

Mitigation Monitoring and Reporting Program Port of Los Angeles Master Plan Update

Program Environmental Impact Report (ADP No. 110518-060/SCH No. 2012071081)

Prepared for:

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With Assistance From:



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MITIGATION MONITORING AND REPORTING PROGRAM

1.1 Introduction

Section 21081.6 of the California Public Resources Code (PRC) requires a lead or responsible agency to adopt a mitigation monitoring and reporting program (MMRP) when approving or carrying out a project. The purpose of this MMRP is to ensure that when an environmental document identifies measures to reduce potential adverse environmental impacts to less than significant levels that those measures are implemented as detailed in the environmental document. As lead agency for the Port Master Plan Update (PMPU), the Los Angeles Harbor Department (LAHD) is responsible for implementation of this MMRP.

A Program Environmental Impact Report (PEIR) has been prepared for the proposed Program (implementation of the PMPU). The PMPU serves as a long-range plan to establish policies and guidelines for future development at the Port of Los Angeles (Port). The PEIR serves as an informational document to inform decision-makers and the public of the potential significant environmental impacts of the PMPU and recommends alternatives and mitigation measures to avoid or minimize significant environmental impacts. As such, this MMRP is required to ensure that adopted mitigation measures identified in the PEIR are successfully implemented and a monitoring strategy is prepared for each measure. Therefore, in accordance with the aforementioned requirements, this document lists each mitigation measure, describes the timing and methods for implementation and verification, and identifies the responsible party or parties as detailed below in Section 1.6, Mitigation Monitoring and Reporting Program Implementation.

As discussed in Draft PEIR Section 1.2, Background, the PEIR analyzes potential environmental impacts of implementing the PMPU from a programmatic, Port-wide perspective. The proposed Program is administrative in nature and would not directly result in any construction or operational impacts. Instead, impacts would be expected to occur in association with construction and operation of individual appealable/fill projects and land use changes that are addressed in the PMPU. The LAHD will use the PEIR's program-scale analysis to focus later California Environmental Quality Act (CEQA) documents prepared for the proposed appealable/fill projects through a process known as "tiering." CEQA Guidelines Section 15152(c) states that when a

lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, the development of detailed, site-specific information may not be feasible and can be deferred to a project-specific CEQA document. Future documents analyzing the proposed appealable/fill projects will incorporate the PEIR by reference and will concentrate on the site-specific issues related to the particular project (CEQA Guidelines Section 15152). Specific mitigation measures contained in the PEIR would be incorporated as appropriate in the permits, such as, engineering specifications, engineering construction permits, real estate entitlements, and/or Coastal Development Permits (CDPs), for the individual projects. For this reason, this MMRP would be implemented at the individual project level, as appropriate.

1.2 Program Overview

The proposed Program is implementation of the PMPU. The PMPU will serve as a long-range plan to establish policies and guidelines for future use of Port lands within the coastal zone, as required under the California Coastal Act (CCA). The PMPU consolidates areas characterized by predominant land use patterns, thereby reducing the number of planning areas and allocates a single allowable land use to most sites. The PMPU includes all required sections under CCA Chapter 8, Article 3 (Section 30711[a] and [b]), including permitted uses, design and location of land use areas, estimates of the effects of development on environmental resources, and anticipated projects listed as appealable. The PMPU includes appealable/fill projects and other projects that have been approved in a certified CEQA document and/or are currently undefined (i.e., in the conceptual design stage). The proposed appealable/fill projects included in the PMPU are in various planning stages and are expected to be initiated or completed within the next 5 years.

The PEIR for the PMPU focuses on land use changes that would result in changes and/or intensification of activities with the potential for impacting the physical environment, as well as the proposed appealable/fill projects, as defined under CCA Section 30715. The PEIR does not analyze the impacts of other projects included in the PMPU that have already been evaluated in a certified CEQA document. Furthermore, since some projects included in the PMPU are in the conceptual design stage, sufficient project details are not available to support a programmatic evaluation of potential impacts.

The PMPU addresses permitted uses, design and location of land use areas, estimates of development effects on environmental resources, and anticipated projects listed as appealable. The PEIR includes the following elements in the program description:

- Changes to the number and boundaries of existing planning areas;
- Changes to existing Port Master Plan (PMP) land use categories;
- Revisions to allowable land uses within the planning areas;
- Descriptions of proposed appealable/fill projects; and,
- A list of the other projects that have been approved in a certified CEQA document and/or are undefined (i.e., in the conceptual design stage) that are identified for public disclosure purposes, consistent with the PMPU.

1.3 Program Purpose and Objectives

The overall purpose of the PMPU is to create a consolidated planning document that clarifies LAHD's short- and long-term land-use plans in an easily accessible manner. The PMPU is needed to update historically outdated language in the 1980 PMP, as amended, with policies and guidelines that reflect current community and environmental conditions and account for trends in foreign and domestic waterborne commerce, navigation, and fisheries.

The overall objectives of the PMPU are to:

- Develop the Port in a manner that is consistent with federal, state, county, and city laws, including the CCA and Charter of the City of Los Angeles;
- Integrate economic, engineering, environmental, and safety considerations into the Port development process for measuring the long-term impact of varying development options on the Port's natural and economic environment;
- Promote the orderly, long-term development and growth of the Port by establishing functional areas for Port facilities and operations; and,
- Allow the Port to adapt to changing technology, cargo trends, regulations, and competition from other United States (U.S.) and foreign ports.

1.4 Program Elements

1.4.1 Changes to Existing Planning Areas

The PMPU will result in three principal changes to the existing planning areas:

- Consolidate the number of land uses within the planning areas and specify a single land use for most sites;
- Reduce the number of planning areas from nine to five; and,
- Modify the boundaries of the individual planning areas.

The reduction in the number of planning areas is intended to consolidate general areas with predominant land use patterns within the Port. These changes are largely administrative and would cause no impacts to the physical environment. The locations, acreages, and allowable land uses for the proposed planning areas are described in Table 1-1.

Table 1-1. Proposed PMPU Planning Areas and Allowable Land Uses

<i>Planning Area</i>	<i>Location</i>	<i>Acreage</i>	<i>Allowable Land Uses</i>
1 (San Pedro)	From the Breakwater up to the Vincent Thomas Bridge	413	Recreational Boating, Commercial, Break Bulk, Open Space, Institutional, Cruise Operations, and Maritime Support
2 (West Basin and Wilmington)	From the Vincent Thomas Bridge to north of the Cerritos Channel	1,098	Container, Open Space, Liquid Bulk, Break Bulk, Dry Bulk, Maritime Support, Recreational Boating, and Commercial
3 (Terminal Island)	Terminal Island, excluding Fish Harbor	1,940	Container, Liquid Bulk, Dry Bulk, Maritime Support, Open Space
4 (Fish Harbor)	Fish Harbor, including former Southwest Marine Shipyard site	92	Commercial Fishing, Maritime Support, Break Bulk, and Institutional
5 (Water)	All water excluding areas adjacent to marinas	3,209	Navigable Waterways, Maneuvering Areas, Anchorage Areas, and Shallow Water Habitat

1.4.2 PMPU Land Use Categories

The PMPU land use plan will consolidate the number of land uses within the planning areas and specify a single land use for most sites. For much of the PMPU area, the revised land use categories will be compatible with or less intensive than existing land uses, potentially resulting in fewer impacts to the physical environment than under existing conditions.

LAHD will be responsible for determining the land use category for all projects. Significant deviation from an allowable land use will require an amendment to the PMPU; however, slight boundary modifications will not require an amendment. Projects characterized by ancillary uses that are inconsistent with a site's land use designation will be permitted, but the predominant land use must be consistent with its PMPU land use designation; determinations of consistency are the responsibility of the LAHD. Temporary permits are not restricted by the land use designations but applicants must seek approval by the LAHD before activities commence (e.g., Temporary Entry and Access Permits, Filming Permits, etc.). Existing facilities that are not consistent with the land use designation of the PMPU will be a nonconforming use. General maintenance and facility repairs will still be allowed under the PMPU, but proposals for expansions and increases in the intensity of use of such facilities will not be allowed and will require a PMPU amendment.

An amendment will be required if a land use is proposed on a site that differs from the PMPU land use plan. Amendments must be certified by the California Coastal Commission (CCC). After an amendment is approved and certified by the CCC, the land use plan will be updated and will supersede the previous version of the PMPU land use plan.

1.4.3 Changes to Land Uses and Proposed Appealable/Fill Projects within the PMPU Planning Areas

The proposed Program includes revisions to allowable land uses and proposed appealable/fill projects (Table 1-2). As previously discussed, the PEIR focuses on land use changes that will result in changes and/or intensification of activities with the potential for impacting the physical environment, as well as the proposed appealable/fill projects, as defined under CCA Section 30715. Appealable projects include: liquefied natural gas and crude oil projects that could have a significant impact on oil and gas supplies; wastewater treatment facilities except those producing incidental amounts associated with Port activities; road or highway projects that are not principally for internal circulation within the Port; office and residential buildings not associated with Port administrative activities; hotels, motels, and shopping facilities not associated with commercial goods for water-oriented purposes; commercial fishing facilities; recreational small craft marina related facilities; oil refineries; and, petrochemical production plants. The proposed appealable/fill projects are in various planning stages and are anticipated to be initiated or completed within the next 5 years. Following the completion of project-specific CEQA reviews for the proposed appealable/fill projects, the LAHD would issue CDPs for approved projects.

Table 1-2. Proposed PMPU Appealable/Fill Projects and Land Use Changes

<i>Planning Area</i>	<i>Appealable/Fill Project^{a,b}</i>	<i>Land Use Change</i>
<i>Planning Area 1</i>		
Planning Area 1: San Pedro	None	1: (Mixed Land Use Site): Existing institutional uses at Warehouse No. 1 would remain and/or be changed to visitor-serving commercial.
<i>Planning Area 2</i>		
Planning Area 2: West Basin and Wilmington	Berths 187-189 Liquid Bulk Relocation	2: The liquid bulk terminal at Berths 187-189 (Vopak) would be relocated to Berths 191-194. Berths 187-189 would consist of open space and institutional land uses.
	Yang Ming Terminal Redevelopment, including Cut and Fill (3-acre cut; 6-acre fill)	3: An additional 6 acres of fill at Berths 120-121 and cut of 3 acres of land at Berths 121-127 for the Yang Ming Terminal would be designated as container area.
		4: The liquid bulk facility at Berths 118-120 (Kinder Morgan) would be eliminated and replaced with container cargo uses.
	China Shipping Fill (16-acre fill)	5: An additional 16 acres of fill would be added at Berth 102 for the China Shipping container terminal and designated for container cargo uses.
	None	6: (Optional Land Use Site): Vacant land on Mormon Island between San Clemente Avenue and Hermosa Street would be changed to liquid bulk or break bulk.

Table 1-2. Proposed PMPU Appealable/Fill Projects and Land Use Changes

Planning Area	Appealable/Fill Project ^{a,b}	Land Use Change
Planning Area 3		
Planning Area 3: Terminal Island	Berth 300 Development (18-acre fill)	7: An additional 18 acres of fill would be added at Pier 300 and designated for container cargo uses.
	None	8: (Mixed Land Use Sites): Vacant land at Berths 206-209 would be changed to container, break bulk, and/or dry bulk and dry bulk land at Berths 210-211 would be changed to dry bulk and/or container.
		9: Vacant land between Seaside Avenue and Reeves Avenue and south of Reeves Avenue would be changed to maritime support.
		10: Vacant land along Ferry Street would be changed to maritime support.
		11: The land use consisting of the existing liquid bulk area (ExxonMobil) north of the Terminal Island Water Reclamation Plant (TIWRP) would be replaced with container cargo uses.
		12 ^c : The institutional area south of Pier 400 would be changed to open space (least tern habitat).
		13: Existing container area on Pier 400 would be changed to maritime support.
		14: Vacant land, commercial fishing, and industrial areas near Fish Harbor would be changed to container cargo uses.
		15: (Optional Land Use Site); Existing maritime support uses at Berth 301 would be changed to container or liquid bulk.
Planning Area 4		
Planning Area 4: Fish Harbor	Tri Marine Expansion	None
	338 Cannery Street Adaptive Reuse	None
	Al Larson Marina	16: Land use change from recreational boating to maritime support.
	None	17: (Mixed Land Use Site): Vacant land at Southwest Marine Shipyard would be changed break bulk and/or maritime support. The surrounding area would be changed to maritime support.
18: Vacant land, commercial fishing, liquid bulk, and institutional land uses at Fish Harbor would be replaced with commercial fishing and maritime support.		
Planning Area 5		
Planning Area 5: Water	None	None
Notes:		
a. These projects are appealable to the CCC, as defined under CCA Section 30715.		
b. Proposed fill projects would be consistent with the PMPU, once certified, and would not require an amendment. Appealable/fill projects that would have fill or cut and fill are bolded.		
c. This land use change is administrative because it only changes the definition of the land use; no impacts to the physical environment would occur. Therefore, this land use change is not carried forward for analysis in the PEIR.		

1.5 Monitoring and Reporting Procedures

Mitigation measures will be implemented in accordance with this MMRP, as appropriate at the individual project level. Project conditions of approval have not been incorporated into this MMRP because these measures will not be known until project details are available. As mentioned, a project-specific MMRP will be developed and implemented after an individual project has been approved and prior

to initiation. At that time, construction bid specifications will include all applicable construction mitigation measures, lease measures, and project conditions of approval and the contractor(s) work plans will be provided to LAHD Environmental Management Division for review and approval. Operational mitigation measures, lease measures, and project conditions of approval will be included in leases, permits and agreements with Tenants and monitored by LAHD Environmental Management Division and any specified responsible parties designated by LAHD Environmental Management Division. The MMRP for each project will be in place through all phases of the project, including design, construction, and operation, and will help ensure that project objectives are achieved. The LAHD will be responsible for administering the MMRP and ensuring that all parties comply with its provisions. The LAHD may delegate monitoring activities to staff, Tenants/applicants, consultants, or contractors, and will ensure that monitoring is documented through periodic reports and any deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures such as through mitigation monitoring forms and other compliance recordkeeping and/or reporting documentation, note any problems that may result, and take appropriate action to rectify problems.

1.6 Mitigation Monitoring and Reporting Program Implementation

This MMRP identifies each mitigation measure by discipline, the entity (organization) responsible for its implementation, and the report/permit/certification required for each measure. Certain inspections and reports may require preparation by qualified individuals; these are specified as needed. The timing and method of verification for each measure is also specified.

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MITIGATION MONITORING AND REPORTING PROGRAM SUMMARY

- 1 Table 2-1 summarizes the details (i.e., mitigation measure, timing and methods, and
2 responsible parties) for the MMRP.

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
<i>Air Quality</i>		
MM AQ-1: Harbor Craft Used During Construction. 1. All harbor craft with C1 or C2 marine engines shall utilize a United State Environmental Protection Agency (USEPA) Tier-3 engine, or cleaner. This measure shall be met, unless the contractor is able to provide proof that one of the following circumstances exists: a. A piece of specialized equipment is unavailable in a controlled form, or within the required Tier level, within the state of California, including through a leasing agreement; b. A contractor has applied for necessary incentive funds to put controls on a piece of uncontrolled equipment planned for use on the project, but the application process is not yet approved, or the application has been approved, but funds are not yet available; and, c. A contractor has ordered a control device for a piece of equipment planned for use on the project, or the contractor has ordered a new piece of controlled equipment to replace the uncontrolled equipment, but that order has not been completed by the manufacturer or dealer. In addition, for this exemption to apply, the contractor must attempt to lease controlled equipment to avoid using uncontrolled equipment, but no dealer within 200 miles of the project has the controlled equipment available for lease.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the LAHD contract specifications for all construction work to reduce the impact of construction diesel emissions. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/Construction Manager or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-2: Cargo Ships Used During Construction. 1. All ships and barges used primarily to deliver construction-related materials to a LAHD-contractor construction site shall comply with the expanded Vessel Speed Reduction Program (VSRP) of 12 knots between 40 nautical miles (nm) from Point Fermin and the Precautionary Area; and, 2. These ships also must use low-sulfur fuel (maximum sulfur content of 0.2 percent) in auxiliary engines, main engines, and boilers within 40 nm of Point Fermin. On January 1, 2014, this requirement is superseded by the California Air Resources Board (CARB) regulation for ocean-going vessels (OGVs) operating within 24 nm of the shoreline where the maximum allowable sulfur content is 0.1 percent. This mitigation measure goes above and beyond the CARB rule, as it requires 0.2 percent sulfur fuel within 40 nm from shore, whereas the CARB rule only applies to vessels within 24 nm of the shoreline, prior to January 1, 2014. In 2015, the North American Emission Control Area (ECA) sulfur fuel limitation will be 0.1 percent.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the LAHD contract specifications for all construction work to reduce the impact of construction diesel emissions. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/Construction Manager or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM AQ-3: Fleet Modernization for On-Road Trucks Used During Construction. 1. Trucks hauling material such as debris or any fill material shall be fully covered while operating off LAHD property; 2. Idling shall be restricted to a maximum of 5 minutes when vehicles are not in use; and, 3. USEPA Standards: a. For on-road trucks with a gross vehicle weight rating (GVWR) of at least 19,500 pounds	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into Tenants' bid and contract specifications approved by LAHD for all construction work to reduce the impacts of construction diesel emissions. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

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<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
(except for Import Haulers and Earth Movers): comply with USEPA 2007 on-road emission standards for particulate matter less than 10 microns in diameter (PM₁₀) and nitrogen oxides (NO_x) (0.01 grams per brake-horsepower-hours (g/bhp-hr) and 1.2 g/bhp-hr or better, respectively); b. For Import Haulers with a GVWR of at least 19,500 pounds used to move dirt and debris to and from the construction site via public roadways: comply with USEPA 2004 on-road emission standards for PM₁₀ and NO_x (0.10 g/bhp-hr and 2.0 g/bhp-hr, respectively); and, c. For Earth Movers with a GVWR of at least 19,500 pounds used to move dirt and debris within the construction site: Comply with USEPA 2004 on-road emission standards for PM₁₀ and NO_x (0.10 g/bhp-hr and 2.0 g/bhp-hr, respectively).	Tenants prior to beginning any construction activity. The contractor(s) shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/construction managers or designated building inspectors to ensure compliance with contract specifications.	
MM AQ-4: Fleet Modernization for Construction Equipment (except Vessels, Harbor Craft and On-Road Trucks). All dredging equipment shall be electric, unless contractor can demonstrate that such equipment is not feasible for a specific activity. 1. Construction equipment shall incorporate, where feasible, emissions-savings technology such as hybrid drives and specific fuel economy standards. 2. Idling shall be restricted to a maximum of 5 minutes when not in use. 3. Equipment Engine Specifications: a. Prior to January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the LAHD contract specifications for all construction work to reduce the impact of construction diesel emissions. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/Construction Manager or designated building inspectors to ensure	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

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<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
emission standards at a minimum. In addition, this equipment shall be retrofitted with a CARB-verified Level 3 Diesel Emissions Control System (DECS); and, b. From January 1, 2015 on: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 4 off-road emission standards at a minimum. The construction equipment measures shall be met, unless one of the following circumstances exist and the contractor is able to provide proof that any of these circumstances exists: 1. A piece of specialized equipment is unavailable within 200 miles of the Port, including through a leasing agreement. If this circumstance exists, the equipment must comply with one of the options contained in the Step-Down Schedule. At no time will equipment meet less than a Tier 1 engine standard with a CARB-verified Level 2 DECS; 2. The availability of construction equipment will be reassessed in conjunction with the years listed in the above Tier Specifications on an annual basis. For example, if a piece of equipment is not available prior to January 1, 2015, the contractor will reassess this availability on January 1, 2015; and, 3. Construction equipment will incorporate, where feasible, emissions-savings technology such as hybrid drives and specific fuel economy standards.	compliance with contract specifications.	

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-5: Construction Best Management Practices. Construction activities due to the proposed Program shall comply with LAHD Sustainable Construction Guidelines. These general construction best management practices (BMPs) include: 1. Use of diesel oxidation catalysts and catalyzed diesel particulate traps; 2. Maintain equipment according to manufacturers' specifications; 3. Restrict idling of construction equipment and on-road heavy-duty trucks to a maximum of 5 minutes when not in use; 4. Install high-pressure fuel injectors on construction equipment vehicles; 5. Maintain a minimum buffer zone of 300 meters between truck traffic and sensitive receptors; 6. Enforce truck parking restrictions; 7. Provide onsite services to minimize truck traffic in or near residential areas, including, but not limited to, the following services: meal or cafeteria services, automated teller machines, etc.; 8. Re-route construction trucks away from congested streets or sensitive receptor areas; 9. Provide dedicated turn lanes for movement of construction trucks and equipment on- and offsite; and, 10. Use electric power in favor of diesel power where available.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the contract specifications for all construction work to reduce the impact of construction diesel emissions. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/Construction Manager or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-6: Additional Fugitive Dust Controls. The project construction contractor shall obtain a Rule 403 Permit from South Coast Air Quality Management District (SCAQMD) prior to construction. The following measures shall be included in the contractor's Fugitive Dust Control Plan to enable fugitive dust emission reductions of at least 90 percent compared to uncontrolled levels: 1. All projects shall follow the SCAQMD Best Available Control Technology (BACT) measures, as outlined in Table 1 in Rule 403. Large construction projects (on a property which contains 50 or more disturbed acres) shall also follow Rule 403 Tables 2 and 3; 2. Active grading sites shall be watered three times per day; 3. Contractors shall apply approved non-toxic chemical soil stabilizers to all inactive construction areas or replace groundcover in disturbed areas; 4. Contractors shall provide temporary wind fencing around sites being graded or cleared; 5. Trucks hauling dirt, sand, or gravel shall be covered or shall maintain at least 2 feet of freeboard in accordance with Section 23114 of the California Vehicle Code (<i>Spilling Loads on Highways</i>); 6. Construction contractors shall install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off tires of vehicles and any equipment leaving the construction site;	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the contract specifications for all construction work to reduce the impact of construction diesel emissions. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/Construction Manager or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
7. The grading contractor shall suspend all soil disturbance activities when winds exceed 25 miles per hour (mph) or when visible dust plumes emanate from a site. If construction is delayed, disturbed areas shall be stabilized; 8. Open storage piles (greater than 3 feet tall and a total surface area of 150 square feet) shall be covered with a plastic tarp or chemical dust suppressant; 9. Materials shall be stabilized while loading, unloading and transporting to reduce fugitive dust emissions; 10. Belly-dump truck seals shall be checked regularly to remove trapped rocks to prevent possible spillage; and, 11. Projects shall comply with track-out regulations and provide water while loading and unloading to reduce visible dust plumes.		
MM AQ-7: General Mitigation Measure. For any of the above mitigation measures (MM AQ-1 through MM AQ-6), if a CARB-certified technology becomes available and is shown to be as effective as or better in terms of emissions performance than the existing measure, the technology would replace the existing measure pending approval by the LAHD. Measures shall be set at the time a specific construction contract is advertised for bids.	Timing: Throughout all construction phases and as part of annual checks during construction of the appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/Construction Manager or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

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<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-8: Special Precautions near Sensitive Sites. All construction activities located within 1,000 feet of sensitive receptors (defined as schools, playgrounds, daycares, and hospitals) shall notify each of these sites in writing at least 30 days before construction activities begin.	Timing: Prior to and during construction of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the Tenants' bid and contract specifications approved by LAHD for all construction activity. The contractor(s) shall submit for review and approval by Tenants prior to beginning of any construction activity, a plan to notify sensitive receptors.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division
MM AQ-9: Alternative Maritime Power. Container and passenger vessels calling at the Port shall use alternative maritime power (AMP) at the following percentages while hoteling. The maximum compliance rate of 95 percent by year 2026 is consistent with the goal of San Pedro Bay Ports Clean Air Action Plan (CAAP) measure 2 (OGV2): 2017: 70 percent of total ship calls; and, 2026: 95 percent of total ship calls.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Vessel calls shall be monitored by the Wharfingers Office and the Environmental Management Division. Bi-annual Tenant compliance reports shall be supplied to the Environmental Management Division. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the City of Los Angeles Board of Harbor Commissioners (Board) at a regularly scheduled public Board Meeting.	Implementation: LAHD through Tenants Monitoring and Reporting: Wharfingers Office, LAHD Environmental Management Division, Real Estate Division
MM AQ-10: Vessel Speed Reduction Program. All ships calling at the port shall comply with the expanded VSRP of 12 knots between 40 nm from Point Fermin and the precautionary area in the following implementation schedule: 2014 and thereafter: 95 percent.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Tenants shall submit biannual compliance reports documenting compliance to Environmental Management Division. Environmental Management Division will independently monitor through monitoring data provided by the Marine Exchange. Enforcement shall include oversight by the Real	Implementation: LAHD through Tenants Monitoring and Reporting: Marine Exchange, LAHD Environmental Management Division, Real Estate Division

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<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
	Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	
MM AQ-11: Cleaner OGV Engines. Tenants shall seek to maximize the number of vessels calling at the port that meet the International Maritime Organization (IMO) NO _x limit of 3.4 grams per kilowatt-hour (g/kw-hr). The IMO Tier 2 NO _x standards came into effect January 1, 2011 for new vessels. IMO Tier 3 NO _x standards will become effective January 1, 2016 for new vessels operating in emission control areas. When ordering new ships bound for the port, the purchaser shall confer with the ship designer and engine manufacturer to determine the feasibility of incorporating all emission reduction technology and/or design options.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Tenants shall submit biannual compliance report documenting compliance to the Environmental Management Division. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division
MM AQ-12: OGV Engine Emissions Reduction Technology Improvements. When using or retrofitting existing ships bound for the port, a Tenant shall determine the feasibility of incorporating all emission reduction technology and/or design options. Such technology shall be designed to reduce criteria pollutant emissions (NO_x and diesel particulate matter [dpm]). Some examples of potential methods for reducing emissions from large marine diesel engines include: ▪ Direct Water Injection; ▪ Fuel Water Emulsion; ▪ Humid Air Motor; ▪ Exhaust Gas Recirculation; ▪ Selective Catalytic Reduction; ▪ Continuous Water Injection; and, ▪ Slide Valves.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Tenants shall submit biannual compliance report documenting compliance to the Environmental Management Division. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-13 Yard Tractors at Terminals. By the end of 2013, all yard tractors shall meet USEPA Tier 4 nonroad or 2007 on-road emission standards.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Tenants shall submit biannual compliance report documenting compliance to the Environmental Management Division. Environmental Management Division will independently monitor through monitoring data provided by the Tenant. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division
MM AQ-14: Yard Equipment at Rail Yards. All diesel-powered equipment operated at on-dock rail yards shall implement the requirements discussed in MM AQ-15.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Tenants shall submit biannual compliance report documenting compliance to the Environmental Management Division. Environmental Management Division will independently monitor through monitoring data provided by Tenants. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-15: Yard Equipment At Terminals. 1. All terminal equipment equipped with tier 1 and 2 engines less than 750 hp must meet 2010 on-road or tier 4 standards by 2012; 2. The highest available vdecs shall be installed on all tier 3 equipment; and, 3. By the end of 2015: all terminal equipment equipped with tier 3 engines shall meet USEPA tier 4 nonroad engine standards.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Tenants shall submit biannual compliance report documenting compliance to Environmental Management Division. Environmental Management Division will independently monitor through monitoring data provided by Tenants. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division
MM AQ-16: Truck Idling Reduction Measure. Within 6 months of the effective date of a lease agreement and thereafter for the remaining term of the permit and any holdover, the terminal operator shall ensure that truck idling is reduced to less than 30 minutes in total or 10 minutes at any given time while on the terminal through measures that include, but are not limited to, the following: 1. The operator shall maximize the durations when the main gates are left open, including during off-peak hours (6 P.M. to 7 A.M.); 2. The operator shall implement an appointment-based system for receiving and delivering containers to minimize truck queuing (trucks lining up to enter and exit the terminal's gate); and, 3. The operator shall design the main entrance and exit gates to exceed the average hourly volume of trucks that enter and exit the gates (truck flow capacity) to ensure queuing is minimized.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease. Tenants shall submit biannual compliance report documenting compliance to Environmental Management Division. Environmental Management Division will independently monitor through monitoring data provided by Tenants. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-17: Periodic Review Of New Technology And Regulations. The LAHD shall require Tenants to review, in terms of feasibility and benefits, any LAHD-identified or other new emissions-reduction technology, and report to the LAHD. Such technology feasibility reviews shall take place at the time of LAHD's consideration of any new lease amendment or facility modification. If the technology is determined by the LAHD to be feasible in terms of cost, technical and operational feasibility, the Tenant shall work with the LAHD to implement such technology. Potential technologies that may further reduce emission and/or result in cost-savings benefits for the Tenant may be identified through future work on the CAAP, Technology Advancement Program (TAP), Zero Emissions Technology Program, or terminal automation. Over the course of the lease, the Tenant and the LAHD shall work together to identify potential new technologies. Such technology shall be studied for feasibility, in terms of cost, technical and operational feasibility, and emissions reduction benefits. As partial consideration for the LAHD agreement to issue the permit to the Tenant, the Tenant shall implement not less frequently than once every 5 years following the effective date of the permit, new air quality technological advancements, subject to mutual agreement on operational feasibility and cost sharing, which shall not be unreasonably withheld.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease agreements. A compliance report shall be supplied to the Environmental Management Division within 6 months of every review. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made to the Port Executive Director.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM AQ-18: Substitution of New Technology. If any kind of technology becomes available and is shown to be as effective as or better in terms of emissions reduction performance than the existing measure, the technology could replace the existing measure pending approval by the LAHD. The technology's emissions reductions must be verifiable through USEPA, CARB, or other reputable certification and/or demonstration studies to the LAHD's satisfaction.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease agreements. Bi-annual Tenant compliance reports shall be supplied to the LAHD Environmental Management Division. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made to the Port Executive Director.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division
MM GHG-1: Energy Efficient Light Bulbs. All interior buildings within each terminal shall exclusively use energy efficient light bulbs (compact fluorescent, light-emitting diode, or other equally efficient bulbs) for ambient lighting.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease agreements. Bi-annual Tenant compliance reports shall be supplied to the LAHD Environmental Management Division. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made to the Port Executive Director.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division
MM GHG-2: Energy Audit. Tenants shall conduct an energy audit by a third party of their choice every 5 years and install innovative power saving technology 1) where it is feasible; and, 2) where the amount of savings would be reasonably sufficient to cover the costs of implementation. Such systems help to maximize usable electric current and eliminate wasted electricity, thereby lowering overall electricity use. This mitigation measure primarily targets large on-terminal electricity consumers such as on-terminal lighting and shore-side electric gantry cranes.	Timing: Throughout operation (every 5 years) of the appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease agreements. A compliance report shall be supplied to the Environmental Management Division within 6 months of every energy audit. Enforcement shall include oversight by the Real Estate Division.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM GHG-3 Recycling. Tenants shall ensure that all waste generated in all terminal buildings is recycled by a minimum of 1) 40 percent in 2014; and, 2) 60 percent by 2016. Recycled materials shall include: 1) white and colored paper; 2) post-it notes; 3) magazines; 4) newspaper; 5) file folders; 6) all envelopes including those with plastic windows; 7) all cardboard boxes and cartons; 8) all metal and aluminum cans; 9) glass bottles and jars; and, 10) all plastic bottles.	Timing: Throughout the operation phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the lease agreements. Bi-annual Tenant compliance reports shall be supplied to the Environmental Management Division. Enforcement shall include oversight by the Real Estate Division.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Real Estate Division
MM GHG-4: Tree Planting. The applicant shall plant shade trees around the main terminal building, and the Tenant shall maintain all trees through the life of the lease.	Timing: Prior to and during construction and throughout operation of the appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into Tenants' design and bid and contract specifications approved by LAHD. The contractor shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/ construction manager or designated building inspectors to ensure compliance with contract specifications. This measure shall also be incorporated into the lease agreements for ongoing maintenance. Bi-annual Tenant compliance reports shall be supplied to the Environmental Management Division. Enforcement shall include oversight by the Real Estate Division.	Implementation: LAHD through Tenants and Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division, Real Estate Division
MM GHG-5: Solar Panels. The LAHD shall require installation of solar panels on all future buildings constructed on LAHD property, where feasible. The LAHD, in consultation with Tenants, shall determine the feasibility of this measure as part of the review of the final Tenant design plans.	Timing: Prior to and during construction and throughout operation of the appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into Tenants' design and bid and contract specifications approved by LAHD. The contractor shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants'	Implementation: LAHD through Tenants and Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division, Real Estate Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
	project/ construction manager or designated building inspectors to ensure compliance with contract specifications. This measure shall also be incorporated into the lease agreements for ongoing maintenance. Bi-annual Tenant compliance reports shall be supplied to the Environmental Management Division. Enforcement shall include oversight by the Real Estate Division.	
MM GHG-6: Water Conservation. As part of any facility construction, a Tenant shall install: 1) a water recirculation system at potential wash racks; 2) low-flow devices in new buildings; and. 3) low-irrigation landscaping. A Tenant shall maintain these measures through the life of the lease.	Timing: Prior to and during construction and throughout operation of the appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into the Tenants' design and bid and contract specifications approved by LAHD. The contractor shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/ construction manager or designated building inspectors to ensure compliance with contract specifications. This measure shall also be incorporated into the lease agreements for ongoing maintenance. Bi-annual Tenant compliance reports shall be supplied to the Environmental Management Division. Enforcement shall include oversight by the Real Estate Division.	Implementation: LAHD through Tenants and Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division, Real Estate Division
<i>Biological Resources</i>		
MM BIO-1: Avoid Marine Mammals. As applicable, depending on the number, size, and type (concrete, cast-in-steel shell [CISS], steel, timber) of piles and equipment used (impact or vibratory hammer), pile driving activities related to the proposed Program shall include establishment of a safety zone and monitoring of the area surrounding the operations for seals and sea lions (pinnipeds) by a qualified marine biologist. The monitor shall have the authority to halt operations	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes with requirements of pile driving implemented under the PMPU. Methods: This measure shall be incorporated into LAHD contract specifications for all construction work. The construction contractor shall instruct construction personnel as part of normal construction procedures. LAHD shall arrange for the presence of an Environmental Management Division	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
unless the LAHD Engineer determines halting operations would be unsafe. The safety zone would extend out to 1,640 feet from the site of the pile driving, wherever that activity is taking place. Before pile driving is scheduled to commence, observers on shore or in boats shall survey the safety zone to ensure that no marine mammals are present. If marine mammals are observed within the safety zone, pile driving shall be delayed until they move out of the area. If a marine mammal is seen above water and then dives below, the contractor shall wait at least 15 minutes, and if no marine mammals are seen, it may be assumed that the animal has moved beyond the safety zone. This 15-minute criterion is based on a study indicating that pinnipeds dive for a mean time of up to about 4 minutes; the 15-minute delay will allow a more than sufficient period of observation to be reasonably sure the animal has left the vicinity. If pinnipeds enter the safety zone after pile driving has begun, pile driving can continue. The monitor shall record the species and number of individuals observed and make note of their behavior patterns. However, if an animal appears distressed, and if it is operationally safe to do so, the monitor shall inform the Engineer that pile driving shall cease until the animal leaves the area. In certain circumstances pile driving cannot be terminated safely and without severe operational difficulties. Therefore, if it is deemed operationally unsafe by the Engineer to discontinue pile driving activities, and a pinniped is observed in the safety zone, pile driving activities shall continue only until the Engineer deems it safe to discontinue.	approved biologist(s) to monitor during construction activity.	

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM BIO-2: Minimize In-water Pile Driving Noise. The construction contractor shall be required to use sound abatement techniques to reduce both noise and vibrations from pile driving activities, as applicable, depending on the number, size, and type (CISS, concrete, steel, timber) of piles and equipment used (impact or vibratory hammer). In addition to the “soft-start” technique, which shall be required at the initiation of each pile driving event or after breaks of more than 15 minutes, sound abatement techniques may include, but not be limited to, vibration or hydraulic insertion techniques, bubble curtains, isolation cage technology, sound aprons, and use of a cushion block on top of the pile being driven. Use of these techniques would reduce both the intensity of the underwater sound pressure levels radiating from the pile driving location and the distance in which levels would exceed the Level A and B harassment levels for marine mammals, or disturbance of nesting by special status bird species.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes with requirements of pile driving implemented under the PMPU. Methods: This measure shall be incorporated into LAHD contract specifications for all construction work. The construction contractor shall instruct construction personnel as part of normal construction procedures. LAHD shall arrange for the presence of an Environmental Management Division approved biologist(s) to monitor during construction activity.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM BIO 3: Avoid and Minimize Impacts to California Least Tern. If construction activities would occur during the nesting season (April 15 to September 15) within 500 feet of the designated nest site (presently on Pier 400), one or more of the following measures shall be implemented, as appropriate and approved by the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG). 3a. Schedule Construction: All construction activities that would occur within 200 feet of the designated nest site (presently on Pier 400) shall be scheduled outside the nesting season (September 16 and April 14), unless otherwise approved by the USFWS and CDFG. 3b. Monitor California Least Tern: A qualified biologist shall monitor California least tern and other special status bird species at the designated nest site (presently at Pier 400) during the least tern nesting season (April 15 through September 15). The monitoring frequency and reporting requirements will be confirmed with USFWS and CDFG prior to implementation. The focus of the monitoring is to determine if there are impacts to breeding, nesting, chick feeding activities, or vulnerability of eggs or chicks to predators. If construction activities need to be redirected to prevent impacts to special status birds, the monitor shall immediately contact LAHD and the Construction Manager.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into LAHD contract specifications for all construction work. The construction contractor shall instruct construction personnel as part of normal construction procedures. LAHD shall arrange for the presence of an Environmental Management Division approved biologist(s) to conduct monitoring.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM BIO-4: Conduct Nest Site Surveys. Between February 15 and September 1 and prior to ground-disturbing activities, a qualified biologist shall conduct surveys for the presence of nesting birds protected under the Migratory Bird Treaty Act (MBTA) and/or similar provisions of the CDFG Code within areas of the proposed project study area that contain potential nesting bird habitat. Surveys shall be conducted 24 hours prior to the clearing, removal, or grubbing of any vegetation or ground disturbance. If active nests are located, then a barrier installed at a 50-foot radius from the nest(s) will be established and the tree/location containing the nest will be marked and will remain in place and undisturbed until a qualified biologist performs a survey to determine that the young have fledged or the nest is no longer active.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into LAHD contract specifications for all construction work. The construction contractor shall instruct construction personnel as part of normal construction procedures. LAHD shall arrange for pre-construction surveys by and Environmental Management Division approved biologist(s). Additionally, LAHD shall arrange for the presence of an Environmental Management Division approved biologist(s) to monitor during construction activity.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM BIO-5: Apply Credits from Existing Port Mitigation Banks. The LAHD shall apply 18.5 credits available in a mitigation bank that is compliant with the 2008 Compensatory Mitigation Rule to compensate for loss of marine habitat as a result of fill.	Timing: As needed during agency consultation. Methods: Apply credits in accordance with 2008 Compensatory Mitigation Rule.	Implementation: LAHD Environmental Management Division Monitoring and Reporting: LAHD Environmental Management Division
<i>Cultural Resources</i>		
MM CR-1: Cultural Resource Assessment. Once a proposed project site is identified, the LAHD shall make a determination on whether a Cultural Resource Assessment is necessary based on such considerations as the extent of proposed ground disturbance and the potential for impacting intact soil deposits. If necessary, the potential for the presence of a unique archaeological or ethnographic resource shall be identified through a phased investigation using qualified professional consultants and a consistent methodology. When a Phase I investigation identifies the presence of or	Timing: Prior to construction and throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: To avoid or reduce this potential impact, the Environmental Management Division shall retain a qualified archaeologist. The Construction Manager/Contractor shall instruct construction personnel as part of normal construction procedures to halt/redirect construction activities if any materials are uncovered that are suspect of being associated with historical or prehistoric occupation.	Implementation: LAHD Environmental Management Division Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
the potential for an archaeological or ethnographic resource on a proposed project site, the LAHD shall determine whether it is possible to avoid the resource through project redesign. If avoidance is not possible, the LAHD shall determine the need to implement measures that might include, but are not limited to, one or more of the following to further avoid, minimize, or substantially reduce the identified impacts: ▪ Conduct a Phase II investigation to determine site significance. When a Phase II investigation identifies an unique archaeological or ethnographic resource on a proposed project site, LAHD shall determine whether to avoid the resource through project redesign or to proceed with a Phase III investigation to mitigate impacts; ▪ Conduct archaeological monitoring of ground disturbing activities within potentially intact soil deposits by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards; ▪ Consult with the Native American Heritage Commission and applicable Native American groups (e.g., the Gabrielino-Tongva Tribal Council) regarding proposed ground-disturbing activities and offer an opportunity to monitor the construction along with the project archeologist; and/or, ▪ Conduct a preconstruction information and safety meeting to make construction personnel aware of archaeological monitoring procedures, if any, and the types of archaeological resources that might be encountered.	If materials are found, the construction contractor shall contact the Construction Manager, Environmental Management Division, the archeologist and/or the County Coroner.	

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM CR-2: Unanticipated Discovery Procedures. In the event potentially significant cultural resources are encountered during earthmoving activities, the construction contractor shall cease activity in the affected area until the discovery can be evaluated by a qualified archaeologist in accordance with the provisions of CEQA Section 15064.5. The archaeologist shall complete any requirements for the mitigation of impacts on any resources and implement appropriate treatment measures, including the use of 1) subsurface testing after demolition of existing buildings, 2) data recovery of archaeological or ethnographic deposits, and/or 3) post-construction documentation.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: To avoid or reduce this potential impact, the Environmental Management Division shall retain a qualified archaeologist. The Construction Manager/ Contractor shall instruct construction personnel as part of normal construction procedures to halt/redirect construction activities if any materials are uncovered that are suspected of being associated with historical or prehistoric occupation. If materials are found, the construction contractor shall contact the Construction Manager, Environmental Management Division, the archeologist and/or the County Coroner.	Implementation: LAHD Environmental Management Division Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM CR-3: Historical Resource Assessment. Once a proposed project site is identified, the LAHD shall make a determination on whether a Historical Resource Assessment is necessary to determine the presence of a historical resource, as defined under CEQA. If such an assessment determines that a historic resource is present, the LAHD shall determine the need to implement measures that might include, but are not limited to, one or more of the following to further avoid, minimize, or substantially reduce the identified impacts: ▪ A preservation architect meeting the Secretary of the Interior's Professional Qualifications Standards in historic architecture shall participate in preconstruction and construction monitoring activities to ensure continuing conformance with Secretary's Standards and/or avoidance of a material impairment of the historical resources; ▪ Complete photographic documentation of the	Timing: Prior to construction and throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: To avoid or reduce this potential impact, the Environmental Management Division shall retain a qualified historian to participate in preconstruction and construction monitoring activities; record and document the historic significance of buildings and/or structures in accordance with American Buildings Survey (HABS)/Historic American Engineering Record (HAER) guidelines; set-up barriers to establish environmentally sensitive areas; and/or monitor protective measures.	Implementation: LAHD Environmental Management Division Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
historic resource prior to implementing the project. Such documentation shall adhere to standards and guidelines for Historical HABS, HAER, and Historic American Landscape Survey (HALS) documentation, as outlined in the November 2011 HABS/HAER/HALS Guidelines set by the Heritage Documentation Programs instituted by the National Park Service (http://www.cr.nps.gov/hdp/standards/halsguidelines.htm). At a minimum, the level of photographic documentation shall be at the HABS/HAER Level II; ▪ For certain projects it may be necessary to establish an environmentally sensitive area and put up barriers to ensure the protection of specific built environment features, such as buildings, structures, and landscape and hardscape elements. The environmentally sensitive area shall be outlined on project plans and the construction crew must be made aware of restrictions and requirements for protecting historical resources for the duration of the project. A qualified professional meeting the Secretary of the Interior's Professional Qualifications Standards may be required to monitor the project to ensure adherence to restrictions; and/or, ▪ Additional protective measures (e.g., in-situ preservation, adaptive reuse, and relocation) shall be implemented as necessary.		

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM CR-4: Paleontological Assessment. Once a proposed project site is identified, the LAHD shall make a determination on whether a Paleontological Assessment is necessary based on such considerations as the extent of proposed ground disturbance and the potential for impacting intact soil deposits. If needed, the assessment shall identify the potential for the presence of a unique paleontological resource within the project area. If the assessment determines there is potential for the presence of a unique paleontological resource, the LAHD shall determine whether it is possible to avoid the resource through project redesign. If avoidance is not possible, the LAHD shall determine the need to implement measures that might include, but are not limited to, one or more of the following to further avoid, minimize, or substantially reduce the identified impacts: ▪ Conduct paleontological monitoring of ground disturbing activities within potentially intact soil deposits by a qualified paleontologist; or, ▪ Conduct a preconstruction information and safety meeting to make construction personnel aware of paleontological monitoring procedures, if any, and the types of paleontological resources that might be encountered.	Timing: Prior to construction and throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: To avoid or reduce this potential impact, the Environmental Management Division shall retain a qualified paleontologist. The Construction Manager/ Contractor shall instruct construction personnel as part of normal construction procedures to halt/redirect construction activities if any materials are uncovered that are suspected of being associated with historical or prehistoric occupation. If materials are found, the construction contractor shall contact the Construction Manager, Environmental Management Division and/or the paleontologist.	Implementation: LAHD Environmental Management Division Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM CR-5: Unanticipated Discovery Procedures. In the event that a paleontological resource is encountered during construction, the contractor shall stop construction within 30 feet of the exposure and a qualified paleontologist shall evaluate the significance of the resource. Additional monitoring recommendations may be made at that time. If the resource is found to be significant, the paleontologist shall systematically remove and stabilize the specimen(s) in	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: To avoid or reduce this potential impact, the Environmental Management Division shall retain a qualified paleontologist. The Construction Manager/ Contractor shall instruct construction personnel as part of normal construction procedures	Implementation: LAHD Environmental Management Division and Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
anticipation of preservation. Curation of the specimen shall be in a qualified research facility, such as the Los Angeles County Natural History Museum.	to halt/redirect construction activities if any materials are uncovered that are suspected of being associated with historical or prehistoric occupation. If materials are found, the construction contractor shall contact the Construction Manager, Environmental Management Division and/or the paleontologist.	
<i>Geology</i>		
MM GEO-1: Emergency Response Planning. Individual project operators shall work with Port engineers and Port police to develop tsunami response training and procedures to assure that construction and operations personnel will be prepared to act in the event of a large seismic event. Such procedures shall include immediate evacuation requirements in the event that a large seismic event is felt at the project site, as part of overall emergency response planning for individual projects. Such procedures shall be included in any bid specifications for construction or operations personnel, with a copy of such bid specifications to be provided to LAHD, including a completed copy of its operations emergency response plan prior to commencement of construction activities and/or operations.	Timing: Emergency response planning shall be conducted at the beginning of construction and within the first year of operation (with annual updates) of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: Construction: LAHD Engineering Division shall provide procedures for inclusion in bid specifications. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to beginning of any construction activity. The contractor shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by the LAHD project/construction manager or designated building inspectors to ensure compliance with contract specifications. Methods: Operations: General requirements of this measure shall be incorporated into the lease. Tenant and LAHD shall prepare an emergency response plan for submittal to the LAHD within first year of operation. Enforcement shall include oversight by the Real Estate Division. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.	Implementation: LAHD through Construction Contractors and Tenants Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

Mitigation Measures	Timing and Methods	Responsible Party
<i>Groundwater and Soils</i> <i>(These lease measures are not mitigation measures under CEQA but are included here for tracking and reporting purposes.)</i>		
Lease Measure GW-1: Site Remediation. Unless otherwise authorized by the lead regulatory agency for any given site, the Tenant shall address all contaminated soils or contamination within the proposed project boundaries discovered during demolition and grading activities. Contamination existing at the time of discovery shall be the responsibility of the past and/or current property owner. Contamination as a result of the construction process shall be the responsibility of the Tenant and/or Tenant contractors. Remediation shall occur in compliance with federal, state, and local regulations and as directed by the lead regulatory agency for the site (Los Angeles Fire Department [LAFD], Department of Toxic Substances Control [DTSC], or Los Angeles Regional Water Quality Control Board [RWQCB]). Soil removal shall be completed such that contamination levels in subsurface excavations are below health screening levels established by Office of Environmental Health Hazard Assessment (OEHHA) and/or applicable action levels established by the lead regulatory agency with jurisdiction over the site. Soil contamination waivers may be acceptable as a result of encapsulation (i.e., paving) in backland areas and/or risk-based soil assessments but shall be subject to the discretion of the lead regulatory agency. Excavated contaminated soil shall be properly disposed of offsite unless the use of such material onsite is beneficial to construction and approved by the agency overseeing environmental concerns. All imported soil to be used as backfill in excavated areas shall be sampled to ensure that it is suitable for use as backfill at an industrial site.	Timing: Throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: Such procedures will be included in any bid specifications for construction or operations personnel, with a copy of such bid specifications to be provided to LAHD, including a completed copy of its operations emergency response plan prior to commencement of construction activities. The contractor(s) shall adhere to these specifications and throughout construction phases.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
Lease Measure GW-2: Contamination Contingency Plan. The following contingency plan shall be implemented to address contamination discovered during demolition, grading, and construction: a. All grading, trench excavation and filling operations, horizontal directional drilling, and dewatering operations shall be observed for the presence of free-phase petroleum products, chemicals, or contaminated soil/groundwater. Discolored soil or suspected contaminated soil shall be segregated from clean soil. In the event contaminated soil or groundwater is encountered during construction, the contractor shall notify the LAHD's environmental representative. The LAHD shall confirm the presence of the suspect material and direct the contractor to remove, stockpile or contain, and characterize the suspect material(s) identified within the boundaries of the construction area. Continued work at a contaminated site shall require the approval of the LAHD Project Engineer; b. Excavation of volatile organic compound (VOC)-impacted soil shall require obtaining and complying with a SCAQMD Rule 1166 permit; c. The remedial option(s) of contaminated material shall be dependent upon a number of criteria (including but not limited to types of chemical constituents, concentration of the chemicals, health and safety issues, time constraints, cost, etc.) and shall be determined on a site-specific basis. Both offsite and onsite remedial options shall be evaluated;	Timing: Prior to and throughout the construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: Tenant shall prepare a contamination contingency plan approved by LAHD, and the plan shall be included in bid specifications and leasing agreement. Such procedures will be included in any bid specifications for construction or operations personnel, with a copy of such bid specifications to be provided to LAHD, including a completed copy of its operations emergency response plan prior to commencement of construction activities. The contractor(s) shall adhere to these specifications and throughout construction phases.	Implementation: LAHD through Construction Contractor Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
d. The extent of removal actions shall be determined on a site-specific basis. At a minimum, the impacted area(s) within the boundaries of the construction area shall be remediated to the satisfaction of the LAHD and the lead regulatory agency for the site. The LAHD Project Manager overseeing removal actions shall inform the contractor when the removal action is complete; e. Copies of hazardous waste manifests or other documents indicating the amount, nature, and disposition of such materials shall be submitted to the Chief Harbor Engineer within 30 days of project completion; f. In the event that contaminated soil is encountered, all onsite personnel handling or working in the vicinity of the contaminated material shall be trained in accordance with USEPA and Occupational Safety and Health and Administration (OSHA) regulations for hazardous waste operations. Training provides precautions and protective measures to reduce or eliminate hazardous materials/waste hazards at the work place; g. When impacted soil must be excavated, air monitoring shall be conducted as appropriate for related emissions adjacent to the excavation; and, h. All excavations shall be backfilled with structurally suitable fill material that is free from contamination.		
<i>Hazards and Hazardous Materials</i>		
MM HAZ-1: General Mitigation Measure. For projects involving hazardous liquid bulk facilities with in-water operations, the LAHD shall require project proponents to review, in terms of feasibility and benefits, any LAHD-identified or other new spill prevention or response technology. If the technology is determined by the LAHD to be	Timing: Prior to construction and operation of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: If the technology is determined by the LAHD to be feasible in terms of cost, technical and	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
feasible in terms of cost, technical and operational feasibility, the project proponent shall work with the LAHD to implement such technology as soon as practicable.	operational feasibility, the Tenant shall work with the LAHD to implement such technology as soon as practicable.	
MM HAZ-2: Hazards and Operability Studies. For projects involving hazardous liquid bulk facilities with in-water operations, the project proponent shall provide the LAHD with all Hazards and Operability Studies performed for the facility to enable the LAHD to independently assess the potential hazards posed by facility operations. The project proponent shall cooperate with the LAHD to resolve any identified risks or deficiencies identified.	Timing: Prior to construction and operation of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: The Tenant shall provide the LAHD with all Hazards and Operability Studies performed for the facility to enable the LAHD to independently assess the potential hazards posed by facility operations.	Implementation: LAHD through Tenants Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
<i>Noise</i>		
MM NOI-1: Construction Hours. Construction shall be limited to the hours of 7:00 A.M. to 6:00 P.M. on weekdays, between 8:00 A.M. and 6:00 P.M. on Saturdays, and construction equipment noise shall be prohibited anytime on Sundays and holidays.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by Tenants prior to beginning any construction activity. The contractor(s) shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/ construction managers or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM NOI-2: Construction Days. Noise-generating construction activities shall not be conducted on weekends or holidays.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by Tenants prior to beginning any construction activity. The contractor(s) shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/ construction managers or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM NOI-3: Construction Equipment. All construction equipment powered by internal combustion engines shall be properly muffled and maintained.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by Tenants prior to beginning any construction activity. The contractor(s) shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/ construction managers or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
MM NOI-4: Idling Prohibitions. Unnecessary idling of internal combustion engines near noise-sensitive areas shall be prohibited.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by Tenants prior to beginning any construction activity. The contractor(s) shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/ construction managers or designated building inspectors to ensure compliance with contract specifications.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM NOI-5: Equipment Location. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as practical from existing noise-sensitive land uses.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/ Construction Manager or designated building inspectors to ensure compliance with contract specifications. The construction contractor shall ensure that the proposed pile driving equipment and measures are used during construction. LAHD shall evaluate the contractor proposals with regard to reducing pile driving noise. LAHD shall subsequently perform periodic inspections to ensure	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
	that the approved equipment and methods are being followed.	
MM NOI-6: Notification. Residents adjacent to the proposed Program sites would be notified, in writing, of the construction schedule.	Timing: Prior to initiation of construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor will be required to notify marina liveaboards of potential noise impacts prior to initiation of construction activities. Enforcement shall include oversight by the LAHD Project/ Construction Manager or designated building inspectors to ensure compliance with contract specifications. The construction contractor shall ensure that the proposed pile driving equipment and measures are used during construction. LAHD shall evaluate the contractor proposals with regard to reducing pile driving noise. LAHD would subsequently perform periodic inspections to ensure that the approved equipment and methods are being followed.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM NOI-7: Use Quiet Equipment. Contractors shall utilize the quietest equipment available, and all internal combustion powered equipment shall be equipped with properly operating mufflers and kept in tune to avoid backfires. In addition, if exposed, engines shall be fitted with protective shrouds to reduce motor noise.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to the beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD Project/	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
	Construction Manager or designated building inspectors to ensure compliance with contract specifications. The construction contractor shall ensure that the proposed pile driving equipment and measures are used during construction. LAHD shall evaluate the contractor proposals with regard to reducing pile driving noise. LAHD would subsequently perform periodic inspections to ensure that the approved equipment and methods are being followed.	
MM NOI-8: Use Electrical Power when feasible. If ample local grid power is available, electricity shall be obtained from the local power grid to avoid the use of portable generators.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM NOI-9: Disturbance Coordinator. A disturbance coordinator shall be designated for responding to noise complaints, with his/her name and telephone number to be clearly posted at the construction site.	Timing: Throughout construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
MM NOI-10: Restricted Pile Driving Hours. In order to reduce the potential impact during construction, pile driving activities shall be limited to between the hours of 9:00 A.M and 5:00 P.M. on Monday-Friday and 10:00 A.M. to 4:00 P.M. Saturday.	Timing: Throughout all construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into lease and contract specifications for all construction work to reduce noise the impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by LAHD prior to beginning of any construction activity. The contractor shall adhere to these specifications and Environmental Compliance Plan throughout construction phases. Enforcement shall include oversight by the LAHD project/construction manager or designated building	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
	inspectors to ensure compliance with contract specifications. The construction contractor shall ensure that the pile driving equipment and measures are used during construction. The LAHD shall evaluate the contractor proposals with regard to reducing pile driving noise. The LAHD would subsequently perform periodic inspections to ensure that the approved equipment and methods are being followed.	
MM NOI-11: Temporary Noise Barriers. Erect temporary noise attenuation barriers adjacent to stationary construction equipment directly between the equipment and sensitive receptors, where necessary and feasible. Construction equipment that is stationary for extended periods (e.g., compressors, generators, etc.) shall be shielded, if appropriate, by erecting temporary noise attenuation barriers. The need for and feasibility of noise attenuation barriers shall be evaluated on a case-by-case basis considering the distance to noise-sensitive receptors, the available space at the construction location, and taking account of safety and operational considerations. Noise attenuation barriers suitable for pile driving equipment shall be considered using the same criteria. If used, the barriers shall be installed directly between the equipment and the nearest noise-sensitive use to the construction site.	Timing: Throughout all construction phases of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for all construction work to reduce noise impacts. The contractor(s) shall submit an Environmental Compliance Plan for review and approval by Tenants prior to beginning any construction activity. The contractor(s) shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by Tenants' project/ construction managers or designated building inspectors to ensure compliance with contract specifications. The contractor should install noise attenuation barriers, where feasible according to the above criteria in consultation with the LAHD and shall be monitored for compliance by the LAHD.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division

Table 2-1. Mitigation and Lease Measures Monitoring and Reporting Program Summary for the PMPU Program

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Party</i>
<i>Public Services</i>		
MM PS-1: Prepare a Manual in Compliance with the Work Area Traffic Control Handbook (WATCH). LAHD shall prepare a manual in compliance with the WATCH to coordinate with the LAFD, LAPD, and Port Police prior to commencement of construction activities for the proposed appealable/fill projects and land use changes. The manual shall identify alternative emergency response routes to ensure continuous adequate emergency vehicular access.	Timing: Prior to commencement of construction of appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: This measure shall be incorporated into contract specifications for construction work.	Implementation: LAHD through Construction Contractors Monitoring and Reporting: LAHD Environmental Management Division, Construction Management Division
<i>Transportation and Circulation</i>		
MM TRANS-1: I-710 Corridor Improvements. Project-specific environmental documentation would be completed for projects occurring under the PMPU to determine project-specific impacts to the I-710. For significantly impacted locations determined in subsequent project-specific environmental documents, LAHD would collaborate with Caltrans and other agencies to identify how potential regional infrastructure improvements are funded. If the I-710 Corridor Project is not yet approved or has been abandoned at the time of consideration of future project-specific approvals under the PMPU, subsequent environmental documents for such development will evaluate whether alternative infrastructure improvements would be both feasible and necessary to mitigate any potential significant impacts of such projects.	Timing: In conjunction with the project-specific environmental assessments for the appealable/fill projects and development resulting from land use changes implemented under the PMPU. Methods: LAHD shall collaborate with Caltrans and partner agencies in implementing the appropriate improvements necessary to mitigate project-related impacts.	Implementation: LAHD Monitoring and Reporting: LAHD Environmental Management Division

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