

# **REVISED MITIGATION MONITORING AND REPORTING PROGRAM**

## **Berths 302-306 [APL] Container Terminal Project**

### **Addendum #1 to the Final Environmental Impact Report / EIS certified in June 2012**

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**October 2016**

# Mitigation Monitoring and Reporting Program

## Introduction/Background

A Final Environmental Impact Report (Final EIR) for the proposed Berths 302-306 American President Lines Container Terminal Project to be operated by Eagle Marine Services, LTD (APL/EMS) was certified by the Los Angeles Board of Harbor Commissioners (Board) on June 7, 2012 (SCH #2009071031 and APP No. 081203-131). The Board also approved the project itself, including improvements and expansion to the existing Pier 300 container terminal (Alternatively referred to as Project or Approved Expansion Project). The Board then issued and approved a Level III Coastal Development Permit (CDP #1207) on June 21, 2012. The overall purpose of the Approved Expansion Project was to “optimize and expand the cargo-handling capacity at the terminal to accommodate the increased throughput demand” expected at the Port of Los Angeles (Final EIR, Section ES.2.3, page ES-5). This expansion would be achieved through waterside and landside improvements at the site. The Final EIR was prepared by the City of Los Angeles Harbor Department (LAHD) as Lead Agency under the California Environmental Quality Act (CEQA) to address the significant environmental effects of the proposed project, recommend mitigation measures to avoid or minimize the significant effects, and describe a range of reasonable alternatives.

At approximately 291 acres, the Pier 300 terminal is the second largest cargo container terminal at the Port of Los Angeles. APL/EMS is the permit holder and terminal operator and has an existing lease, (Permit #733) that will expire in 2027. Subsequent to completion of the Final EIR, APL/EMS chose not to develop the Approved Expansion Project and instead has now proposed a smaller revised project that continues with its current operations with minor modifications while extending the term of their existing lease for financial stability (Proposed Revised Project). Accordingly, an Addendum is now being prepared pursuant to the requirements of CEQA and focuses on the incremental changes to the Approved Expansion Project and assesses any new significant impacts or an increase in severity of previously identified impacts that would occur as a result of the Proposed Revised Project pursuant to CEQA Guidelines Section 15162 et seq.

Though the Proposed Revised Project would be much smaller than what was analyzed in the Final EIR, the mitigation measures set forth in the adopted Mitigation Monitoring and Report Plan (MMRP) for the Approved Expansion Project remain, though with timing and sequencing that would begin at the time amendments to Permit #733 are approved that would allow implementation of the Proposed revised Project. The proposed modified timing for mitigation measures is set forth herein as a revised MMRP (Revised MMRP). The Revised MMRP includes strikeouts and underlined texts to show revisions to timing and sequencing of mitigation measures. Please note no mitigation measures were deleted as a result of the Proposed Revised Project.

## Monitoring and Reporting Procedures

Mitigation measures, lease measures and standard conditions of approval will be implemented in accordance with this MMRP. Construction bid specifications, if necessary, shall include all applicable construction measures and the contractor(s) work plans shall be provided to LAHD Environmental Management Division (EMD) for review and approval. Operational mitigation measures and lease measures will be monitored by EMD and any specified responsible parties designated by EMD.

The Proposed Revised Project modifications do not currently contain any significant construction components; however, all measures will remain herein as was originally certified in the 2012 Final EIR.

The LAHD shall be responsible for administering the MMRP and ensuring that all parties comply with its provisions. The LAHD may delegate monitoring activities to staff, consultants, or contractors. All construction mitigation measures will be included in the bid specifications in order to document how the contractor intends to comply with all measures applicable to the contract including application of Best Management Practices (BMPs). All mitigation measures and leasing policy requirements will be included in leases and lease amendments. The LAHD will ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

## **Mitigation Monitoring and Reporting Program Implementation**

Pursuant to Public Resources Code 21081.6 and CEQA Guidelines Section 15097, this MMRP was prepared to verify compliance with individual mitigation measures. This MMRP identifies each mitigation measure by discipline as well as the entity (organization) responsible for its implementation and the timing.

# **Mitigation Monitoring and Reporting Program Summary**

**Table 1. Mitigation Monitoring and Reporting Program Summary for the Berths 302-306 [APL] Container Terminal Project**

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<b>Air Quality, Meteorology and Greenhouse Gases: Construction</b>		
<p><b>MM AQ-1. Harbor Craft Used During Construction.</b></p> <ol style="list-style-type: none"> <li>1. All harbor craft with C1 or C2 marine engines must utilize a USEPA Tier-3 engine, or cleaner.</li> <li>2. All dredging equipment shall be electric.</li> </ol>	<p><b>Timing:</b> During specified construction phases,</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and 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 contract specifications.</p> <ol style="list-style-type: none"> <li>1. This measure shall be met unless the contractor is able to provide proof that one of the following circumstances exists: <ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ 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</li> </ul> </li> </ol>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
	<p>uncontrolled equipment, but no dealer within 200 miles of the project has the controlled equipment available for lease.</p> <p>2. This measure shall be met unless contractor can demonstrate that such equipment is not feasible for a specific activity.</p>	
<p><b>MM AQ-2. Cargo Ships Used During Construction.</b></p> <p>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.</p> <p>2. These ships must also use low-sulfur fuel (maximum sulfur content of 0.12 percent) in auxiliary engines, main engines, and boilers within 40 nm of Point Fermin <u>in accordance with the 200 nm federal Emission Control Area. This condition is superseded by CARB regulations for ships operating within 24 nm of the shoreline where the maximum allowable sulfur content is 0.1 percent. This mitigation measure goes above and beyond CARB's rule in that it requires 0.2 percent sulfur fuel between 25- and 40 nm, whereas the CARB rule requires 0.1 percent sulfur fuel, but only applies to vessels within 24 nm of the shoreline.</u></p>	<p><b>Timing:</b> During specified construction phases.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and 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 contract specifications.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<p><b>MM AQ-3. <del>Fleet Modernization for</del> On-Road Trucks Used During Construction.</b></p> <p>1. Trucks hauling material such as debris or any fill material will be fully covered while operating off Port property.</p> <p>2. Idling will be restricted to a maximum of 5 minutes when not in use.</p> <p>3. USEPA Standards:</p> <ul style="list-style-type: none"> <li>• <del>For On-road trucks with a gross vehicle weight rating (GVWR) of at least 19,500 pounds: Comply with USEPA 2010 2007 on-road emission standards for PM<sub>10</sub> and NO<sub>x</sub> (0.01 grams per brake horsepower hour (g/bhp-hr) and 1.2 g/bhp-hr or better, respectively).</del></li> </ul>	<p><b>Timing:</b> During specified construction phases.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and 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 contract specifications.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• A piece of specialized equipment is unavailable in a</li> </ul>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
	<p>controlled form within the state of California, including through a leasing agreement.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	
<p><b>MM AQ-4. <del>Fleet Modernization for</del> Construction Equipment (Except Vessels, Harbor Craft and On-Road Trucks) Requirements.</b></p> <ol style="list-style-type: none"> <li>1. Construction equipment will incorporate, where feasible, emissions-savings technology such as hybrid drives and specific fuel economy standards.</li> <li>2. Idling will be restricted to a maximum of 5 minutes when not in use.</li> <li>3. Equipment Engine Specifications: <ul style="list-style-type: none"> <li>• Tier 4 equipment shall be considered based on availability at the time the construction bid is issued.</li> <li>• <del>At a minimum, prior to January 1, 2015, all off road diesel powered construction equipment greater than 50 hp will meet Tier 3 off road emission standards at a minimum. In addition, this equipment will be retrofitted with a CARB verified Level 3 DECS.</del></li> <li>• <del>From January 1, 2015 on:</del> All off-road diesel-powered construction equipment greater than 50 hp will meet Tier 4 off-road emission standards at a minimum.</li> </ul> </li> </ol>	<p><b>Timing:</b> During specified construction phases.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and 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 contract specifications.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• A piece of specialized equipment is unavailable in a controlled form within the state of California, including through a leasing agreement.</li> <li>• 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</li> </ul>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
	<p>yet approved, or the application has been approved, but funds are not yet available.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
<p><b>MM AQ-5. Construction Best Management Practices (BMPs).</b></p> <p>LAHD shall implement BMPs to reduce air emissions from all LAHD-sponsored construction projects, including:</p> <ol style="list-style-type: none"> <li>Use of diesel oxidation catalysts and catalyzed diesel particulate traps.</li> <li>Maintain equipment according to manufacturer's specifications.</li> <li>Restricting idling of construction equipment and on-road heavy-duty trucks to a maximum of 5 minutes when not in use.</li> <li>Install high-pressure fuel injectors on construction equipment vehicles.</li> <li>Maintain a minimum buffer zone of 300 meters between truck traffic and sensitive receptors.</li> <li>Improve traffic flow by signal synchronization.</li> <li>Enforce truck parking restrictions.</li> <li>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, automated teller machines, etc.</li> <li>Re-route construction trucks away from congested streets or sensitive receptor areas.</li> <li>Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.</li> <li>Use electric power in favor of diesel power where available.</li> </ol>	<p><b>Timing:</b> During specified construction phases.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and contract specifications for all construction work to reduce the impact of construction diesel emissions. The LAHD shall determine the BMPs once the contractor identifies and secures a final equipment list. 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><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>MM AQ-6. Additional Fugitive Dust Controls.</b></p> <ol style="list-style-type: none"> <li>1. SCAQMD Rule 403 requires a Fugitive Dust Control Plan be prepared and approved for construction sites. Construction contractors are required to obtain a 403 Permit from SCAQMD prior to construction.</li> <li>2. Applicable Rule 403 measures/BMPs to reduce dust shall be included in the contractor's Fugitive Dust Control Plan, at a minimum.</li> </ol>	<p><b>Timing:</b> During specified construction phases.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and contract specifications for all construction work to reduce the impact of fugitive dust (PM10) emissions. The contractor shall adhere to these specifications throughout construction activities. Enforcement shall include oversight by the LAHD project/construction manager or designated building inspectors to ensure compliance with contract specifications.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<p><b>MM AQ-7. General Mitigation Measure.</b></p> <p>For any of the above mitigation measures (MM AQ-1 through AQ-6), if a CARB-certified technology becomes available and is shown to be as good as or better in terms of emissions performance than the existing measure, the technology could replace the existing measure pending approval by LAHD. Measures will be set at the time a specific construction contract is advertised for bids.</p>	<p><b>Timing:</b> During specified construction phases.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and contract specifications. The contractor(s) shall submit a plan for review and approval by LAHD prior to beginning any construction activity, which would include any proposed new technology.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<p><b>MM AQ-8. Special Precautions near Sensitive Sites.</b></p> <p>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.</p>	<p><b>Timing:</b> During specified construction phases.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and contract specifications for all construction activity. The contractor(s) shall submit for review and approval by LAHD prior to beginning of any construction activity, a plan to notify sensitive receptors.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<b>Air Quality, Meteorology and Greenhouse Gases: Operation</b>		
<p><b>MM AQ-9. Alternative Maritime Power (AMP)</b></p> <p>APL ships calling at Berths 302-306 must use AMP at the following percentages with hoteling in the Port:</p> <ul style="list-style-type: none"> <li>• <u>2017</u>: 70 percent of total ship calls.</li> <li>• 2026: 95 percent of total ship calls.</li> </ul>	<p><b>Timing:</b> During operation.</p> <p><b>Methods:</b> This measure shall be incorporated into the lease agreements. Tenant shall submit bi-annual compliance report documenting compliance to the Environmental Management Division. Vessel calls shall be monitored by the Wharfingers Office and 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.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Marine Exchange, LAHD Wharfingers, Environmental Management and Real Estate Divisions</p>
<p><b>MM AQ-10. Vessel Speed-Reduction Program.</b></p> <p>All ships calling at Berths 302-306 shall comply with the expanded VSRP of 12 knots between 40 nm from Point Fermin and the Precautionary Area in the following implementation schedule:</p> <ul style="list-style-type: none"> <li>• <del>2014 and thereafter</del>: 95 percent</li> </ul>	<p><b>Timing:</b> <del>During operation.</del> <u>This measure will commence beginning the second calendar year after lease amendment approval.</u></p> <p><b>Methods:</b> This measure shall be incorporated into the lease agreements. Tenant shall be monitored by the Wharfingers and the Environmental Management Division through data provided from the Marine Exchange. 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 Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Marine Exchange, LAHD Wharfingers, Environmental Management and Real Estate Divisions</p>
<p><b>MM AQ-11. Cleaner OGV Engines.</b></p> <p>The Tenant shall seek to maximize the number of vessels calling at the Berths 302-306 terminal that meet the IMO NOx limit of 3.4 g/kW-hr. <del>The IMO Tier 2 NOx standards came into effect January 1, 2011 for new vessels. IMO Tier 3 NOx standards will become effective January 1, 2016 for new vessels operating in Emission Control Areas.</del> When ordering new ships bound for the Port of Los Angeles, 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.</p>	<p><b>Timing:</b> <del>During operation.</del> <u>Immediately following approval of the Lease Amendment Agreement.</u></p> <p><b>Methods:</b> This measure shall be incorporated into the lease agreements. Tenant shall submit quarterly reporting forms documenting compliance to LAHD. Wharfingers and Environmental Management Division will independently monitor through monitoring data provided by the Marine Exchange. 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 Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Marine Exchange, LAHD Wharfingers, Environmental Management and Real Estate Divisions</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>MM AQ-12: OGV Engine Emissions Reduction Technology Improvements.</b></p> <p>When using or retrofitting existing ships bound for the Port, the 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 (NOx and DPM). Some examples of potential methods for reducing emissions from large marine diesel engines include:</p> <ul style="list-style-type: none"> <li>• Direct Water Injection</li> <li>• Fuel Water Emulsion</li> <li>• Humid Air Motor</li> <li>• Exhaust Gas Recirculation</li> <li>• Selective Catalytic Reduction</li> <li>• Continuous Water Injection</li> <li>• Slide Valves</li> </ul>	<p><b>Timing:</b> During operation.</p> <p><b>Methods:</b> This measure shall be incorporated into the lease agreements. Biannual 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 Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management and Real Estate Divisions</p>
<p><b>MM AQ-13: Yard Tractors at Berths 302-306 Terminal.</b></p> <p><del>By the end of 2013, a</del>All yard tractors operated at the terminal shall meet USEPA Tier 4 non-road or 2007 on-road emission standards.</p>	<p><b>Timing:</b> <del>During operation.</del> <u>Beginning the second calendar year following Lease Amendment Approval.</u></p> <p><b>Methods:</b> 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. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management and Real Estate Divisions</p>
<p><b>MM AQ-14: Yard Equipment at Berth 302-306 Railyard.</b></p> <p>All diesel powered equipment operated at the Berths 302-306 terminal rail yard shall implement the requirements discussed below in MM AQ-15.</p>	<p><b>Timing:</b> <u>The measure will commence by the end of the third calendar year after Lease Amendment Approval.</u><del>During operation.</del></p> <p><b>Methods:</b> This measure shall be incorporated into the lease agreements. Bi-annual tenant feasibility 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 Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management and Real Estate Divisions</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>MM AQ-15: Yard Equipment at Berths 302-306 Terminal.</b></p> <ul style="list-style-type: none"> <li>• <del>By the end of 2012: all terminal equipment equipped with Tier 1 or 2 engines less than 750 hp must meet 2010 on-road or Tier 4 standards by 2012.</del></li> <li>• <del>By the end of 2012, the highest available Verified Diesel Emissions Controls (VDECs) shall be installed on all Tier 3 equipment.</del></li> <li>• <del>By the end of 2015: a</del>All terminal equipment <del>equipped with Tier 3</del> engines shall meet USEPA Tier 4 non-road engine standards.</li> </ul>	<p><b>Timing:</b> <del>During operation</del>The measure will commence by the end of the third calendar year after Lease Amendment Approval.</p> <p><b>Methods:</b> This measure shall be incorporated into the lease amendment agreements. 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 Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management and Real Estate Divisions</p>
<p><b>MM AQ-16. Truck Idling-Reduction Measure.</b></p> <p>Within six months of the effective date of the <del>L</del>ease <del>a</del>Amendment <del>A</del>pproval <del>agreement</del> 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:</p> <ul style="list-style-type: none"> <li>• The operator shall maximize the durations when the main gates are left open, including during off-peak hours (6pm to 7am)</li> <li>• 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)</li> <li>• 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.</li> </ul>	<p><b>Timing:</b> <del>During operation</del>This measure will commence six month from the date of Lease Amendment Approval.</p> <p><b>Methods:</b> 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. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management and Real Estate Divisions</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>MM AQ-17: Compact Fluorescent Light Bulbs.</b></p> <p>All interior buildings on the premises shall exclusively use fluorescent light bulbs, compact fluorescent light bulbs, or a technology with similar energy-saving capabilities, for ambient lighting within all terminal buildings. The tenant shall also maintain and replace any LAHD-supplied compact fluorescent light bulbs.</p>	<p><b>Timing:</b> During construction and operation</p> <p><b>Methods:</b> For newly constructed buildings, this measure shall be incorporated into the LAHD design and bid and contract specifications. 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>For all buildings: This measure shall be incorporated into the lease agreements and shall be implemented initially by LAHD, and thereafter by the tenant. 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 Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<p><b>MM AQ-18: Energy Audit.</b></p> <p>The tenant shall conduct an energy audit by a third party of its 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.</p>	<p><b>Timing:</b> <del>During operation (every five years). This measure shall be required every five years with the first audit occurring five year after Lease Amendment Approval and every five years thereafter.</del></p> <p><b>Methods:</b> This measure shall be incorporated into the lease agreements. A compliance report shall be supplied to the Environmental Management Division within six months of every energy audit. 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.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<p><b>MM AQ-19: Recycling</b></p> <p>The tenant shall ensure a minimum of <del>40 percent of all waste generated in all terminal buildings is recycled by 2014 and</del> 60 percent of all waste generated in all terminal buildings is recycled <del>by 2016</del>. Recycled materials shall include: (a) white and colored paper; (b) post-it notes; (c) magazines; (d) newspaper; (e) file folders; (f) all envelopes including those with plastic windows; (g) all cardboard boxes and cartons; (h) all metal and aluminum cans; (i) glass bottles and jars; and; (j) all plastic bottles.</p>	<p><b>Timing:</b> <del>During operation. This measure will commence upon Lease Amendment Approval.</del></p> <p><b>Methods:</b> 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. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>MM AQ-20: Tree Planting.</b> The applicant shall plant shade trees around the main terminal building, and the tenant shall maintain all trees through the life of the lease.</p>	<p><b>Timing:</b> During construction and operation <b>Methods:</b> This measure shall be incorporated into the LAHD design and bid and contract specifications. 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>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. Annual staff reports shall be made available to the Board at a regularly scheduled public Board Meeting.</p>	<p><b>Implementation:</b> APL, LAHD <b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<p><b>LM AQ-1: Periodic Review of New Technology and Regulations.</b> <del>LAHD</del> <u>The Port</u> shall require the Berths 302-306 tenant to review, in terms of feasibility and benefits, any Port-identified or other new emissions-reduction technology, and report to LAHD. Such technology feasibility reviews shall take place <u>every five years, and</u> at the time of the LAHD’s consideration of any lease amendment or facility modification for the proposed Project site. 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 <del>LAHD</del> to implement such technology.</p> <p>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, Zero Emissions Technology Program, and terminal automation. Over the course of the lease, the tenant and the LAHD shall work together to identify potential new technologies. Such</p>	<p><b>Timing:</b> <del>During operation.</del> <u>This measure will commence upon Lease Amendment Approval.</u> <b>Methods:</b> This measure shall be incorporated into the lease agreements. This measure does not meet all of the criteria for CEQA or NEPA mitigation but is considered an important lease measure to reduce future emissions.</p>	<p><b>Implementation:</b> APL, LAHD <b>Monitoring and Reporting:</b> Tenant of Berths 302-306</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>technology shall be studied for feasibility, in terms of cost, technical and operational feasibility, and emissions reduction benefits.</p> <p>As partial consideration for the <a href="#">LAHD-Port</a> agreement to issue the <a href="#">pPermit</a> to the tenant, the tenant shall implement <del>not less frequently than once every 5-years following the effective date of the permit,</del> new air quality technological advancements <a href="#">that may be identified in the abovementioned 5-year reports,</a> - subject to mutual agreement on operational feasibility and cost sharing, which shall not be unreasonably withheld.</p>		
<p><b>LM AQ-2: Substitution of New Technology.</b></p> <p>If any kind of technology becomes available and is shown to be as good or as 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.</p>	<p><b>Timing:</b> During operation.</p> <p><b>Methods:</b> This measure shall be incorporated into the lease agreements. This measure does not meet all of the criteria for CEQA or NEPA mitigation but is considered an important lease measure to reduce future emissions.</p>	<p><b>Implementation:</b> APL, LAHD</p> <p><b>Monitoring and Reporting:</b> Tenant of Berths 302-306</p>
<b>Biological Resources: Construction</b>		
<p><b>MM BIO-1. Conduct nesting bird surveys.</b></p> <p>This measure applies only if construction on the 41-acre undeveloped area is to occur between February 15 and September 1. Prior to ground disturbing activities, a qualified biologist shall conduct surveys for the presence of tern nests on the 41-acre backlands, and within the proposed Project site that contains potential nesting bird habitat. Surveys shall be conducted no later than 1 week prior to the clearing, removal, or grubbing of any vegetation or ground disturbance. If active nests of species protected under the MBTA and/or similar provisions of the California Fish and Game Code (i.e., native birds including but not limited to the black-crowned night heron) are located, then a barrier installed at a 50–100 foot radius from the nest(s) shall be established. The barrier will remain until a qualified biologist determines that the young have fledged or the nest is no longer active.</p>	<p><b>Timing:</b> If construction occurs between February 15 and September 1, biological surveys will be conducted within two weeks of ground clearing activities.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and contract specifications for all construction work to ensure contractor(s) are aware of potential work area limitations. The contractor shall adhere to these specifications throughout construction activities. Biologists will survey site for active bird nests. If nests are present, a barrier installed at a 50-100 foot radius from the nest(s) shall be established and construction will avoid those sites. The barrier will remain until a qualified biologist determines that the young have fledged or the nest is no longer active. Enforcement shall include oversight by the LAHD project/construction manager.</p>	<p><b>Implementation:</b> LAHD, USACE</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>SC BIO-1. Avoid marine mammals and avoid impacts to nesting birds at the Project site.</b></p> <p>Although it is expected that marine mammals will voluntarily move away from the area at the commencement of the vibratory or “soft start” of pile driving activities, as a precautionary measure, pile-driving activities occurring as part of the wharf extension shall include establishment of a safety zone, and the area surrounding the operations will be monitored by a qualified marine biologist for pinnipeds. A 100-meter-radius safety zone will be established around the pile-driving site and monitored for marine mammals. As the pile-driving site will move with each new pile, the 100-meter safety zone shall move accordingly.</p> <p>Prior to commencement of pile-driving, observers on shore or by boat will survey the safety zone to ensure that no marine mammals are seen within the zone before pile-driving of a pile segment begins. If a marine mammal is observed within 10 meter of pile-driving operations, pile-driving shall be delayed until the marine mammals moves out of the area. If a marine mammal in the 100-meter safety zone is observed, but more than 10 meter away, the contractor shall wait at least 15 minutes to commence pile-driving. If the marine mammal has not left the 100-meter safety zone after 15 minutes, pile-driving can commence with a “soft start.” This 15-minute criterion is based on a study indicating that pinnipeds dive for a mean time of 0.50 minutes to 3.33 minutes; the 15-minute delay will allow a more than sufficient period of observation to be reasonably sure the animal has left the proposed Project vicinity.</p> <p>If marine mammals enter the safety zone after pile-driving of a segment has begun, pile-driving shall continue. The biologist shall monitor and record the species and number of individuals observed, and make note of their behavior patterns. If the animal appears distressed, and if it is operationally safe to do so, pile-driving shall cease until the animal leaves the area. Prior to the initiation of each new pile-driving episode, the area shall again be thoroughly surveyed by the biologist.</p>	<p><b>Timing:</b> If applicable, this measure must be conducted during all in-water construction activities requiring pile driving located in the Outer Harbor.</p> <p><b>Methods:</b> This measure shall be incorporated into LAHD contract specifications for all construction work to ensure contractor(s) are aware of potential work area limitations. The construction contractor shall instruct construction personnel to comply with the measure as part of normal construction procedures. LAHD shall arrange for the presence of a qualified biologist to monitor during construction activity.</p>	<p><b>Implementation:</b> LAHD, Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>SC BIO-2: NMFS Notification.</b></p> <p>The Los Angeles Harbor Department (LAHD) will notify the National Marine Fisheries Service (NMFS) no less than 14 calendar days prior to commencing construction, dredging, and disposal operations associated with the proposed Project. LAHD will also notify NMFS no less than five calendar days prior to completion of construction, dredging, and disposal operations.</p>	<p><b>Timing:</b> Prior to (no less than 14 calendar days) commencing construction, dredging, and disposal operations associated with the proposed Project. Also no less than five calendar days prior to completion of construction, dredging, and disposal operations.</p> <p><b>Methods:</b> This measure shall be incorporated into LAHD contract specifications for all construction work. The contractor shall notify LAHD no less than 17 calendar days prior to commencing construction and no less than 8 calendar days prior to completion of construction, dredging, and disposal operations. LAHD will then notify NMFS.</p>	<p><b>Implementation:</b> LAHD, Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<b>Cultural Resources: Construction</b>		
<p><b>SC CR-1: Stop Work in Area if Prehistoric and/or Archaeological Resources are Encountered.</b></p> <p>In the unlikely event that any artifact, or an unusual amount of bone, shell, or non-native stone is encountered during construction, work shall be immediately stopped, the area secured, and work relocated to another area until the found materials can be assessed by individuals competent to assess their value. Examples of such cultural materials might include concentrations of grinding 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; historical trash pits containing bottles and/or ceramics; or structural remains. The contractor shall stop construction within 10 meters (30 feet) of the exposure of these finds until a qualified archaeologist can be retained by the Port to evaluate the find (see 36 CFR 800.11.1 and California Code of Regulations, Title 14, Section 15064.5(f)). If the resources are found to be significant, they shall be avoided or shall be mitigated consistent with Section 106 or State Historic Preservation Officer Guidelines. All construction equipment operators shall attend a preconstruction meeting presented by a professional archaeologist retained by the Port that shall review types of cultural resources and artifacts that would be considered potentially significant, to ensure operator recognition of these materials during construction.</p>	<p><b>Timing:</b> During initial ground disturbance during construction</p> <p><b>Methods:</b> To avoid or reduce this potential impact, the Environmental Management Division shall retain a qualified archaeologist and notify applicable Tribal representatives. This measure shall be incorporated into the LAHD bid and contract specifications for all construction work to ensure contractor(s) are aware of potential work area limitations. 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, Environmental Management Division, and archeologist.</p>	<p><b>Implementation:</b> LAHD, archaeological consultants</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>Prior to beginning construction, the Port shall meet with applicable Native American Groups, including the Gabrieliño/Tongva Tribal Council, to identify areas of concern. A trained archaeologist shall monitor construction at identified areas. In addition to monitoring, a treatment plan shall be developed in conjunction with the Native American Groups to establish the proper way of extracting and handling all artifacts in the event of an archaeological discovery.</p>		
<b>Geology: Construction and Operation</b>		
<p><b>LM GEO-1. Emergency Response Planning Lease Requirement.</b></p> <p>The terminal operator shall work with LAHD Engineers and Port police to develop tsunami response training and procedures to assure that construction and operations personnel shall 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 proposed Project site, as part of overall emergency response planning for this proposed Project.</p>	<p><b>Timing:</b> Prior to construction and/or operation</p> <p><b>Method: Construction:</b> LAHD Engineering Division shall provide procedures for inclusion in construction bid and contract specifications as well as work with the tenant to develop a plan as part of the lease agreement. Enforcement shall include oversight by the LAHD project/construction manager or designated building inspectors to ensure compliance with contract specifications</p> <p><b>Method: Operations:</b> General requirements of this measure shall be incorporated into the lease. The 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.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor; tenant for operations.</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Port Operations, Construction Management Division, Real Estate Division.</p>
<b>Groundwater and Soils: Construction</b>		
<p><b>LM GW-1: Site Remediation.</b></p> <p>Unless otherwise authorized by the lead regulatory agency for any given site, the LAHD and/or Tenant (i.e., APL) shall address all contaminated soils within 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 LAHD and/or</p>	<p><b>Timing:</b> Prior to and concurrent with proposed Project construction.</p> <p><b>Method:</b> LAHD and/or Tenant will prepare a contamination contingency plan 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</p>	<p><b>Implementation:</b> LAHD through Construction Contractor; Tenant to undertake soil disturbing construction activities.</p> <p><b>Monitoring and Reporting:</b> Environmental Management</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>Tenant contractors. Remediation shall occur in compliance with local, state, and federal regulations, and as directed by the lead regulatory agency for the site (such as the Los Angeles RWQCB or DTSC).</p> <p>Soil removal shall be completed such that remaining contamination levels are below risk based health screening levels for industrial sites established by OEHHA and/or applicable action levels (e.g., Environmental Screening Levels, Preliminary Remediation Goals) 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 risk-based soil assessments for industrial sites, but are subject to the review of the lead regulatory agency and LAHD. Excavated contaminated soil shall be properly disposed of off-site unless use of such material on-site 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.</p>	<p>be provided to LAHD, including a completed copy of its operations emergency response plan prior to commencement of construction activities. The contractor shall adhere to these specifications and throughout construction phases.</p>	<p>Division, Construction Management Division, Engineering Division, Real Estate Division. Environmental Management Division will conduct independent soil sampling as appropriate.</p>
<p><b>LM GW-2: Contamination Contingency Plan.</b></p> <p>The following contingency plan shall be implemented to address previously unknown contamination during demolition, grading, and construction:</p> <ol style="list-style-type: none"> <li>All trench excavation and filling operations shall be observed for the presence of free petroleum products, chemicals, or contaminated soil. Soil suspected of contamination shall be segregated from other soil. In the event soil suspected of contamination is encountered during construction, the contractor shall notify the LAHD Project Engineer. The LAHD shall confirm the presence of the suspect material and direct the contractor to remove, stockpile or contain, and characterize the suspect material. Continued work at a contaminated site shall require the approval of the LAHD Project Engineer.</li> <li>Excavation of VOC-impacted soil may require obtaining and complying with a South Coast Air Quality Management District Rule 1166 permit.</li> <li>The remedial option(s) selected shall be dependent upon a suite 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 off-site and on-site remedial options may be evaluated.</li> </ol>	<p><b>Timing:</b> Prior to and concurrent with proposed Project construction.</p> <p><b>Method:</b> LAHD and/or Tenant will prepare a contamination contingency plan 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 shall adhere to these specifications throughout construction phases.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor; Tenant to undertake soil disturbing construction activities.</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division, Engineering Division, Real Estate Division. Environmental Management Division will conduct independent soil sampling as appropriate.</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p>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.</p> <p>e) Copies of hazardous waste manifests or other documents indicating the amount, nature, and disposition of such materials shall be submitted to the LAHD Project Manager within 60 days of project completion.</p> <p>f) In the event that contaminated soil is encountered, all on-site personnel handling or working in the vicinity of the contaminated material must be trained in accordance with USEPA and Occupational Safety and Health and Administration (OSHA) regulations for hazardous waste operations or demonstrate they have completed the appropriate training. Training must provide protective measures and practices to reduce or eliminate hazardous materials/waste hazards at the work place.</p> <p>g) When impacted soil must be excavated, air monitoring will be conducted as appropriate for related emissions adjacent to the excavation.</p> <p>All excavations shall be backfilled with structurally suitable fill material that is free from contamination.</p>		
<b>Transportation (Ground): Operation</b>		
<p><b>MM TRANS-1: Navy Way and Reeves Avenue.</b> Re-stripe the southbound (and eastbound approach to accommodate the southbound dual right-turns) to provide a right-turn lane, a shared through/right turn lane, and a through lane on the southbound approach.</p>	<p><b>Timing:</b> After construction of the proposed Project, when the intersection is determined to be operating at LOS E or worse.</p> <p><b>Methods:</b> This mitigation would only be constructed when the intersection operates at LOS E or worse. LAHD will monitor the LOS of this location as part of its ongoing port-area intersection monitoring activities and will perform periodic traffic analysis of intersection LOS after the Project is completed. The mitigation measure shall be completed within five years of this determination.</p>	<p><b>Implementation:</b> LAHD</p> <p><b>Monitoring and Reporting:</b> LAHD Environmental Management and Engineering Divisions</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<b>Noise: Construction</b>		
<p><b>MM NOI-1: Noise Reduction during Pile Driving.</b></p> <p>The contractor shall be required to use a pile driving system, such as a Bruce hammer (with silencing kit), an IHC Hydrohammer SC series (with sound insulation system), or equivalent silenced hammer, which is capable of limiting maximum noise levels at 50 feet from the pile driver to 104 dBA, or less, for wharf construction. With implementation of standard condition of approval SC BIO-1, the pile driving would initiate with a soft start, in which the hammer is operated at a reduced energy, followed by a waiting period. The soft start technique would induce marine mammals and birds to leave the immediate area before pile hammer reaches full energy.</p>	<p><b>Timing:</b> During construction.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and contract specifications for all construction work. 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 used.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<p><b>MM NOI-2: Erect Temporary Noise Attenuation Barriers Adjacent to Pile Driving Equipment, Where Necessary and Feasible.</b></p> <p>Erect temporary noise attenuation barriers suitable for pile driving equipment as needed. The barriers should be installed directly between the equipment and the nearest noise sensitive use to the construction site. The need for and feasibility of noise attenuation barriers should 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.</p>	<p><b>Timing:</b> Throughout construction.</p> <p><b>Methods:</b> This measure shall be incorporated into the LAHD bid and contract specifications for all construction work. 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.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>
<b>Utilities and Public Services: Construction</b>		
<p><b>SC PS-1: Recycling of Construction Materials.</b></p> <p>Demolition and/or excess construction materials shall be separated on-site for reuse/recycling or proper disposal. During grading and construction, separate bins for recycling of construction materials shall be provided on-site.</p>	<p><b>Timing:</b> Throughout construction.</p> <p><b>Methods:</b> This measure shall be incorporated into bid and contract specifications for all construction work to improve recycling efforts. The contractor shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by the LAHD project/construction manager to ensure compliance with contract specifications.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

<i>Mitigation Measure, Lease Measure or Standard Condition of Approval</i>	<i>Timing and Methods</i>	<i>Responsible Parties</i>
<p><b>SC PS-2: Materials with Recycled Content.</b></p> <p>Materials with recycled content shall be used in Project construction where feasible. Chippers on-site during construction shall be used to further reduce excess wood for landscaping cover.</p>	<p><b>Timing:</b> Throughout construction.</p> <p><b>Methods:</b> This measure shall be incorporated into bid and contract specifications for all construction work to improve recycling efforts. The contractor shall adhere to these specifications throughout construction phases. Enforcement shall include oversight by the LAHD project/construction manager to ensure compliance with contract specifications.</p>	<p><b>Implementation:</b> LAHD through Construction Contractor</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division, Construction Management Division</p>

Notes:

LAHD = Los Angeles Harbor Department

MM = Mitigation Measure

LM = Lease Measure

SC = Standard Condition of Approval