outside of public streets shall be limited to Monday through Friday, between the hours of 7:00 a.m. and 9:00 p.m., and Saturday from 8:00 a.m. to 6:00 p.m. • A public liaison shall be appointed for project construction will be responsible for addressing public concerns about construction activities, including excessive noise. As needed, the liaison shall determine the cause of the concern (e.g., starting too early, bad muffler) and implement measures to address the concern. • The public shall be notified in advance of the location and dates of construction hours and activities. • Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.					

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Tribal Cultural Resources						
MM-TCR-1	In the event that a tribal cultural resource is inadvertently discovered during project construction, affiliated Native American tribe(s) provided by the NAHC shall be notified and be provided with information about the find to allow for early input from the tribal representatives with regards to the potential significance and treatment of the resource. If, as a result of the resource evaluation and tribal consultation process, the resource is considered to be a tribal cultural resource in accordance with California Public Resources Code Section 21074, determined to be eligible for inclusion in the California Register of Historic Resources or a local register of historical resources, or determined to be significant by LADWP (the CEQA lead agency), a tribal monitor from a consulting Native American tribe shall be procured to monitor all remaining ground-disturbing activities in the area of the resource as specified by the Environmental Project Manager. The tribal monitor shall be ancestrally affiliated with the project area and qualified by their tribe to monitor tribal cultural resources. The input of all consulting tribes shall be considered in the preparation of any required treatment plan for the resources prepared by the qualified archaeologist. Work in the area of the discovery may not resume until evaluation	During construction	LADWP and LAHD			

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	and treatment of the resource is completed and/or the resource is recovered and removed from the site. Construction activities may continue on other parts of the construction site while evaluation and treatment of the resource takes place.					