

**Final Revised Mitigation Monitoring and
Reporting Program**

**Wilmington Waterfront
Development Project/Wilmington Youth
Sailing Center**

Prepared for:

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FINAL REVISED MITIGATION MONITORING AND REPORTING PROGRAM

Table 2-1. Mitigation Monitoring and Reporting Program Summary for the Wilmington Waterfront Development Project

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
Air Quality		
<p>MM AQ-1: Harbor Craft Engine Standards. Harbor craft used during construction must be equipped with U.S. Environmental Protection Agency (EPA) Tier 3 engine standards or cleaner at all times during construction.</p>	<p>Timing: During specified construction phases. Methods: LAHD will include MM AQ-1 in the contract specifications for construction. LAHD will monitor implementation of mitigation measures during construction. This measure shall be met, unless one of the following circumstances exist and the contractor is able to provide proof that such circumstances exists:</p> <ol style="list-style-type: none"> 1. A piece of specialized equipment is unavailable, , or within the required Tier level, within the state of California, including through a leasing agreement. 2. 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. 	<p>Implementation: LAHD through Construction Contractor Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>MM AQ-2: Dredging Equipment Electrification. If dredging is necessary, all dredging equipment will be electric; however, this is subject to availability of the equipment.</p>	<p>Timing: During specified construction phases. Methods: LAHD will include MM AQ-2 in the contract specifications for construction. LAHD will monitor implementation of mitigation measures during construction.</p>	<p>Implementation: LAHD through Construction Contractor Monitoring and Reporting: Environmental Management Division,</p>

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		Construction Management Division
<p>MM AQ-3: On-Road Trucks Used During Construction. On-road trucks shall comply with EPA 2010 on-road emission standards or better, unless the contractor provides a written finding and obtains written approval from the Harbor Department agreeing that such equipment is unavailable.</p>	<p>Timing: During specified construction phases. Methods: LAHD will include MM AQ-2 in the contract specifications for construction. LAHD will monitor implementation of mitigation measures during construction.</p> <p>A written finding must demonstrate that one of the following circumstances exist:</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 3. 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. 	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>MM AQ-4: Non-Road Construction Equipment. (except vessels, harbor</p>	<p>Timing: Throughout all applicable construction</p>	<p>Implementation: LAHD</p>

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<p>craft, on-road trucks, and dredging equipment). All non-road construction equipment greater than 50 hp must meet EPA Tier 4 emission standards, unless the contractor provides a written finding consistent with project contract or lease management requirements and obtains written approval from the Lead Agency that such equipment is unavailable.</p>	<p>phases.</p> <ol style="list-style-type: none"> 1. Methods: This measure shall be incorporated into the contract specifications for all construction work to reduce the impact of construction diesel emissions 	<p>through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>MM AQ-5: Additional Fugitive Dust Controls.</p> <p>The calculation of fugitive dust (PM₁₀) from proposed project earth-moving activities assumes a 61% reduction from uncontrolled levels to simulate rigorous watering of the site and use of other measures.</p> <ul style="list-style-type: none"> ■ Temporary traffic controls such as a flag person will be provided in conformance with the California Manual of Uniform Traffic Control Devices during all phases of construction to maintain smooth traffic flow. ■ Construction activities that affect traffic flow on the arterial system will be conducted during off-peak hours to the extent practicable 	<p>Timing: Throughout all construction phases</p> <p>Methods: This measure shall be incorporated into the LAHD contract specifications for all construction work to reduce the impact of construction diesel emissions. Enforcement shall include oversight by the LAHD project/construction manager or designated building inspectors to ensure compliance with contract specifications.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>MM AQ-6: Best Management Practices.</p> <p>The following types of measures for construction equipment (including onroad trucks) will be used where applicable and feasible:</p> <ol style="list-style-type: none"> 1. Maintain a minimum buffer zone of 300 meters between truck traffic and sensitive receptors wherever feasible. 2. Enforce truck parking restrictions. 3. Provide on-site services to minimize truck traffic in or near residential areas, including, but not limited to, the following services: meal or cafeteria services, etc. 4. Re-route construction trucks away from congested streets or sensitive receptor areas. 5. Use electric power in favor of diesel power where available. 	<p>Timing: Throughout all construction phases.</p> <p>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 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 mitigation measures.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>

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<p>6. Provide temporary traffic controls such as a flag person, in conformance with the California Manual of Uniform Traffic Control Devices during all phases of construction to maintain smooth traffic flow.</p> <p>7. Schedule construction activities that affect traffic flow on the arterial system for off-peak hours, to the extent possible.</p> <p>8. Provide dedicated turn lanes as needed for movement of construction trucks and equipment on- and off site.</p> <p>9. Configure construction parking to minimize traffic interference</p>		
<p>MM AQ-7: General Mitigation Measure. For any of the above mitigation measures, if a CARB-certified technology becomes available that is as good as or better than the existing measure in terms of emissions reductions, the technology could replace the existing measure pending approval by LAHD.</p>	<p>Timing: Throughout all construction phases Methods: LAHD will include MM AQ-7 in the contract specifications for construction. LAHD will monitor implementation of mitigation measures during operation.</p>	<p>Implementation: LAHD through Construction Contractor Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>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), will notify each of these sites in writing at least 30 days prior to construction activity.</p>	<p>Timing: Throughout all construction phases Methods: This measure shall be incorporated into the LAHD contract specifications for all construction work. The contractor shall adhere to these specifications and 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.</p>	<p>Implementation: LAHD through Construction Contractor Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>MM AQ-9: Construction Recycling. Demolition and/or excess construction materials will be separated on-site for</p>	<p>Timing: Throughout all construction phases Methods: This measure shall be incorporated into</p>	<p>Implementation: LAHD through Construction</p>

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<p>reuse/recycling or proper disposal. During grading and construction, separate bins for recycling of construction materials will be provided on site. Materials with recycled content will be used in project construction. Chippers on site during construction will be used to further reduce excess wood for landscaping cover.</p>	<p>the LAHD contract specifications for all construction work to reduce the impact of construction. The contractor shall adhere to these specifications and 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.</p>	<p>Contractor Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>MM AQ-10: Energy Efficiency.</p> <ul style="list-style-type: none"> ■ Design buildings to be energy efficient. Site buildings to take advantage of shade, prevailing winds, landscaping, and sun screens to reduce energy use. ■ Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings. ■ Install light colored “cool” roofs, cool pavements, and strategically placed shade trees wherever feasible. ■ Provide information on energy management services for large energy users. ■ Install energy efficient heating and cooling systems, appliances and equipment, and control systems. ■ Install light emitting diodes (LEDs) for outdoor lighting. ■ Limit the hours of operation of outdoor lighting during construction. ■ Include construction energy efficiency plans as part of the construction bid process. 	<p>Timing: Prior to approving final Project design Methods: This measure shall be incorporated into the LAHD contract specifications for all engineering design and construction work. 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.</p>	<p>Implementation: LAHD through Engineering and Construction Contractors Monitoring and Reporting: Environmental Management Division, Engineering Division, Construction Management Division</p>
<p>MM AQ-11: Renewable Energy.</p> <ul style="list-style-type: none"> ■ Require the installation of solar and/or wind power systems, solar and tankless hot water heaters, and energy efficient heating ventilation and air conditioning by Port tenants, where feasible. 	<p>Timing: Prior to approving final Project design Methods: This measure shall be incorporated into the LAHD contract specifications for all engineering design and construction work. The contractor shall adhere to these specifications throughout construction phases. Enforcement shall include</p>	<p>Implementation: LAHD through Engineering and Construction Contractors Monitoring and Reporting:</p>

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<ul style="list-style-type: none"> ■ Use combined heat and power in appropriate applications. 	oversight by the LAHD project/construction manager or designated building inspectors to ensure compliance with contract specifications.	Environmental Management Division, Engineering Division, Construction Management Division
<p>MM AQ-12: Water Conservation and Efficiency.</p> <ul style="list-style-type: none"> ■ Create water-efficient landscapes. ■ Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. ■ Use reclaimed water for landscape irrigation in new developments and on public property. Install the infrastructure to deliver and use reclaimed water upon notification from the Los Angeles Department of Water and Power that reclaimed water is available for these developments. Design buildings to be water-efficient. Install water-efficient fixtures and appliances. ■ Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. ■ Restrict the use of water for cleaning outdoor surfaces and vehicles. ■ Implement low-impact development practices that maintain the existing hydrologic character of the site to manage stormwater and protect the environment. (Retaining stormwater runoff on site can drastically reduce the need for energy-intensive imported water at the site.) 	<p>Timing: Prior to approving final Project design</p> <p>Methods: This measure shall be incorporated into the LAHD contract specifications for all engineering design and construction work. 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.</p>	<p>Implementation: LAHD through Engineering and Construction Contractors</p> <p>Monitoring and Reporting: Environmental Management Division, Engineering Division, Construction Management Division</p>
<p>MM AQ-13: Solid Waste Measures.</p> <ul style="list-style-type: none"> ■ Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ■ Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers in public areas. 	<p>Timing: Prior to approving final Project design</p> <p>Methods: This measure shall be incorporated into the LAHD contract specifications for all engineering design and construction work. 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</p>	<p>Implementation: LAHD through Engineering and Construction Contractors</p> <p>Monitoring and Reporting: Environmental Management Division, Engineering Division,</p>

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
	compliance with contract specifications.	Construction Management Division
<p>MM AQ-14: Land Use Measures.</p> <ul style="list-style-type: none"> ■ Incorporate public transit into project design. ■ Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio. ■ Include pedestrian and bicycle-only streets and plazas within developments. Create travel routes that ensure that destinations may be reached conveniently by public transportation, bicycling, or walking. 	<p>Timing: Prior to approving final Project design</p> <p>Methods: This measure shall be incorporated into the LAHD contract specifications for all engineering design and construction work. 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.</p>	<p>Implementation: LAHD through Engineering and Construction Contractors</p> <p>Monitoring and Reporting: Environmental Management Division, Engineering Division, Construction Management Division</p>
<p>MM AQ-15: Transportation and Motor Vehicles.</p> <ul style="list-style-type: none"> ■ In accordance with existing laws and regulations, limit idling time for commercial vehicles, including delivery and construction vehicles. ■ If such equipment is determined to be available, use low- or zero-emission vehicles, including construction vehicles. ■ To the extent feasible, provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations). ■ If possible, promote “least polluting” ways to connect people and goods to their destinations. ■ Incorporate bicycle lanes and routes into street systems. ■ Incorporate bicycle-friendly intersections into street design. ■ Provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. ■ Create bicycle lanes and walking paths. 	<p>Timing: Prior to approving final Project design</p> <p>Methods: This measure shall be incorporated into the LAHD contract specifications for all engineering design and construction workThe 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.</p>	<p>Implementation: LAHD through Engineering and Construction Contractors</p> <p>Monitoring and Reporting: Environmental Management Division, Engineering Division, Construction Management Division</p>
Biological Resources		

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>MM BIO-1. Debit Port of Los Angeles Harbor Habitat Mitigation Bank.</p> <p>The loss of 2,200 square feet (0.05 acres) of Constrained Harbor Habitat will be mitigated by debiting the required credits from the Port of Los Angeles Harbor Habitat Mitigation Bank, per the terms and conditions established in the Port of Los Angeles Harbor Habitat Bank Enabling Instrument (December 2017).</p>	<p>Timing: Prior to initiating construction</p> <p>Methods: This measure shall be the responsibility of the Environmental Management Division (EMD) and Engineering Division.</p>	<p>Implementation: LAHD</p> <p>Monitoring and Reporting: LAHD Environmental Management Division and Engineering Division.</p>
<p>MM BIO-2. Pile Driving Monitoring.</p> <p>A qualified biologist hired by the LAHD will be required to monitor the area in the vicinity of pile-driving activities for any fish kills during pile driving. If there are any reported fish kills, pile driving will be halted and the USACE and NMFS will be notified via the Port’s Environmental Management Division. The biological monitor will also note (surface scan only) whether marine mammals are present within 100 meters of the pile driving and, if any are observed, temporarily halt pile driving until the observed marine mammals move beyond this distance.</p>	<p>Timing: Throughout construction.</p> <p>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 the monitor during construction activity.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
Cultural Resources		
<p>MM CR-1: Incorporate the Tracks into the Design Plan.</p> <p>The proposed Project will incorporate the Pacific Electric Railway tracks into the project design in accordance with the Secretary of the Interior’s <i>Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings</i> or the Secretary of the Interior’s <i>Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i> (Weeks and Grimmer 1995).</p>	<p>Timing: Prior to approving final Project design</p> <p>Methods: This measure shall be incorporated into the LAHD contract specifications for all engineering design work. Enforcement shall include oversight by the LAHD project/construction manager or designated building inspectors to ensure compliance with contract specifications.</p>	<p>Implementation: LAHD through Engineering Design Contractors</p> <p>Monitoring and Reporting: Environmental Management Division, Engineering Division, Construction Management Division</p>
<p>MM CR-2: Generate Monitoring/Treatment Plan Prior to Demolition for all Ground Disturbing Activities.</p> <p>Prior to any ground-disturbing activities and/or demolition, including along</p>	<p>Timing: Prior to and during Project Construction</p> <p>Methods: To avoid or reduce this potential impact, the Environmental Management Division (EMD)</p>	<p>Implementation: LAHD through Construction Contractor</p>

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<p>the Waterfront Red Car Line and within the vicinity of the Government Depot portion of the Wilmington Waterfront District, a treatment/monitoring plan would be generated. This document shall address areas where potentially significant historical archaeological deposits are likely to be located within the proposed commercial portion of the project area. The treatment plan/monitoring shall also include methods for: (1) archaeological monitoring during demolition of existing buildings (2) subsurface testing after demolition and (3) data recovery of archaeological deposits. A detailed historic context that clearly demonstrates the themes under which any identified subsurface deposits would be determined significant would be included in the document as well as anticipated artifact types, artifact analysis, report writing, repatriation of human remains and associated grave goods, and curation.</p>	<p>shall retain a qualified archaeologist to develop a treatment plan. The Construction Manager/Contractor shall instruct construction personnel as part of normal construction regarding the treatment plan and procedures of to halt/redirect construction activities if any materials are uncovered that are suspect of being associated with historical or prehistoric occupation. If materials are found, the construction contractor shall contact the Construction Manager, EMD, the archeologist and/or the County Coroner.</p>	<p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
<p>MM CR-3: Stop Work if Previously Unidentified Resources Are Encountered during Ground Disturbing Activities.</p> <p>In the event that any artifact or an unusual amount of bone, shell, or nonnative stone is encountered during construction, work will be immediately stopped and relocated to another area. The contractor will stop construction within 100 feet of the exposed resource until a qualified archaeologist can be retained by the Port to evaluate the find (see 36 CFR 800.11.1 and CCR, Title 14, Section 15064.5(f)). Examples of such cultural materials might include concentrations of ground stone tools such as mortars, bowls, pestles, and manos; chipped stone tools such as projectile points or choppers; flakes of stone not consistent with the immediate geology such as obsidian or fused shale; historic trash pits containing bottles and/or ceramics; or structural remains. If the resources are found to be significant, they will be avoided or will be mitigated consistent with SHPO Guidelines. All construction equipment operators will attend a preconstruction meeting presented by a professional archaeologist retained by the Port that will review types of cultural resources and artifacts that would be considered potentially significant, to ensure operator recognition of these materials during construction.</p> <p>Prior to beginning construction, the Port will meet with applicable Native American Groups, including the Gabrieliño/Tongva Tribal Council to identify areas of concern. In addition to monitoring, a treatment plan will be developed in conjunction with the Native American Groups to establish the proper way of</p>	<p>Timing: Prior to and during Project Construction Methods: To avoid or reduce this potential impact, the Environmental Management Division (EMD) 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. If materials are found, the construction contractor shall contact the Construction Manager, EMD, the archeologist and/or the County Coroner.</p>	<p>Implementation: LAHD through Construction Contractor Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
extracting and handling all artifacts in the event of an archaeological discovery.		
<p>MM CR-4: Develop a Program to Mitigate Impacts on Nonrenewable Paleontologic Resources prior to Excavation or Construction of any Proposed Project Components.</p> <p>This mitigation program will be conducted by a qualified vertebrate paleontologist and will be consistent with the provisions of CEQA, as well as the proposed guidelines of the Society of Vertebrate Paleontology.</p>	<p>Timing: Prior to and during Project Construction</p> <p>Methods: To avoid or reduce this potential impact, the Environmental Management Division (EMD) 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 suspect of being associated with historical or prehistoric occupation. If materials are found, the construction contractor shall contact the Construction Manager, EMD, or the archeologist.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
Geology		
<p>MM GEO-1: Seismic Design.</p> <p>A site-specific geotechnical investigation will be completed by a California-licensed geotechnical engineer and/or engineering geologist. The design and construction recommendations will be incorporated into the structural design of proposed project components.</p>	<p>Timing: Prior to the approval of the building plans and issuance of the building permit.</p> <p>Method: Implement design recommendations from the geotechnical investigation into new construction and site preparation.</p>	<p>Implementation: LAHD through Construction Contractor</p>
Groundwater and Soils		
<p>MM GW-1. Preparation of a Soil Management Plan and/or Phase II Environmental Site Assessments.</p> <p>LAHD will prepare a soil management plan prior to construction and will implement it during all phases of construction. Disturbed soils will be monitored for visual evidence of contamination (e.g., staining or discoloration). Soil will also be monitored for the presence of VOCs using appropriate field instruments such as organic vapor measurement with photoionization detectors or flame ionization detectors. If the monitoring procedures indicate the possible presence of contaminated soil, a contaminated soil contingency plan will be implemented and will include procedures for segregation, sampling, and chemical analysis of soil will be implemented. These same procedures for unexpected discovery of</p>	<p>Timing: Prior to or during grading activities</p> <p>Method: Soil and groundwater remediation shall be completed such that contamination levels are below health screening levels based on human health risk assessments 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) and/or human health risk assessments, but would be subject to the discretion of the lead</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division, Engineering Division, Environmental</p>

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>unidentified USTs, hazardous materials, petroleum hydrocarbons, or hazardous or solid wastes encountered will be included in the soil management plan as well. In the event unexpected suspected chemically impacted material (soil or water) is encountered during construction, the contractor will notify LAHD's Chief Harbor Engineer, the Director of Environmental Management, and Risk Management's Industrial Hygienist. Continuation of work or implementation of any remedial action will require approval by the Chief Harbor Engineer. Contaminated soil will be profiled for disposal and will be transported to an appropriate hazardous or non-hazardous waste or recycling facility licensed to accept and treat the type of waste indicated by the profiling process. The soil management plan, including handling of contaminated soil, contingency plan will be developed and in place during all construction activities. If construction generates any contaminated groundwater that must be disposed of outside of the dewatering/NPDES process, the groundwater will be profiled, manifested, hauled, and disposed of in the same manner.</p> <ul style="list-style-type: none"> ■ Alternatively, preparation of a Phase II ESA will be prepared on parcels where soil, soil vapor, groundwater data are not available. 	<p>regulatory agency.</p>	<p>Management Division will conduct independent soil sampling as appropriate.</p>
<p>MM GW-2: Site Remediation.</p> <p>Unless otherwise authorized by the lead regulatory agency for any given site, LAHD will conduct a health risk assessment and remediate all contaminated soils within proposed project boundaries prior to or during demolition and grading activities. Remediation will occur in compliance with local, state, and federal regulations as described in Section 3.6.3 and as directed by the LACFD, DTSC, and/or RWQCB.</p>	<p>Timing: Prior to or during grading activities</p> <p>Method: Soil and groundwater remediation shall be completed such that contamination levels are below health screening levels based on human health risk assessments 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) and/or human health risk assessments, but would be subject to the discretion of the lead regulatory agency.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division, Engineering Division, Environmental Management Division will conduct independent soil sampling as appropriate.</p>
<p>MM GW-2a: Remediate Former Oil Wells in the Industrial District (Area A), Waterfront District (Area B), and within the Immediate</p>	<p>Timing: Prior to construction activities at or within close proximity to oil wells identified in the HMA.</p>	<p>Implementation: LAHD through Environmental</p>

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<p>Vicinity of the Waterfront Red Car Line/CCT (Area C).</p> <p>Locate the well using geophysical or other methods. Contact the Division of Oil, Gas, and Geothermal Resources (DOGGR) to review abandonment records and inquire whether re-abandonment is necessary prior to any future construction related to the proposed project. Implement corrective measures as directed by DOGGR. Successful site remediation will require compliance with MM GW-2.</p>	<p>Method: Consult with DOGGR to determine abandonment status and determine workplan to remediate the wells in accordance with MM GW-2.</p>	<p>Management Division LAHD will coordinate with DOGGR.</p>
<p>MM GW-2b: Remediate Soil along Existing and Former Rail Lines.</p> <p>Soil along and immediately adjacent to existing and former rail lines that will be disturbed during construction have been assessed for the presence of volatile organic compounds, petroleum hydrocarbons, and metals. A soil management plan, as describes in MM GW-1, will be implemented for soil generating from the construction activities along and adjacent to the rail lines.</p>	<p>Timing: Prior to or during grading activities</p> <p>Method: Soil and groundwater remediation shall be completed such that contamination levels are below health screening levels based on the human health risk assessments 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) and/or human health risk assessments, but would be subject to the discretion of the lead regulatory agency.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division, Engineering Division.</p>
<p>MM GW-3: Asbestos-Containing Materials and Lead-Based Paint.</p> <p>Prior to construction activities, and in accordance with applicable laws and regulations, LAHD, or its contractor, will conduct an evaluation of all buildings (built prior to 1980) to be demolished to evaluate the presence of asbestos-containing building materials and lead-based paint. Remediation will be implemented in accordance with the recommendations of these evaluations.</p>	<p>Timing: Prior to construction activities.</p> <p>Method: LAHD, or its contractor, will conduct the asbestos and lead-based paint surveys prior to demolish buildings that were constructed prior to 1980.</p>	<p>Implementation: LAHD through Construction Contractor.</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>
Noise		
<p>MM NOI-1:</p> <p>The following procedures will help reduce noise impacts from construction</p>	<p>Timing: Throughout all construction phases.</p> <p>Methods: This measure shall be incorporated into contract specifications for all construction work to</p>	<p>Implementation: LAHD through Construction</p>

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>activities:</p> <p>a) Temporary Noise Barriers. When construction occurs within 500 feet of a residence or park, temporary noise barriers (solid fences or curtains) will be located between noise-generating construction activities and sensitive receptors.</p> <p>b) Construction Hours. Construction will be limited to between 7:00 a.m. and 6:00 p.m. on weekdays; between 8:00 a.m. and 6:00 p.m. on Saturdays; and there will be no construction equipment noise anytime on Sundays. If extended construction hours are needed during weekdays under special circumstances, the LAHD and contractor will provide at least 72 hours notice to Banning’s Landing Community Center. Under no circumstances will construction hours exceed the range prescribed by the City of Los Angeles Municipal Code.</p> <p>c) Construction Days. Noise-generating construction activities will not occur on weekends or holidays unless critical to a particular activity (e.g., concrete work).</p> <p>d) Construction Equipment. All construction equipment powered by internal combustion engines will be properly muffled and maintained.</p> <p>e) Idling Prohibitions. Unnecessary idling of internal combustion engines near noise sensitive areas will be prohibited.</p> <p>f) Equipment Location. All stationary noise-generating construction equipment, such as air compressors and portable power generators, will be located as far as practical from existing noise sensitive land uses.</p> <p>g) Quiet Equipment Selection. Quiet construction equipment will be selected whenever possible. Where feasible, noise limits established in the City of Los Angeles Noise Ordinance will be fully complied with.</p> <p>h) Notification. Sensitive receptors including residences within 2,000 feet of the proposed project site will be notified of the construction schedule in writing prior to the beginning of construction.</p> <p>i) Reporting. The LAHD will clearly post the telephone number where complaints regarding construction-related disturbance can be reported.</p>	<p>reduce noise the impacts and submitted for review and approval by LAHD prior to beginning of any construction activity. The contractor shall adhere to these specifications and 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.</p> <p>The construction contractor shall ensure that the proposed 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 and to monitor the noise levels for compliance with the proposed noise levels.</p>	<p>Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
Transportation and Circulation—Ground and Marine		
<p>MM TC-1: Develop and implement a Traffic Control Plan throughout proposed project construction.</p> <ul style="list-style-type: none"> ■ In accordance with the City’s policy on street closures and traffic diversion for arterial and collector roadways, the construction contractor will prepare a traffic control plan (to be approved by City and County engineers) before construction. 	<p>Timing: Prior to construction activities, to be implemented during construction.</p> <p>Methods: The construction contractor(s) will prepare a construction traffic control plan to be approved by LAHD Engineering and LADOT, detailing methods to minimize traffic congestion and access restrictions during construction.</p>	<p>Implementation: LAHD</p> <p>Monitoring and Reporting: LAHD Environmental Management and Engineering Divisions</p>
Utilities		
<p>MM UT-1: Secondary Sewer Line Installation.</p> <p>Once the design and utility connections are finalized, the LAHD will build a secondary sewer line of sufficient capacity to support the nearest, largest sewer line when it is determined that the project needs a secondary sewer line to accommodate its capacity demands. The construction of the secondary sewer line would be carried out within public right-of-way or existing City streets. This line will comply with the City’s municipal code, and will be built under permit by the City Bureau of Engineering.</p>	<p>Timing: During engineering design and prior to approval of utility plans by the City Engineer, implemented during and after construction.</p> <p>Methods:</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division, Engineering Division</p>
<p>MM UT-2: Water Conservation and Wastewater Reduction.</p> <p>The LAHD and Port tenants will implement the following water conservation and wastewater reduction measures to further reduce impacts on water demand and wastewater flows.</p> <ol style="list-style-type: none"> a. The landscape irrigation system will be designed, installed, and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns will be adjusted to minimize over spray onto walkways and streets. Each zone (sprinkler valve) will water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone). Automatic irrigation timers will be set to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Irrigation run times for all zones will be adjusted seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run time will be adjusted to avoid water runoff, especially when irrigating 	<p>Timing: During project design and prior to approval of development and construction plans, implemented during and after construction.</p> <p>Methods: Implement water conserving features, use recycled materials for and during construction, and develop a recycling program for the operational phase to reduce project waste.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division, Engineering Division</p>

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>sloped property. Sprinkler times will be reduced once drought-tolerant plants have been established.</p> <p>b. Selection of drought-tolerant, low-water-consuming plant varieties will be used to reduce irrigation water consumption. For a list of these plant varieties, refer to <i>Sunset Magazine</i>, October 1988, “The Unthirsty 100,” pp. 74–83, or consult a landscape architect.</p> <p>c. Ultra-low-flush water closets, ultra-low-flush urinals, and water-saving showerheads must be installed in both new and replacement construction. .. Low flow faucet aerators will be installed on all sink faucets.</p> <p>d. Significant opportunities for water savings exist in air conditioning systems that utilize evaporative cooling (i.e., employ cooling towers). LADWP will be contacted for specific information of appropriate measures.</p> <p>e. Recirculating or point-of-use hot water systems will be installed to reduce water waste in long piping systems where water must be run for a considerable period before heated water reaches the outlet.</p>		
<p>MM UT-3: Recycling of Construction Materials. Demolition and/or excess construction materials will be separated on site for reuse/recycling or proper disposal. During grading and construction, separate bins for recycling of construction materials will be provided on site.</p>	<p>Timing: During project design and prior to approval of development and construction plans, implemented during and after construction.</p> <p>Methods: Implement water conserving features, use recycled materials for and during construction, and develop a recycling program for the operational phase to reduce project waste.</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division, Engineering Division</p>
<p>MM UT-4: Recycled Content Materials Use. Materials with recycled content, such as recycled steel from framing and recycled concrete and asphalt from roadway construction, will be used in project construction. Wood chippers registered through the California Air Resources Board’s Portable Equipment Registration Program will be used on site during construction, using wood from tree removal, not from demolished</p>	<p>Timing: During project design and prior to approval of development and construction plans, implemented during and after construction.</p> <p>Methods: Implement water conserving features, use recycled materials for and during construction, and develop a recycling program for the operational phase</p>	<p>Implementation: LAHD through Construction Contractor</p> <p>Monitoring and Reporting: Environmental</p>

<i>Mitigation Measures</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
structures, to further reduce excess wood for landscaping cover.	to reduce project waste.	Management Division, Construction Management Division, Engineering Division
<p>MM UT-5: AB 939 Compliance.</p> <p>The LAHD and Port tenants will implement a Solid Waste Management Program to achieve compliance with AB 939.</p>	<p>Timing: During project design and prior to approval of development and construction plans, implemented during and after construction.</p> <p>Methods: Implement water conserving features, use recycled materials for and during construction, and develop a recycling program for the operational phase to reduce project waste.</p>	<p>Implementation: LAHD</p> <p>Monitoring and Reporting: Environmental Management Division, Construction Management Division, Engineering Division</p>

These measures are the joint responsibility of the facility operator as well as EMD.

<p>MM REC-1: Coordinate Sailing Exercises with Port Pilots.</p>	<p>During project operations.</p>	<p>To avoid potential interferences between sailing exercises and commercial vessel traffic in the vicinity of the East Basin, the WYSAC operator shall coordinate with the Port Pilots to communicate movements in the East Basin and within the Port. The WYSAC operator shall not conduct sailing exercises at times when commercial vessels are entering or leaving the East Basin, especially Berths 195-199.</p>	<p>This measure would be implemented by the project operator.</p>	<p>EMD and Project Operator.</p>
<p>MM REC-2: Prohibit Sailing Exercises for 96 hours Following a Storm Event.</p>	<p>During project operations.</p>	<p>To minimize potentials for exposures to waterborne pathogens, activities in or on the water shall cease for 96 hours after a storm water event (0.25 inches or more of rainfall in a 24-hour period) to eliminate contact with the water and allow bacteria concentrations to drop to acceptable levels.</p>	<p>This measure would be implemented by the project operator.</p>	<p>EMD and Project Operator.</p>
<p>MM REC-4: Sailing Exercises Allowed in Designated Areas Only. In consideration of navigational safety, sailing activities shall be allowed only in the designated areas.</p>	<p>During project operations.</p>	<p>The project operator shall mark the boundaries of the sailing area with temporary markers or weighted floats, and instruct the students to stay within the marked area. Instructors shall monitor the students during all sailing exercises.</p>	<p>This measure would be implemented by the project operator.</p>	<p>EMD and Project Operator.</p>