
V. MITIGATION MONITORING AND REPORTING PROGRAM

A. INTRODUCTION

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring and Reporting Program).

Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting):

15097. MITIGATION MONITORING OR REPORTING.

(a) This section applies when a public agency has made the findings required under paragraph (1) of subdivision (a) of Section 15091 relative to an EIR or adopted a mitigated negative declaration in conjunction with approving a project. In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the Project. Any agency listed below is assumed to be within the City of Los Angeles, unless its jurisdiction is listed separately.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the mitigation measures identified for the Project. The MMRP is subject to review and approval by the Lead Agency as part of the certification of the EIR and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the Draft EIR and Final EIR, with an accompanying identification of the following:

- Monitoring Phase, the phase of the Project during which the mitigation measure shall be monitored;
 - Pre-Construction, including the design phase
 - Construction
 - Pre-Occupancy (prior to issuance of a Certificate of Occupancy)

- Occupancy (post-construction)
- Enforcement Agency, the agency with the power to enforce the mitigation measure; and
- Monitoring Agency, the agency to which reports including feasibility, compliance, implementation, and development are made.
- Monitoring Frequency, the frequency at which the mitigation measure shall be monitored.
- Action(s) Indicating Compliance, the action(s) of which the Enforcement or Monitoring Agency indicates that compliance with the identified mitigation measure has been implemented.

The Project Applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The MMRP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

Program Modification

After review and approval of the MMRP by the Lead Agency, minor changes and modifications to the MMRP are permitted, but can only be made by the Applicant or its successor(s) subject to approval by the City of Los Angeles. This flexibility is necessary due to the nature of the MMRP, and the need to protect the environment with a workable program. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

B. MITIGATION MONITORING AND REPORTING PROGRAM

Section IV.A. Impacts Found to be Less Than Significant

No mitigation measures required.

Section IV.B. Aesthetics

No mitigation measures required.

Section IV.C. Air Quality

AQ-1 The following equipment specifications shall be implemented for construction activity, consistent with recent SCAQMD recommendations.¹ If these exact specifications cannot be feasibly attained, the Project Applicant shall include a comparable measure demonstrating an equivalent effectiveness at reducing construction related air quality emissions.

- Three excavators shall meet Tier 3 off-road emissions standards;
- One grader shall meet Tier 3 off-road emissions standards;
- Two scrapers shall meet Tier 3 off-road emissions standards; and
- Six rubber-tired dozers shall meet Tier 3 off-road emissions standards and Diesel Particulate Filters (DPF) Level 2.²

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Quarterly, during the time the listed equipment will be used |
| Action Indicating Compliance: | Compliance report submitted by contractor |

AQ-2 The Project Applicant shall ensure that construction contractors use super-compliant architectural coatings as defined by the SCAQMD (VOC standard of less than ten grams per liter).³

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Building and Safety |

¹ Based on a review of SCAQMD Project-level comment letters published in 2011; <http://www.aqmd.gov/ceqa/letters.html>, accessed April 13, 2011.

² SCAQMD off-road mitigation measures; <http://www.aqmd.gov/ceqa/handbook/mitigation/offroad/TableII.xls>; and <http://www.aqmd.gov/ceqa/handbook/mitigation/offroad/TableIII.doc>; accessed April 13, 2011.

³ SCAQMD, Super-Compliant Architectural Coatings Manufacturers and Industrial Maintenance Coatings List, <http://www.aqmd.gov/prdas/Coatings/super-compliantlist.htm>.

Monitoring Frequency: Once, for each phase of development

Action Indicating Compliance: Compliance report submitted by contractor prior to use

AQ-3 The Project shall provide electric outlets on residential balconies and common areas for electric barbeques to the extent that such uses are permitted on balconies and common areas per the Covenants, Conditions and Restrictions recorded for the property.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once, for each phase of development

Action Indicating Compliance: Compliance report submitted by contractor prior to use

AQ-4 The Project shall use electric lawn mowers and leaf blowers, and electric or alternatively fueled sweepers with HEPA filters, for maintenance of the Project.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Annual

Action Indicating Compliance: Compliance report submitted by Project Homeowners Association

Section IV.D. Biological Resources

BIO-1 Potential impacts to nesting birds, migratory birds, and raptors shall be avoided either by scheduling grading, vegetation removal and demolition during the non-nesting period (August 30th through February 14th), or if this is not feasible, by conducting a pre-construction survey for

raptor nests and avoiding disturbance of active nests. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:

- If grading or vegetation removal is scheduled during the active nesting period (February 15th through August 31st), a qualified wildlife biologist shall conduct a pre-construction raptor and nesting bird survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity.
- If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the CDFW and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone of at least 300 feet for all raptors and 100 feet for loggerhead shrike and other non-raptors shall be established within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area.
- If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date.
- A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the City prior to initiation of grading in any nest-setback zone.

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| Monitoring Phase: | Pre-Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | California Department of Fish and Wildlife |
| Monitoring Frequency: | Once, prior to grading or vegetation removal, if grading or vegetation removal is scheduled during the active nesting period (February 15 th through August 31 st), and at any time, in the event that avoidance of a nest becomes infeasible during grading or vegetation removal. |
| Action Indicating Compliance: | Survey report by qualified biologist |

BIO-2 Prior to issuance of a demolition or grading permit, the Project Applicant shall have a qualified biologist conduct Phase 3 entry surveys within the interior of all buildings at the Project Site identified as having a high to moderate potential to provide bat roost habitat. These surveys shall involve accessing the attic and other areas (if warranted) to look for evidence of bats and utilizing heterodyne-style bat detectors to aid in the acoustic detection and identification of potentially roosting bats.

If bats or bat sign are not encountered during the Phase 3 surveys, the buildings shall be daylighted prior to demolition. Daylighting includes removal of substantial portions of the roof to create a well-lit, well-ventilated attic preventing bats from establishing in these buildings. Daylighting shall occur under the supervision of a qualified biologist at least 48 hours prior to building demolition. If bats are encountered during daylighting, all disturbance activities within the structure and within 200 feet shall be halted until: (a) the roost is vacated, or (b) a qualified biologist has coordinated with CDFW to develop alternative impact avoidance measures, up to and including bat removal.

If bats or bat sign are encountered during Phase 3 Surveys, the qualified biologists shall leave the building immediately to avoid further disturbance to roosting bats and conduct an emergence survey. Emergence surveys shall be conducted at dusk to determine where bats are exiting the building. Emergence surveys shall be conducted to determine the ingress/egress location, estimate the approximate number of bats using the roost, and identify the species occupying the roost using an ultrasonic bat detector. Demolition of occupied roosts shall be postponed until appropriate exclusion and mitigation measures have been determined in consultation with CDFW. Examples of exclusion measures include one-way barriers installed at the ingress/egress site that allow bats to exit the roost but not return.

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| Monitoring Phase: | Pre-Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | California Department of Fish and Wildlife |
| Monitoring Frequency: | Once, prior to demolition or grading of each vacated housing structure |
| | Once, during an emergence survey if bats are encountered |
| Action Indicating Compliance: | Survey report by qualified biologist; final report upon completion of demolition |

BIO-3 Palm trees at the Project Site shall have the dead frond skirts removed between October 1 and March 31 before being felled to avoid impacts to roosting Southwestern Yellow Bats. A qualified arborist shall supervise removal of palm frond skirts in a systematic manner beginning with the top fronds and working towards the base of the tree. If bats are encountered during this process, trimming should halt and remain halted until (a) the roost is confirmed to have been vacated by a qualified biologist, or (b) a qualified biologist has coordinated with CDFW to develop alternative measures up to and including bat removal from the trees.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: California Department of Fish and Wildlife

Monitoring Frequency: Daily, during removal of palm trees

Actions Indicating Compliance: Compliance report submitted by contractor;
Survey report and final report by qualified biologist, if bats are encountered

BIO-4 Prior to issuance of a grading permit, the Project Applicant shall enter into a Streambed Alteration Agreement or other documentation (satisfactory to CDFW) with CDFW to provide a 1:1 replacement of 0.86 acre of suitable streambed and associated riparian habitat either on-site as additional habitat creation, off-site either through habitat creation or purchase of credits in an approved mitigation bank in the Los Angeles Basin, or via a combination of these approaches.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: California Department of Fish and Wildlife

Monitoring Frequency: Once, prior to issuance of grading permit

Action Indicating Compliance: Streambed Alteration Agreement or other documentation to the satisfaction of the CDFW; submittal of same to Department of Building and Safety

Section IV.E.1. Cultural Resources – Archaeological Resources

CULT-1: A qualified archaeologist shall be present to monitor all ground-disturbing activities associated with the Project.

Monitoring Phase: Pre-Construction; Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: Daily, during ground-disturbing activities

Action Indicating Compliance: Quarterly compliance report submitted by qualified archaeologist

CULT-2: Prior to initiation of ground-disturbing activities, the archaeological monitor shall conduct a brief awareness training session for the benefit of all construction workers and supervisory personnel. The training, which could be held in conjunction with the Project's initial on-site safety meeting, shall explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains/burials are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection and the immediate contact of the site supervisor and the archaeological monitor. It is recommended that this worker education session include visual images of artifacts that might be found in the Project vicinity.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: Once, prior to ground-disturbing activities

Action Indicating Compliance: Compliance report submitted by qualified archaeologist

CULT-3: In the event that cultural resources are exposed during construction, work in the immediate vicinity of the find shall stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: Daily, during ground-disturbing activities

Action Indicating Compliance: Quarterly compliance report submitted by contractor

Section IV.E.2. Cultural Resources - Paleontological Resources

CULT-4: Prior to ground disturbance, the vertebrate fossils observed at locality JLD102210-02 (see Appendix IV.E-2) shall be collected. A bulk sample of the matrix (approximately 2,000 pounds) containing the invertebrate specimens shall also be collected and screened. Following matrix sampling, this area shall be closely monitored during construction grading to ensure the recovery of any additional scientifically significant fossil specimens.

Monitoring Phase: Pre-Construction; Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: Once, prior to ground-disturbing activities;
Daily, during ground-disturbing activities

Action Indicating Compliance: Vertebrate fossil collected;
Compliance report for fossil collection submitted by qualified paleontologist;
Quarterly compliance report for daily monitoring

CULT-5: Prior to ground disturbance, a qualified paleontologist shall be retained to produce a Paleontological Monitoring and Mitigation Plan for the Project and to supervise monitoring of construction excavations. Paleontological resource monitoring shall include inspection of exposed rock units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert grading away from exposed fossils to professionally and efficiently recover the fossil specimens and collect associated data.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: Once, prior to ground-disturbing activities

Action Indicating Compliance: Produce a Paleontological Monitoring and Mitigation Plan;

Quarterly compliance report submitted by qualified paleontologist per mitigation measure CULT-6, below

CULT-6: All Project-related ground disturbance that could potentially affect the San Pedro Sand and Palos Verdes Sand shall be monitored by a qualified paleontological monitor on a full-time basis. Part-time monitoring shall be conducted in all Project-related ground disturbances affecting younger Quaternary alluvium.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: Daily, during ground-disturbing activities

Action Indicating Compliance: Quarterly compliance report submitted by qualified paleontologist

CULT-7: At each fossil locality, field data forms shall be used to record pertinent geologic data, stratigraphic sections shall be measured, and appropriate sediment samples shall be collected and submitted for analysis.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: Prior to ground-disturbing activities;
Daily, during ground-disturbing activities if a new fossil locality is discovered

Action Indicating Compliance: Field data forms and sediment samples collected by qualified paleontologist

CULT-8: Recovered fossils shall be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and repositied in a designated paleontological curation facility.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of City Planning

Monitoring Frequency: As fossils are recovered

Action Indicating Compliance: Submittal of identified fossils and associated information by qualified paleontologist

CULT-9: The qualified paleontologist shall prepare a final monitoring and mitigation report to be filed with the City, the Project Applicant, and the repository.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

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| Monitoring Agency: | Department of City Planning |
| Monitoring Frequency: | Once, at end of the construction phase |
| Action Indicating Compliance: | Submittal of final monitoring and mitigation report by qualified paleontologist |

Section IV.E.3. Cultural Resources - Historic Resources

No mitigation measures required.

Section IV.F. Geology & Soils

GEO-1 A 50-foot wide structural setback zone shall be designated on each side of the interpreted centerline of the surface projection of Fault A (100-foot total width), as shown in Figure IV.F-4. No habitable structures shall be located within this setback zone.

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| Monitoring Phase: | Pre-Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Once, during Plan Check |
| Action Indicating Compliance: | Plan approval |

Section IV.G. Greenhouse Gas Emissions

No mitigation measures required.

Section IV.H. Hazards and Hazardous Materials

HAZ-1 Hydrocarbon-impacted soils encountered during grading and excavation work at the Project Site shall be characterized. Any soils containing hydrocarbons at levels of concern shall be either remediated on-site prior to reuse or removed and disposed of in accordance with all applicable laws and regulations, including those promulgated by the California Department of Toxic Substances Control (DTSC). All necessary approvals shall be obtained from the lead enforcement agency including, but not limited to, the Los Angeles County Fire Department Health and Hazardous Materials Division.

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Los Angeles County Fire Department Health and Hazardous Materials Division |
| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Once, prior to grading and excavation work Once, after remediation is complete, if necessary |
| Actions Indicating Compliance: | Characterization of hydrocarbon-impacted soils by contractor; Approvals Los Angeles County Fire Department Health and Hazardous Materials Division |

HAZ-2 Prior to demolition activities, an investigation for asbestos containing materials (ACMs) shall be conducted and identified asbestos shall be abated in accordance with the South Coast Air Quality Management District (SCAQMD)'s Rule 1403, as well as all other applicable City, state, and federal regulations.

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Once, prior to issuance of demolition permit |
| Actions Indicating Compliance: | Issuance of demolition permit |

HAZ-3 Prior to demolition activities, an investigation for lead-based paint (LBP) shall be conducted and identified LBP shall be abated in accordance with applicable City, State, and federal regulations. Construction workers shall be properly trained in lead-related construction in order to avoid exposure of such workers to lead-containing material.

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Department of Building and Safety |

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| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Once, prior to issuance of demolition permit |
| Actions Indicating Compliance: | Issuance of demolition permit |

Section IV.I. Hydrology and Water Quality

No mitigation measures required

Section IV.J. Land Use and Planning

No mitigation measures required.

Section IV.K. Noise

NO-1 Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Periodic field inspections during construction |
| Actions Indicating Compliance: | Field inspection sign-off; Quarterly compliance report submitted by contractor |

NO-2 When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Periodic field inspections during construction |

Actions Indicating Compliance: Field inspection sign-off;
Quarterly compliance report submitted by contractor

NO-3 Flexible sound control curtains shall be placed around all drilling apparatuses, drill rigs, and jackhammers when in use.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Periodic field inspections during construction

Actions Indicating Compliance: Field inspection sign-off;
Quarterly compliance report submitted by contractor

NO-4 The Project contractor shall use power construction equipment fitted with the best available technology in noise shielding and muffling devices.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: At initiation of construction activities, and quarterly thereafter

Action Indicating Compliance: Quarterly compliance report submitted by contractor

NO-5 Barriers such as plywood structures or flexible sound control curtains extending eight-feet high shall be erected around the Project Site boundary to minimize the amount of noise on the surrounding noise-sensitive receptors to the maximum extent feasible during construction.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Prior to construction activities, then periodic field inspections during construction

Actions Indicating Compliance: Field inspection sign-off;
Quarterly compliance report submitted by contractor

NO-6 All construction truck traffic shall be restricted to truck routes approved by the City of Los Angeles Department of Building and Safety, which shall avoid residential areas and other sensitive receptors to the extent feasible. Prior to the commencement of construction at the Project Site, a meeting shall be held with appropriate representatives of the Cities of Rancho Palos Verdes, Torrance, and Lomita. The purpose of the meeting will be to designate truck routes for off-site load hauling vehicles and other construction-related vehicles.

Monitoring Phase: Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Approval of Haul Route; quarterly compliance report submitted by contractor

NO-7 Two weeks prior to the commencement of construction at the Project Site, notification shall be provided to the immediate surrounding cities and off-site residential, school, and memorial park properties that discloses the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the construction period.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Building and Safety

Monitoring Frequency: Once, 2 weeks prior to construction

Actions Indicating Compliance: Compliance report submitted by contractor

NO-8 Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 45 feet from abutting sensitive receptors.

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| Monitoring Phase: | Construction |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Building and Safety |
| Monitoring Frequency: | Once, at initiation of construction; Periodic field inspections during construction |
| Actions Indicating Compliance: | Field inspection sign-off; Quarterly compliance report submitted by contractor |

Section IV.L. Population and Housing

No mitigation measures required.

Section IV.M.1. Public Services - Fire Protection

No mitigation measures required.

Section IV.M.2. Public Services - Police Protection

No mitigation measures required.

Section IV.M.3. Public Services - Schools

No mitigation measures required.

Section IV.M.4. Public Services - Parks and Recreation

No mitigation measures required.

Section IV.M.5. Public Services - Libraries

No mitigation measures required.

Section IV.N. Transportation and Traffic

TRANS-1 Prior to the generation of 301 PM peak hour trips at the site, the Project Applicant shall modify the existing traffic signal at the intersection of Crenshaw Boulevard and Palos Verdes Drive North to provide a northbound right-turn signal phase on Crenshaw Boulevard that would overlap with the westbound left-turn signal phase on Palos Verdes Drive North. To accommodate this signal phasing, U-turn movements on the westbound approach of Palos Verdes Drive North shall become prohibited.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of certificate of occupancy for a mix of uses that would generate 301 PM peak hour trips

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-2 Prior to the generation of 151 PM peak hour trips at the site, the Project Applicant shall do the following:

- a. Restripe the southbound approach on Western Avenue at Lomita Boulevard to accommodate installation of a right-turn only lane; and
- b. Modify the existing traffic signal at Western Avenue and Lomita Boulevard to provide a southbound right-turn signal phase on Western Avenue that would overlap with the eastbound left-turn signal phase on Lomita Boulevard.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 151 PM peak hour trips

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-3 Prior to the generation of 1 PM peak hour trip at the site, the Project Applicant shall do the following:

- a. Modify the southbound approach on Western Avenue at Pacific Coast Highway to install a second left-turn lane and a third through lane; and
- b. Modify the existing traffic signal at the intersection of Western Avenue and Pacific Coast Highway to accommodate the modification to the southbound approach.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of the first certificate of occupancy for the Project

Action Indicating Compliance: Field inspection sign-off

TRANS-4 Prior to the generation of 1 PM peak hour trip at the site, the Project Applicant shall do the following:

- a. Modify the westbound approach on Palos Verdes Drive North at Western Avenue to install a second left-turn lane;
- b. Modify the existing median on Palos Verdes Drive North and the existing traffic signal at the intersection of Palos Verdes Drive North and Western Avenue to accommodate the modification to the westbound approach;
- c. Modify the existing median and restripe the northbound approach on Western Avenue at Palos Verdes Drive North to install a right-turn only lane;
- d. Restripe the southbound approach on Western Avenue at Palos Verdes Drive North to install a right-turn lane.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

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| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of the first certificate of occupancy for the Project |
| Action Indicating Compliance: | Field inspection sign-off |
| TRANS-5 | Prior to the generation of 1 PM peak hour trip at the site, the Project Applicant shall install a traffic signal at the intersection of Western Avenue and Peninsula Verde Drive. |
| Monitoring Phase: | Pre-Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of the first certificate of occupancy for the Project |
| Action Indicating Compliance: | Field inspection sign-off |
| TRANS-6 | Prior to the generation of 151 PM peak hour trips at the site, the Project Applicant shall do the following: <ul style="list-style-type: none"> a. Modify the northbound approach on Western Avenue at Westmont Drive to install a right-turn only lane; and b. Restripe the eastbound approach on Westmont Drive at Western Avenue to provide one left-turn lane. |
| Monitoring Phase: | Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 151 PM peak hour trips |
| Action Indicating Compliance: | Field inspection sign-off for the listed modifications |

TRANS-7 Prior to the generation of 301 PM peak hour trips at the site, the Project Applicant shall restripe the northbound approach on Western Avenue at Capitol Drive and modify the raised median to install a right-turn only lane.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 301 PM peak hour trips

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-8 Prior to the generation of 151 PM peak hour trips at the site, the Project Applicant shall widen the south side of Anaheim Street west of Vermont Avenue by approximately 12 feet to accommodate a 180-foot long turn pocket and install a right-turn only lane at the eastbound approach to the intersection.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 151 PM peak hour trips

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-9 Prior to the generation of 151 PM peak hour trips at the site, the Project Applicant shall do the following:

- a. Widen Gaffey Street north of Westmont Drive to accommodate installation of a right-turn only lane at the southbound approach to the intersection;
- b. Relocate the existing southbound near-side Metro bus stop on Gaffey Street to the far side of the intersection (i.e., south of the intersection) where a full bus pad is to be installed in the street;

- c. Modify the existing traffic signal to provide a southbound right-turn signal phase on Gaffey Street that would overlap with the eastbound left-turn signal phase on Westmont Drive at the Gaffey Street intersection; and
- d. Enhanced signage shall be provided as needed to guide the right-turn motorists from the eastbound Anaheim Street approach to Gaffey Street and Palos Verdes Drive North.

It is noted that the southbound approach on Gaffey Street can be modified to include continuation of the existing bicycle lane and the southbound right-turn only lane.

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| Monitoring Phase: | Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 151 PM peak hour trips |
| Action Indicating Compliance: | Field inspection sign-off for the listed modifications |

TRANS-10 Prior to the generation of 301 PM peak hour trips at the site, the Project Applicant shall do the following:

- a. Restripe the southbound approach on Gaffey Street at Summerland Avenue to accommodate the installation of a right-turn only lane, and
- b. Modify the existing traffic signal to provide a southbound right-turn signal phase on Gaffey Street that would overlap with the eastbound left-turn signal phase on Summerland Avenue at the Gaffey Street intersection.

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| Monitoring Phase: | Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 301 PM peak hour trips |

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-11 Prior to the generation of 301 PM peak hour trips at the site, the Project Applicant shall do the following:

- a. Widen the north and south sides of Pacific Coast Highway east and west of Vermont Avenue to provide up to a 42-foot half roadway on the 50-foot half right-of-way;
- b. Install a second left-turn lane at the westbound approach; and
- c. Modify the existing traffic signal and roadway striping at the intersection as needed.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 301 PM peak hour trips

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-12 Prior to the generation of 1 PM peak hour trip at the site, the Project Applicant shall do the following:

- a. Modify the existing traffic signal at Figueroa Place/Anaheim Street to provide a southbound right-turn signal phase on Figueroa Place that would overlap with the eastbound left-turn and through phase sufficiently long enough to accommodate the southbound right-turn volumes; and
- b. Install a new traffic signal at Figueroa Place/I-110 Southbound Off-ramp (north of Anaheim Street).

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

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| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of the first certificate of occupancy for the Project |
| Action Indicating Compliance: | Field inspection sign-off |

TRANS-13 Prior to the generation of 301 PM peak hour trips at the site, the Project Applicant shall do the following:

- a. Modify the southbound approach on Figueroa Street at the Harbor Freeway Northbound On-ramp (north of Pacific Coast Highway) to accommodate the installation of a right-turn-only lane;
- b. Adjust the median to accommodate the right-turn-only lane; and
- c. Modify the traffic control equipment as needed.

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| Monitoring Phase: | Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 301 PM peak hour trips |
| Action Indicating Compliance: | Field inspection sign-off for the listed modifications |

TRANS-14 Prior to the generation of 301 PM peak hour trips at the site, the Project Applicant shall modify the westbound approach on Pacific Coast Highway at Figueroa Street to accommodate a fourth through lane.

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| Monitoring Phase: | Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Transportation |

Monitoring Frequency: Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 301 PM peak hour trips

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-15 Prior to the generation of 1 PM peak hour trip at the site, the Project Applicant shall install a traffic signal at the Figueroa Street/Harbor Freeway Northbound On-ramp intersection (north of Anaheim Street). In addition, the existing roadway striping at the northbound approach to the intersection would be adjusted based on direction from LADOT.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of the first certificate of occupancy for the Project

Action Indicating Compliance: Field inspection sign-off

TRANS-16 Prior to the generation of 301 PM peak hour trips at the site, the Project Applicant shall widen the westbound approach on Anaheim Street at Figueroa Street by approximately 10 feet to accommodate a 120-foot long turn pocket and install a right-turn-only lane.

Monitoring Phase: Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of a certificate of occupancy for a mix of uses that would generate 301 PM peak hour trips

Action Indicating Compliance: Field inspection sign-off for the listed modifications

TRANS-17 Prior to the occupancy of the first residential unit within the Project, the Project Applicant shall, in accordance with applicable County protocols for calculating fair-share

traffic improvement fees and based upon the assumption that all of the Related Projects affecting this intersection will be completed, make a fair-share payment toward the installation of the County's traffic signal synchronization system for the Normandie Avenue/Sepulveda Boulevard intersection.

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| Monitoring Phase: | Pre-Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Los Angeles County Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of the first certificate of occupancy for the Project |
| Action Indicating Compliance: | Field inspection sign-off |

TRANS-18 Prior to the occupancy of the first residential unit within the Project, the Project Applicant shall, in accordance with applicable County protocols for calculating fair-share traffic improvement fees and based upon the assumption that all of the Related Projects affecting this intersection will be completed, make a fair-share payment toward the following:

- a. Modify the northbound approach on Normandie Avenue to accommodate the installation of a second left-turn lane at the Lomita Boulevard intersection; and
- b. Remove the raised median island on Normandie Avenue, south of Lomita Boulevard, to accommodate the installation of the second northbound left-turn lane.

It is noted that the northbound approach on Normandie Avenue can be modified to include continuation of the existing bicycle lane and the second northbound left-turn lane.

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| Monitoring Phase: | Pre-Occupancy |
| Enforcement Agency: | Department of Building and Safety |
| Monitoring Agency: | Department of Transportation |
| Monitoring Frequency: | Once, prior to issuance of the first certificate of occupancy for the Project |

Action Indicating Compliance: Field inspection sign-off

TRANS-19 Prior to the occupancy of the first residential unit within the Project, the Project Applicant shall, in accordance with applicable County protocols for calculating fair-share traffic improvement fees and based upon the assumption that all of the Related Projects affecting this intersection will be completed, make a fair-share payment toward the following improvements:

- a. Modify the eastbound approach on Lomita Boulevard, west of Vermont Avenue, to accommodate the installation of a second left-turn lane;
- b. Remove the existing raised median island on Lomita Boulevard, west of Vermont Avenue, and modify the striping on the east leg of the intersection as needed; and
- c. Modify the traffic signal to accommodate the installation of the second southbound left-turn lane.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of the first certificate of occupancy for the Project

Action Indicating Compliance: Field inspection sign-off

TRANS-20 Prior to the issuance of Building Permits for each residential building within the Project, the Project Applicant shall perform, to the satisfaction of LADOT, a trip generation analysis for the units to be constructed. The results of these studies shall indicate which of the intersection improvements shown above in Mitigation Measures TRANS-1 through TRANS-16 must be operational prior to the occupancy of the subject residential units.

Monitoring Phase: Pre-Construction

Enforcement Agency: Department of Building and Safety

Monitoring Agency: Department of Transportation

Monitoring Frequency: As specified for TRANS-1 to TRANS-~~24~~19, above

Action Indicating Compliance: Trip Generation analysis approval by LADOT

TRANS-21 The Project Applicant shall coordinate with local and regional transit operators, including Metro and LADOT, to develop and implement strategies to increase transit utilization by Project residents. These transportation demand management (TDM) strategies could include, but would not be limited to, providing bus schedules and transit route information to residents, providing bicycle racks and information regarding optimal bike routes to local destinations to residents, and a carpooling information exchange.

Monitoring Phase: Pre-Occupancy, Occupancy

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of a certificate of occupancy for each residential structure;

Annually, during occupancy

Action Indicating Compliance: Annual compliance report submitted by building management

TRANS-22 In conjunction with the street widening of Western Avenue adjacent to the Project Site, the Applicant shall provide a bus turnout lane and bus stop facilities (shelter, bench and schedule information) at bus stops adjacent to the Site.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of the first certificate of occupancy for the Project

Action Indicating Compliance: Field inspection sign-off

TRANS-23 The Project Applicant shall coordinate with LADOT to potentially extend the existing San Pedro DASH route northerly on Western Avenue to serve the Project Site. If deemed necessary, the Project Applicant shall provide appropriate turnaround facilities to allow the DASH vehicles to utilize the Project Site as an end point on the route.

Monitoring Phase: Pre-Occupancy

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

Monitoring Frequency: Once, prior to issuance of the first certificate of occupancy for the Project

Actions Indicating Compliance: Determination by LADOT regarding the DASH Route;
Field inspection sign-off

Section IV.O.1. Utilities and Service Systems - Water

UTIL-1 In the event of full or partial public street closures, the Project Applicant shall employ flagmen during the construction of new water lines, to facilitate the flow of traffic.

Monitoring Phase: Construction

Enforcement Agency: Department of Transportation

Monitoring Agency: Department of Transportation

Monitoring Frequency: Periodic field inspections during closures

Actions Indicating Compliance: Field inspection sign-off;
Compliance report submitted by contractor

Section IV.O.2. Utilities and Service Systems - Wastewater

No mitigation measures required.

Section IV.O.3. Utilities and Service Systems - Solid Waste

No mitigation measures required.

Section IV.O.4. Utilities and Service Systems - Energy

No mitigation measures required.