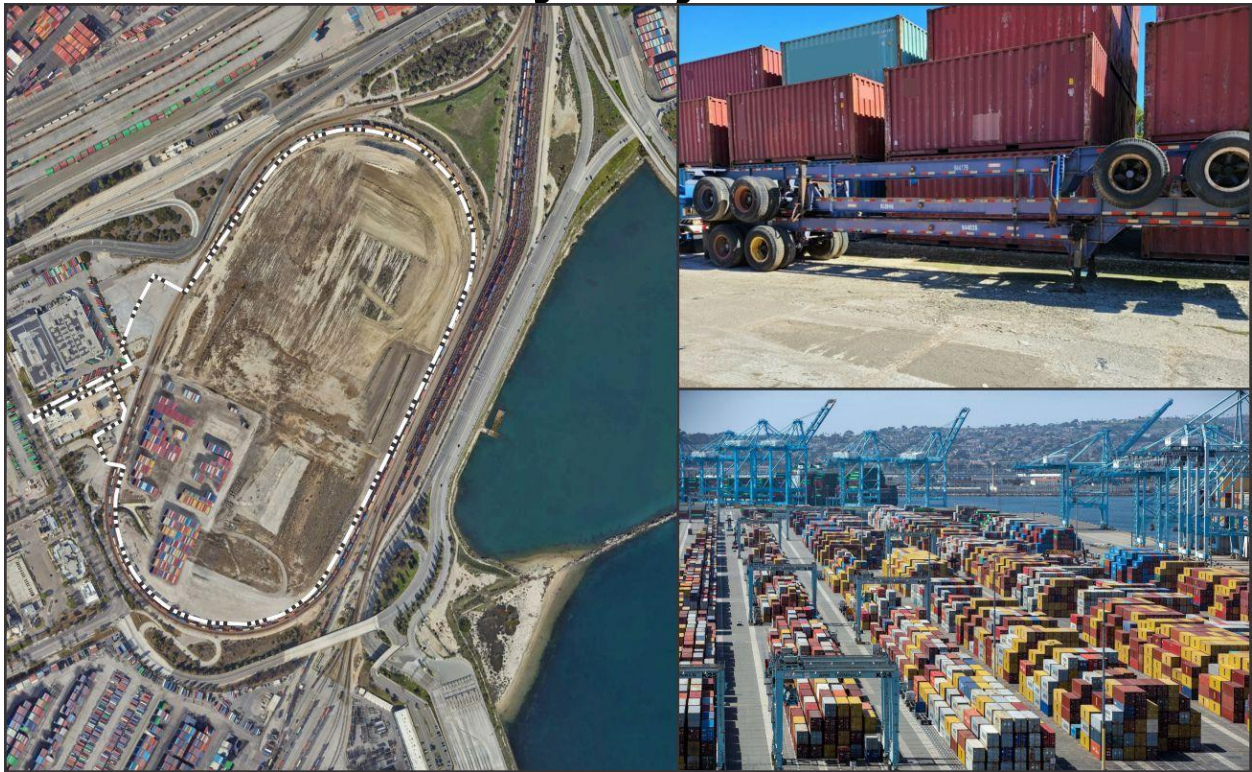


# MITIGATION MONITORING AND REPORTING PROGRAM

## Terminal Island Maritime Support Facility Project



**May 2026**

*Prepared by:*



Los Angeles Harbor Department  
Environmental Management  
Division  
425 S. Palos Verdes Street  
San Pedro, CA 90731

*With Assistance From:*



5020 Chesebro Road, Suite 200  
Agoura Hills, CA 91301

SCH No. 2023120181

APP No. 230131-011

TRANSMITTAL 3

1 **Table 1. Mitigation Measures and Project Features for the Terminal Island Maritime Support Facility Project**

Mitigation Measure (MM) or Project Feature (PF)	Timing and Methods	Responsible Parties
<b>Air Quality and Health Risk, Energy, Greenhouse Gas Emissions</b>		
<p><b>PF AQ-1: Zero-Emission Operational Equipment.</b> All yard equipment would be required to be zero emissions by January 1, 2030. Any diesel operations would cease by December 31, 2029, and would be tracked and enforced once an entitlement is issued. A 100 percent transition to zero emissions by January 1, 2030 shall be required, and any non-conforming equipment used or acquired after this date would be considered a breach of the Permit/Lease conditions.</p>	<p><b>Timing:</b> Prior to January 1, 2030.</p> <p><b>Methods:</b> LAHD will include this Project Feature in Permit(s) with Tenant(s).</p>	<p><b>Implementation:</b> Future Tenant(s)</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division</p>
<p><b>MM AQ-1: Zero-Emission Cargo-Handling Equipment.</b> At the start of operation, Tenant shall utilize zero-emission cargo-handling equipment (CHE) for Project operations. If the Tenant determines that specific CHE types cannot feasibly be deployed due to operational or infrastructure constraints, the Tenant shall provide a written report detailing the evidence and supporting documentation concerning feasibility and other relevant factors within 90 calendar days. The feasibility determination shall be subject to mutual agreement between the Board and Tenant, which shall not be unreasonably withheld by Tenant.</p> <p>All CHE operated on site shall be zero emissions starting January 1, 2030.</p> <p>In the event an applicable law comes into effect that requires the cargo-handling equipment used on site to be zero-emission equipment, the applicable law would govern.</p>	<p><b>Timing:</b> At the start of operations or no later than January 1, 2030 depending on feasibility.</p> <p><b>Methods:</b> LAHD will include this mitigation measure in Permit(s) with Tenant(s).</p>	<p><b>Implementation:</b> Future Tenant(s)</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division</p>
<p><b>MM GHG-1: GHG Reduction Offsets.</b> The Tenant(s) and/or LAHD shall be required to purchase and retire carbon offsets related to activities that reduce, avoid, destroy, or sequester an amount of GHG emissions in an off-site location to offset the equivalent amount of GHG emissions generated by the Project in excess of the LAHD’s significance threshold of 10,000 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) per year. From the first year of the Permit through the end of the term of the Permit, the Tenant(s) and/or LAHD shall purchase and retire carbon offsets each year in an amount that would be the equivalent of the Project’s estimated residual GHG emissions. The estimated residual emissions for each calendar year shall be based upon the calculations in Appendix B1 of the Final EIR prepared for the Project except as adjusted in accordance with paragraph (a) or (b), below.</p> <p>The LAHD is in the process of developing a Greenhouse Gas Program. The Program shall be used for GHG-reducing projects and programs approved by the Port of Los Angeles. If that Program is established during the term of the Permit, the Tenant(s) and/or LAHD shall have the option to offset the required amount of GHG emissions through a funding contribution to the Greenhouse Gas Program rather than towards purchasing carbon offsets from a CARB-recognized registry.</p>	<p><b>Timing:</b> Payable during operations on an annual basis.</p> <p><b>Methods:</b> LAHD will include this mitigation measure in Permit(s) with Tenant(s). LAHD shall monitor compliance every 12 months during the term of the Permit(s).</p>	<p><b>Implementation:</b> Tenant(s) and/or LAHD</p> <p><b>Monitoring and Reporting:</b> Environmental Management Division</p>

Mitigation Measure (MM) or Project Feature (PF)	Timing and Methods	Responsible Parties
---	--------------------	---------------------

While the LAHD Greenhouse Gas Program is currently under development, the Tenant(s) and/or LAHD shall purchase and retire carbon offsets from a CARB-recognized offset registry as follows:

Carbon offsets: The Tenant(s) and/or LAHD shall purchase and retire carbon offsets from a CARB-recognized registry to ensure that offsets will result in real, permanent, additional, quantifiable, verifiable, and enforceable reductions. The carbon offsets shall be verifiable and enforceable in accordance with the registry’s applicable standards, practices, or protocols.

The order of priority for purchasing (any one or more) carbon offsets shall be considered as follows:

- (i) Originating within the local area;
- (ii) Originating within the South Coast Air Basin;
- (iii) Originating within the state of California; or
- (iv) If sufficient local and in-state offsets are not available, conforming national offsets registered with a CARB-recognized registry.

**Adjustment of the Project’s Required Offsets through Other Verified GHG Emission**

**Reductions:** The Tenant(s) and/or LAHD may pursue the following modifications to the Project’s total estimated GHG emissions identified in this measure. These modifications may be pursued in conjunction with or independent of each other on an up to annual basis.

*(a) Adjustment in GHG Emissions*

In the event of changes in activities, efficiency, reduced operations, regulations or for any other purpose, an adjustment of the required carbon offsets may be requested based on an evaluation of actual GHG emissions rather than future projected GHG emission calculations in the Final EIR. If the actual GHG emissions do not exceed the significance threshold of 10,000 MTCO<sub>2</sub>e per year, no carbon offsets shall be required. To adjust the required number of carbon offsets for purchase by the Tenant(s), the Tenant(s) shall make a request in writing to the LAHD for review and approval for the calendar year under consideration and shall submit a report within 60 days that quantifies the actual GHG emissions by an expert or an independent, qualified third-party. The evaluation of actual GHG emissions must be performed using acceptable industry standards and protocols for all sources that were included in the Project’s GHG emissions calculations under Impact GHG-1. LAHD review shall occur within 30 days of receipt of the submitted report. Any expenses incurred by LAHD in processing the request, including retaining an independent third-party verifier to peer review the report, shall be borne by the Tenant(s). Alternatively, LAHD may implement a review for its own purpose, subject to the same quantification process described above, to adjust GHG emissions at any time during the life of the Project.

or

Mitigation Measure (MM) or Project Feature (PF)	Timing and Methods	Responsible Parties
---	--------------------	---------------------

*(b) Implementation of Additional GHG Reduction Methods*

In addition, the Tenant(s) may request a re-evaluation of required carbon offsets to be purchased according to this paragraph. The Tenant(s) may implement different and additional GHG reduction methods if new technology and/or other feasible measures become available during the term of the Permit. To adjust the required number of carbon offsets for purchase, the Tenant(s) shall identify such additional GHG reduction actions and must quantify the GHG emission reductions from these GHG reduction actions by an independent, qualified third-party verifier. Once the GHG reduction actions are found to be feasible and are reviewed and approved by LAHD staff, the Tenant(s) may request that LAHD reduce its required purchase of carbon offsets by the equivalent amount of demonstrated reduction. Any expenses incurred by LAHD in processing the request, including retaining a third-party verifier, shall be borne by the Tenant(s).

**Hazards and Hazardous Materials**

**MM HAZ-1: Characterize Soil, Soil Vapor, and Groundwater Contamination.** Prior to construction, Los Angeles Harbor Department (LAHD) or its contractor shall conduct soil and groundwater sampling and testing in areas of Project ground disturbance. Soil and groundwater testing shall include, at a minimum, testing for total petroleum hydrocarbons (TPH), Title 22 metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), organochlorine pesticides, perfluoroalkyl and polyfluoroalkyl substances (PFAS), and any other contaminants of determined to be of concern. Analytical testing shall be performed by a laboratory certified by the Environmental Laboratory Accreditation Program. Any soil and groundwater determined to be contaminated would be handled, stored, transported, and reused or disposed of in compliance with the Soil Management Plan, and applicable California law, including as hazardous waste for soil meeting California’s hazardous waste criteria. Contamination identified outside or along the boundaries of Project ground disturbance shall be managed only to the extent necessary to support construction activities, identify vapor intrusion potential at future buildings, and protect future occupants.

**Timing:** Prior to Construction (Soil, soil vapor, and groundwater sampling and testing).  
 During Construction (Installation of a VIMS).  
**Methods:** LAHD will include MM HAZ-1 in the contract specifications for construction.

**Implementation:** LAHD or construction contractor  
**Monitoring and Reporting:** Environmental Management Division

Once the final building locations and dimensions are known and prior to design, subsurface vapor sampling of VOCs, oxygenates, methane, and gasoline range organics, at a minimum, shall be conducted at the final building locations in conformance with “DTSC/LARWQCB Site Characterization Advisory, Active Soil Gas Investigations” (2012, revision 2015). Vapor data should then be evaluated using Department of Toxic Substances (DTSC) 2011 “Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air” and the February 2023 “Supplemental Guidance: Screening and Evaluating Vapor Intrusion” to determine if a vapor intrusion mitigation system (VIMS) should be installed at the building locations. Soil vapor sampling and evaluation shall be conducted by an experienced licensed professional. If a VIMS is determined to be required, the Project design shall be modified to incorporate a DTSC-approved VIMS in all buildings. Ongoing VIMS monitoring, such as quarterly sampling of vapor probes installed above and below barrier, shall be conducted and results reported to South Coast Air Quality Management District.