

# **Mitigation Monitoring and Reporting Program**

## **VENICE AUXILIARY PUMPING PLANT PROJECT (Environmental Impact Report) (SCH #2015111038)**

Prepared by the

**CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING**

**May 2017**



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# Mitigation Monitoring and Reporting Program

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## 1.0 Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. It provides for the implementation and monitoring of required mitigation measures and best management practices (BMPs) of the Los Angeles Bureau of Engineering (LABOE) as the lead agency for the Venice Auxiliary Pumping Plant Project (Proposed Project). LA Sanitation will be the owner and operator of the Proposed Project.

Section 21081.6 of the California Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies “to adopt a reporting or monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the Proposed Project because the EIR identified potentially significant impacts, and identified mitigation measures to reduce some of those impacts to less than significant. This MMRP is intended to ensure that adopted mitigation measures are successfully implemented and a monitoring strategy has been prepared for each mitigation measure identified in the EIR. All measures are intended to offset, to the degree possible, potential significant adverse effects under CEQA.

This MMRP will be considered for adoption by the City Council when it considers approving the Project. If adopted, the City will incorporate the MMRP requirements into the appropriate permits and Project specifications (e.g., engineering specifications, engineering construction permits, and real estate entitlements). The MMRP will be kept on file at the City of Los Angeles, Department of Public Works, Bureau of Engineering, 1149 S. Broadway, Suite 600, Los Angeles, CA 90015.

## 2.0 Purpose

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner throughout implementation of the Proposed Project. BMPs are pollution prevention strategies that are suggested, assumed to occur and are included in the MMRP for tracking purposes. The MMRP may be modified by LABOE in response to changing conditions or circumstances. A Summary Table (provided below) has been prepared to assist the responsible parties in implementing the MMRP. The table summarizes the potential environmental impacts for each resource category for which mitigation measures are proposed in the EIR, identifies individual mitigation measures, and for each measure describes the methods for implementation and verification, and identifies the responsible party or parties. Impacts for which mitigation measures are proposed are listed under the various resource categories in the EIR. The order in which mitigation measures are presented (by resource category) follows the sequence established in the EIR.

### 3.0 Monitoring and Reporting Procedures

All applicable construction-related mitigation measures and best management practices will be included in any bid specification released for construction of the Proposed Project. Prior to the release of the bid specifications, construction plans and specifications will be provided to LABOE's Environmental Management Group (EMG) for review and approval regarding environmental mitigation and coastal development permit requirements. Unless otherwise specified herein, LABOE and LA Sanitation will be responsible for taking all actions necessary to implement the mitigation measures according to the provided specifications and demonstrating that each action has been successfully completed. LABOE, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor.

This MMRP for the Proposed Project will be in place through design, construction, and operation. LABOE and LA Sanitation will both be responsible for administering the MMRP and ensuring that all parties comply with its provisions. LABOE may delegate monitoring responsibilities to staff, consultants, or contractors. The construction contractor shall submit an Environmental Compliance Plan for LABOE Construction Management and LABOE EMG approval prior to the beginning of ground-disturbing construction activities. The Environmental Compliance Plan will document how the contractor intends to comply with all environmental measures applicable to the contract, including application of BMPs. LABOE Construction Management will also ensure that monitoring is documented in an Environmental Compliance Report and that deficiencies are promptly corrected. A designated environmental monitor with LABOE Construction Management will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems. LABOE will monitor compliance with operational mitigation measures.

### 4.0 Changes to Mitigation Measures

Under CEQA, mitigation measures may be modified or deleted if the relevant decision-maker approves such action, gives a legitimate reason for making the change, and supports those reasons with substantial evidence, including an appropriate subsequent CEQA document. Any substantive change to the MMRP shall be documented in writing. Modifications to the mitigation measures/BMPs may be made by the LABOE subject to one of the following findings and documented by evidence included in the record:

1. The measure/BMP included in the EIR and the MMRP is no longer required because the significant environmental impact identified in the EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the Project, changes in conditions of the environment, or other factors.

OR

2. The modified or substitute mitigation measure/BMP to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the EIR and the MMRP.

AND

3. The modified or substitute mitigation measure/BMP does not have significant adverse effect on the environment in addition to or greater than those which were considered by LABOE in its decisions regarding the EIR and the Proposed Project.

AND

4. The modified or substitute mitigation measure/BMP is feasible, and LABOE, through measures included in the MMRP or other established procedures, can assure its implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the MMRP, and shall be made available to the public upon request.

## **5.0 Mitigation Monitoring and Reporting Program Summary Table**

The MMRP Summary Table that follows will guide LABOE in evaluating and documenting implementation of mitigation measures. The MMRP Summary Table provides a brief summary of potential environmental impacts prior to the implementation of mitigation measures; identifies each mitigation measure by discipline as identified in the EIR, the timeframe or milestone at which the mitigation measure will be implemented and verified; identifies the entity (organization) responsible for the implementation, monitoring and reporting of the MMRP. LABOE staff or their contractors would provide verification as each measure in the MMRP is implemented.



**Table 1. Mitigation Monitoring and Reporting Program Summary Table**

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<b>Aesthetics</b>			
<p><b>Construction AES-6. The degree to which the project would contribute to the area’s aesthetic value.</b> Temporary visual impacts due to the presence of construction equipment, staging areas, exposed excavation areas, associated construction fencing, and temporary cofferdam may result during construction activities. Dust from excavation and construction equipment would also be generated. Vegetation on the west bank would be removed. However, no important visual features would be removed and vegetation on the west bank of the canal would be replaced. <b>Less than Significant.</b></p>	<p><b>MM AES-1: Construction Staging/Stockpiled Materials and Equipment.</b>                      (a) LABOE or its construction contractor shall be the responsible party for providing temporary construction fencing along the periphery of active construction areas to screen as much of the construction activity as possible from view at the street level.                      (b) To minimize views of stockpiled materials and idle construction equipment in staging areas and reduce visual clutter and disorder, Project construction staging areas shall be enclosed or screened from view at the street level with appropriate screening materials.                      (c) The contractor shall provide daily visual inspections to ensure that areas immediately surrounding the construction staging areas are free from construction-related clutter and graffiti and maintained in a clean and orderly manner throughout the construction period. Graffiti shall be painted over, masked out, or cleaned off within 24 hours after notification by the Project inspector.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to finalizing Construction Specifications (specs) and plans.  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. Daily visual inspections prior to Project construction period with graffiti removal occurring within 24 hours. Contractor to verify removal of graffiti.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      Throughout Project construction period.  <b>Methods/Status/Verification:</b>                      Daily visual inspections throughout Project construction period with graffiti removal occurring within 24 hours. Contractor to verify removal of graffiti.</p>	<p><b>Implementation:</b>                      LABOE Project Engineer shall include requirement in Contract specs and plans.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring:</b>                      LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b>                      BOE Construction Contractor shall implement mitigation measure.  <b>Enforcement:</b>                      LABOE Construction Manager and Bureau of Contract Administration (BCA)  <b>Monitoring and Reporting:</b>                      EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>Construction LIGHT-1. The change in ambient illumination levels as a result of the project sources.</b>                      Nighttime lighting at the construction site could be required, which could result in a temporary shift in ambient illumination levels as a result of Project sources and spillover of light from Project lighting. <b>Less than Significant.</b></p>	<p><b>MM AES-2: Nighttime Construction Activities.</b>                      (a) Should emergency construction activities occur at night, LABOE or its construction contractor shall ensure that lighting will be directed away from surrounding sensitive land uses, particularly residences, and toward the specific location intended for illumination.                      (b) Lighting associated with construction activities or for security purposes shall be shielded to minimize glare and spill light around sensitive land uses in the surrounding area.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to finalizing Construction Specifications and plans.  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. This measure will be considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      During emergency construction activities.  <b>Methods/Status/Verification:</b>                      Visual inspection of nighttime lighting to ensure compliance with required measure. This measure will be considered complete after end of Project construction.</p>	<p><b>Implementation:</b>                      LABOE Project Engineer shall include requirement in Contract specs and plans.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring:</b>                      LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b>                      BOE Construction Contractor shall implement mitigation measure.  <b>Enforcement:</b>                      LABOE Construction Manager and BCA  <b>Monitoring and Reporting:</b>                      EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>
<p><b>Operational AES-4. The degree of contrast between proposed features and existing features that represent the area’s valued aesthetic image.</b> Once operational, the major visible built elements would include an electrical building up to 32 feet in height and security walls. Other Project elements would be minimally visible. The Proposed Project would provide additional green and open space and access to the Grand Canal. Operation of the</p>	<p><b>MM AES-3: Final Design.</b>                      (a) LABOE shall ensure that all Proposed Project structures will be designed to minimize their visual presence.                      (b) Where site and design allow, the Project elements shall incorporate design and location features that minimize the size of the structures and provide setbacks from adjoining street frontages, screening, and/or architectural treatments that are appropriate to the design setting where visible from the public right-of-way at</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      During Project final design.  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. LABOE/Contractor to verify with City Engineer/City Architect/Department of City Planning that all applicable design guidelines, policies, and development standards</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans.  <b>Enforcement:</b> LABOE Land Development Group/LADOT/ Department of City Planning/Department of Building and Safety  <b>Monitoring and Reporting:</b>                      LABOE EMG will review specs and plans for compliance.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>Proposed Project would not introduce substantial illumination, relative to existing conditions and new lighting would be directed away from sensitive receptors. Project elements would not substantially alter the visual quality and/or character of the site. <b>Less than Significant.</b></p> <p><b>Operational AES-7. Applicable guidelines and regulations.</b> The Proposed Project would be implemented in conformance with applicable City regulations and standards. <b>Less than Significant.</b></p>	<p>street level.</p> <p>(c) Where necessary, structures shall be designed and built to the satisfaction of the City Engineer/City Architect/Department of City Planning and in compliance with all applicable design guidelines, policies, and development standards, as discussed in Section 3.1.1, Regulatory Setting.</p>	<p>discussed in Section 3.1.1, Regulatory Setting of the Draft EIR have been satisfied. This measure will be considered complete after end of Project final design.</p>	
<p><b>Construction AES-1 through AES-7.</b> The Proposed Project will include the best available control measures, as required by SCAQMD Rule 403 regarding fugitive dust, and other relevant regulations related to controlling dust from all construction activities. <b>Less than Significant.</b></p>	<p><b>BMP AES-1: Resident Vouchers for Window Washing and Car Washes during Construction.</b></p> <p>(a) LABOE or its construction contractor will implement best available control measures, as required by SCAQMD Rule 403 regarding fugitive dust, and other relevant regulations related to controlling dust from construction activities.</p> <p>(b) To minimize any aesthetic impact construction dust may have on nearby neighboring cars and resident windows, the Public Affairs Office of the Department of Public Works shall provide vouchers to immediately adjacent residents for window washing and car washes, as appropriate.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b> Prior to finalizing Construction specs and plans.  <b>Methods/Status/Verification:</b> Mitigation measures and best management practices shall be included in contractor bid documents. This measure will be considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b> Throughout Project construction period.  <b>Methods/Status/Verification:</b> (a) Visual daily inspection of the Project Site and areas immediately adjacent to ensure that compliance with SCAQMD Rule 403 is occurring during</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans and shall implement mitigation measure.  <b>Enforcement:</b> LABOE Project Manager</p> <p><b>Implementation:</b> (a) LABOE Construction Contractor shall implement mitigation measure related to compliance with SCAQMD Rule 403  (b) LABOE Public Affairs Office of the Department of Public Works for the provision of window and car wash vouchers.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
		<p>Project construction.                      (b) Provision of window and car wash vouchers to residents located immediately adjacent to the Proposed Project. This measure will be considered complete after end of Project construction.</p>	<p><b>Enforcement:</b>                      LABOE Construction Manager and BCA  <b>Monitoring and Reporting:</b>                      LABOE EMG will review Environmental Compliance Plan prepared by Contractor, the Environmental Compliance Report and the Project Acceptance and Closeout Report.</p>
<b>Air Quality</b>			
<p><b>Construction AQ-2. Whether the Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation or expose sensitive receptors to substantial pollutant concentrations.</b> The Proposed Project would contribute to regional air pollutant emissions during short-term construction. The maximum daily Project-related criteria pollutant emissions would not exceed SCAQMD construction-period regional thresholds for any pollutant. Consequently, the impact of construction-related emissions on regional air quality would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The impact of construction-related emissions on local air quality would not violate any air quality standard or contribute substantially to an</p>	<p><b>MM AQ-1: Tier 3 Construction Equipment.</b>                      (a) All off-road diesel-powered construction equipment greater than 50 horsepower will meet Tier 3 emission standards.                      (b) All construction equipment will be outfitted with ARB best available control technology devices.                      (c) Any emissions-control device used by the contractor will achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by ARB regulations.                      (d) A copy of each unit’s certified tier specification, best available control technology documentation, and ARB or SCAQMD operating permit will be provided at the time of mobilization of each applicable unit of equipment.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to Project construction.  <b>Methods/Status/Verification:</b>                      LABOE/Contractor to verify that construction equipment greater than 50 horsepower will meet Tier 3 emissions standards prior to use on Project construction site and will review its certified tier specification, best available control technology documentation. Similarly, ARB or SCAQMD operating permit will be provided at the time of mobilization of each applicable unit of equipment. Mitigation measures shall be included in contractor bid documents. Considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b></p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring and Reporting:</b>                      LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b>                      LABOE Project Engineer and Construction contractor shall</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>existing or projected air quality violation. However, with application of MM AQ-1, emissions would be below the LST for PM10. <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Construction AQ-4. Would the Project expose sensitive receptors to substantial concentrations?</b> Mitigation has been incorporated to ensure that the Proposed Project would not result in an exceedance of LST such that significant impacts on sensitive receptors would result. The TAC exposure period for sensitive receptors would be substantially less than the 30-year exposure assumed for residential cancer risks in South Coast Air Quality Management District guidance. <b>Less than Significant with Mitigation Incorporated.</b></p>		<p>Throughout Project construction. <b>Methods/Status/Verification:</b> Construction equipment greater than 50 horsepower must meet Tier 3 emissions standards prior to use on Project construction site and review its certified tier specification, best available control technology documentation. Similarly, provide the ARB or SCAQMD operating permit at the time of mobilization of each applicable unit of equipment. Considered complete after end of Project construction</p>	<p>implement mitigation measure. <b>Enforcement:</b> LABOE Construction Manager and BCA. <b>Monitoring and Reporting:</b> EMG will review Environmental Compliance Plan prepared by Contractor, the Environmental Compliance Report and the Project Acceptance and Closeout Report.</p>
<b>Biological Resources</b>			
<p><b>Construction BIO-1. Results in the loss of special status species or habitat.</b> <i>Special-Status Plants.</i> Woolly seabligh (<i>Suaeda taxifolia</i>) may be affected by construction along the canal banks. Other special-status species were observed in the study area but are currently absent within the disturbance footprint. <i>Special-Status Wildlife.</i> The following species have a low to moderate potential to occur in the Project area and could be affected during construction if present: El Segundo</p>	<p><b>MM BIO-1: Special-Status Plant Surveys.</b> (a) To confirm the presence or absence of special-status plant species within the disturbance footprint, a special-status plant survey shall be completed prior to construction. The focused survey shall be conducted by a qualified biologist during the appropriate blooming period, or when the plant is readily identifiable, prior to the start of construction activities. (b) If any sensitive non-listed plant species is found, then the individuals</p>	<p><b>Design Phase:</b> <b>Timing/Schedule:</b> Prior to Project construction. <b>Methods/Status/Verification:</b> Mitigation measures shall be included in contractor bid documents. Project Biologist to perform required surveys prior to construction to verify presence/absence of special-status plant species using blooming periods as noted in Appendix C (Biological Resources Habitat Assessment),</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Project Biologist to complete special-status plant species survey, identify individuals and coordinate with LABOE Project Engineer/Contractor to implement avoidance measures, if applicable. <b>Enforcement:</b> LABOE Project Manager <b>Monitoring and Reporting:</b></p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>blue butterfly, Belding’s savannah sparrow, Light footed clapper rail, and California Least tern. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p>shall be clearly identified and avoidance measures shall be utilized to the extent practical.</p>	<p>Table C-1 (Sensitive Plant Species) of the Draft EIR. If found, Project Biologist to identify individuals and coordinate with LABOE/Contractor to implement avoidance measures.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      Throughout Project construction  <b>Methods/Status/Verification:</b>                      LABOE/Contractor to verify daily during Project construction that avoidance areas are not being encroached upon by construction personnel and/or equipment. Considered complete after end of Project construction.</p>	<p>LABOE EMG will review Construction specs and plans for compliance.</p> <p><b>Implementation:</b>                      LABOE Project Engineer shall implement mitigation measure; Project Biologist to complete on-going focused survey, identify individuals and coordinate with LABOE Project Engineer/Contractor to implement avoidance measures, if applicable.  <b>Enforcement:</b>                      LABOE Construction Manager and BCA  <b>Monitoring and Reporting:</b>                      EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>
<p><b>Construction BIO-1. Results in the loss of special status species or habitat.</b> <i>Special Status Wildlife.</i> The El Segundo blue butterfly has a low to moderate potential to be affected during construction in the Project area since the closest habitat that contains the host plant is 390 feet northeast. The Belding’s Savannah Sparrow has a moderate potential to forage within the study even though</p>	<p><b>MM BIO-2: Monitoring During Vegetation Removal.</b>                      (a) A qualified biologist shall monitor all vegetation removal and ground-disturbing activities, such as staging and grading, for the duration of the Project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat outside the Project footprint and to survey for sensitive</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to Project construction.  <b>Methods/Status/Verification:</b>                      (a) During vegetation removal, Project Biologist to be present to monitor activities and on an as-needed basis, for monitoring when vegetation monitoring is not occurring on-site.</p>	<p><b>Implementation:</b>                      LABOE Project Engineer shall include requirement in Contract specs and plans; Project Biologist to complete special-status plant species survey.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring and Reporting:</b>                      LABOE EMG to work with</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>none have been found in the area. As such direct or indirect temporary impacts on this species could occur during construction. The Light-Footed Clapper Rail has a low potential to forage within the study area, however no occurrence within the study area is known. California Least Tern has a less than reasonable potential to breed due to a lack of suitable habitat located about 0.6 mile away from the study area. Any construction conducted during the nesting season could cause temporary impacts. Construction of the Proposed Project could affect nesting birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Sections. Construction of the Proposed Project is not expected to adversely affect Raptor Foraging habitat. <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Construction BIO-2. Results in the loss or reduction of a locally designated natural habitat or plant community.</b> <i>Vegetation Communities.</i> The Project would result in a total of 0.37 acre of short-term temporary direct impacts to vegetation communities (excluding developed areas). These impacts would occur during the construction phase only. <i>Environmentally Sensitive Habitat Areas.</i> The Grand Canal and Ballona Lagoon are classified as an ESHA.</p>	<p>wildlife species.</p> <p>(b) When vegetation removal and ground-disturbing activities are not occurring, as-needed monitoring at the Project site shall occur. Monitoring logs, as appropriate depending on Project activities, shall be maintained for the duration of construction activities.</p>	<p>(b) As appropriate, monitoring logs will be maintained by Project Biologist and made available to resource agencies (e.g., United States Fish and Wildlife Service, California Department of Fish and Wildlife, United States Army Corps of Engineers), if requested.</p> <p>(c) Mitigation measures shall be included in contractor bid documents.</p> <p>(d) Considered complete after end of Project construction.</p> <p>(e) Survey for sensitive wildlife.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      Throughout Project construction  <b>Methods/Status/Verification:</b>                      (a) During vegetation removal, Project Biologist to be present to monitor activities and on an as-needed basis, for monitoring when vegetation monitoring is not occurring on-site.                      (b) As appropriate, monitoring logs will be maintained by Project Biologist and made available to resource agencies (e.g., United States Fish and Wildlife Service, California Department of Fish and Wildlife, United States Army Corps of Engineers), if requested.</p>	<p>Project Biologist and will review specs and plans for compliance; monitoring log, sensitive wildlife survey.</p> <p><b>Implementation:</b>                      LABOE Construction Manager or Contractor shall implement mitigation measure.  <b>Enforcement:</b>                      LABOE Construction Manager and BCA  <b>Monitoring and Reporting:</b>                      EMG will work with the Project Biologist, the United States Fish and Wildlife Service, California Department of Fish and Wildlife, United States Army Corps of Engineers (if applicable) and will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report; Project Biologist to monitor</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>Construction of the Proposed Project could result in direct and indirect temporary impacts on this designated ESHA due to the loss of individuals or reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community.</p> <p><b>Less than Significant with Mitigation Incorporated</b></p> <p><b>Construction BIO-3. Results in an interference with habitat such that normal species behaviors are disturbed to a degree that may diminish the changes for long-term survival of a sensitive species.</b> The Proposed Project includes temporary direct impacts on the Grand Canal, its banks, and adjacent undeveloped lots to be used as construction laydown areas. Increased light exposure from temporary construction lighting and increased sedimentation could diminish long-term species survival. However, habitat will be restored after construction is completed so therefore, the Proposed Project will result in minimal interference with habitat. <b>Less than Significant with Mitigation.</b></p>		<p>Considered complete after end of Project construction.</p>	<p>construction activities and maintain monitoring log.</p>
<p><b>Construction BIO-1. Results in the loss of special status species or habitat.</b> <i>Special Status Wildlife.</i> The Light-Footed Clapper Rail has a low potential to forage within the study area due to the nearby population at Ballona Wetlands. However no</p>	<p><b>MM BIO-3: Restoration of Vegetation within Grand Canal.</b> Regarding the disturbance footprint within the Grand Canal, habitat along the bank shall be restored to its original condition by seeding, cuttings and/or container plant installation following construction.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b> During Project design.  <b>Methods/Status/Verification:</b>                      The HRP shall be prepared prior to the start of construction activities.</p>	<p><b>Implementation:</b>                      LABOE Project Engineer shall include requirement in Contract specs and plans; Project Biologist to complete HRP.  <b>Enforcement:</b>                      LABOE Project Manager</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>occurrence within the study area is known. As such direct or indirect temporary impacts on this species could occur during construction. California Least Tern has a less than reasonable potential to breed due to a lack of suitable habitat located about 0.6 mile away from the study area. Any construction conducted during the nesting season may cause temporary impacts. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p>Habitat restoration shall be performed in coordination with regulating agencies (California Coastal Commission, USACE and RWQCB) and as required by agency permits. A Habitat Restoration Plan (HRP) shall be prepared and submitted to EMG for review and approval, prior to submittal to the agencies. The plan will include a native plant palette, and establishment period, as well as success criteria and monitoring requirements. In addition, a monetary contribution may be provided to the Grand Canal Restoration Project fund for wider restoration of the canal banks.</p>	<p>Mitigation measures shall be included in contractor bid documents.</p> <p><b>Construction/Operational Phase:</b>  <b>Timing/Schedule:</b> Throughout and after Project construction.  <b>Methods/Status/Verification:</b>                      (a) Implementation of the HRP must occur within three months of the completion of Stage 6 construction activities, or as directed by regulatory agencies.                      (b) Habitat Restoration Plan (HRP) prepared by Project Biologist will be reviewed and approved by EMG prior to distribution to regulating agencies and construction of the Proposed Project.                      (c) Pending approval of the HRP and completion of Proposed Project, the HRP will be implemented for the Grand Canal.                      (d) Verification of its proper implementation will be undertaken by the Project Biologist in consultation of EMG and regulating agencies.                      Pending installation of the HRP, LABOE will coordinate with City staff responsible for the Grand Canal Restoration Project to</p>	<p><b>Monitoring and Reporting:</b>                      LABOE EMG will review specs and plans for compliance and HRP; California Coastal Commission, USACE and RWQCB shall review HRP</p> <p><b>Implementation:</b>                      LABOE Project Engineer shall implement mitigation measure; Project Biologist to implement HRP.</p> <p><b>Enforcement:</b>                      LABOE Construction Manager and BCA.</p> <p><b>Monitoring and Reporting:</b>                      EMG will work with California Coastal Commission, USACE and RWQCB (if applicable) and will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report; Project Biologist to verify HMP.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
		determine if a contribution to the wider restoration project is necessary. Considered complete after end of Project construction.	
<p><b>Construction BIO-1. Results in the loss of special status species or habitat. <i>Special Status Wildlife.</i></b> Construction of the Proposed Project could affect Nesting Birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Sections. <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Construction BIO-3. Results in an interference with habitat such that normal species behaviors are disturbed to a degree that may diminish the changes for long-term survival of a sensitive species</b> The Proposed Project includes temporary direct impacts on the Grand Canal, its banks, and adjacent undeveloped lots to be used as construction laydown areas. Increased light exposure from temporary construction lighting and increased sedimentation could diminish long-term species survival. However, habitat will be restored after construction is completed; therefore, the Proposed Project will result in minimal interference with habitat. <b>Less than Significant with Mitigation.</b></p>	<p><b>MM BIO-4: Covered Disposal Containers.</b> Work crews shall properly dispose of all garbage in covered containers to avoid attracting predators (such as crows and ravens) that could contribute indirectly to depredation of California least tern eggs and chicks in the nearby nesting colony.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b> During Project design  <b>Methods/Status/Verification:</b> Mitigation measures shall be included in contractor bid documents.</p> <p><b>Construction/Operations Phase:</b>  <b>Timing/Schedule:</b> Duration of Project, including construction and operation.  <b>Methods/Status/Verification:</b> LABOE/Contractor or Plant Operator (during operation) will conduct daily inspections of Project Site to ensure that all garbage is properly disposed of in covered containers. Considered on-going throughout the life of the Proposed Project.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans;  <b>Enforcement:</b> LABOE Project Manager  <b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure.  <b>Enforcement:</b> LABOE Construction Manager and BCA.  <b>Monitoring and Reporting:</b> EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>
<p><b>Construction BIO-3. Results in an interference with habitat such</b></p>	<p><b>MM BIO-5: Water Quality Monitoring during Construction.</b> Water quality</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b></p>	<p><b>Implementation:</b> LABOE Project Engineer shall</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>that normal species behaviors are disturbed</b> The Proposed Project includes temporary direct impacts on the Grand Canal, its banks, and adjacent undeveloped lots to be used as construction laydown areas. Increased light exposure from temporary construction lighting and increased sedimentation could diminish long-term species survival. However, habitat will be restored after construction is completed so therefore, the Proposed Project will result in minimal interference with habitat. <b>Less than Significant with Mitigation.</b></p> <p><b>Construction BIO-4. Result in the alteration of an existing wetland habitat</b> The Project occurs within the jurisdiction of several agencies including, but not limited to, USACE, RWQCB and CCC and would result in temporary direct and indirect impacts to aquatic resources, including an existing wetland habitat. These impacts are significant without mitigation. Applicable permits from resource agencies would be obtained during the permitting phase prior to construction and all permit conditions and avoidance and minimization measures will be implemented. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p>shall be monitored by the qualified biologist or a water quality specialist to ensure that no substantial increases in turbidity occur during construction, and that no erosion occurs on the west bank during in-water construction activities. The contractor shall ensure compliance with RWQCB Section 401 Water Quality Certification, USACE Section 404 authorization, applicable water-quality related best management practices, and the Project Storm Water Pollution Prevention Plan.</p>	<p>During Project design</p> <p><b>Methods/Status/Verification:</b> Mitigation measures and applicable water-quality related best management practices from the Project RWQCB Section 401 Water Quality Certification, USACE Section 404 authorization, and the Project Storm Water Pollution Prevention Plan will be included in contractor bid documents.</p> <p><b>Construction Phase:</b></p> <p><b>Timing/Schedule:</b> During Project construction</p> <p><b>Methods/Status/Verification:</b> (a) Project Biologist or Project Hydrologist/Water Quality Expert to perform daily visual inspection during Stage 4 (cofferdam construction) of the Proposed Project. (b) The City staff will coordinate with Contractor to ensure that all regulatory permit requirements are adhered to and will ensure that copies of all required permits and plans are maintained on the Project Site and readily available for inspection. Where applicable, mitigation measures shall be included in contractor bid documents. Considered complete after end of Project construction.</p>	<p>include requirement in Contract specs and plans</p> <p><b>Enforcement:</b> LABOE Project Manager</p> <p><b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure; Project Biologist/Water Quality Expert/Hydrologist.</p> <p><b>Enforcement:</b> LABOE Construction Manager and BCA</p> <p><b>Monitoring and Reporting:</b> EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report; Project Biologist to perform daily inspections.</p>
<p><b>Construction BIO-1. Results in the</b></p>	<p><b>MM BIO-6: Nesting Bird Survey.</b></p>	<p><b>Design Phase:</b></p>	<p><b>Implementation:</b></p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>loss of special status species or habitat. <i>Special Status Wildlife.</i></b> Construction of the Proposed Project could affect Nesting Birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Sections. <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Construction BIO-3. Results in an interference with habitat such that normal species behaviors are disturbed</b> The Proposed Project includes temporary direct impacts on the Grand Canal, its banks, and adjacent undeveloped lots to be used as construction laydown areas. <b>Less than Significant with Mitigation.</b></p>	<p>(a) If construction commences during the bird breeding season (February 15 through August 31), a preconstruction survey for nesting birds shall occur within three days prior to construction activities by an experienced avian biologist.</p> <p>(b) The survey shall occur within all suitable nesting habitat within the Project impact area and a 500-foot buffer. If nesting birds are found, an avoidance area shall be established in consultation with the resource agencies as appropriate by a qualified biologist around the nest until a qualified avian biologist has determined that young have fledged or nesting activities have ceased.</p> <p>(c) The Project site shall be re-surveyed if there is a lapse in construction activities for more than seven days during the bird breeding season.</p>	<p><b>Timing/Schedule:</b> During Project design, pre-construction</p> <p><b>Methods/Status/Verification:</b> Mitigation measures will be included in contractor bid documents.</p> <p>If construction commences during the bird breeding season (February 15 through August 31), a preconstruction survey for nesting birds shall occur within three days prior to construction activities by an experienced avian biologist.</p> <p><b>Construction Phase:</b></p> <p><b>Timing/Schedule:</b> During Project construction.</p> <p><b>Methods/Status/Verification:</b> Pre-construction surveys conducted by Project Biologist for nesting birds, as applicable. If determined present, avoidance areas will be marked by Project Biologist and coordination with LABOE/Contractor undertaken to restrict construction equipment and personnel from these areas. Where applicable, mitigation measures and/or best management practices to be included in contractor bid documents. Considered complete after end of Project construction.</p>	<p>LABOE Project Engineer shall include requirement in Contract specs and plans; Avian Biologist to conduct pre-construction survey, if applicable.</p> <p><b>Enforcement:</b> LABOE Project Manager</p> <p><b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure; Project Avian Biologist.</p> <p><b>Enforcement:</b> LABOE Construction Manager and BCA</p> <p><b>Monitoring and Reporting:</b> LABOE EMG will consult with applicable resource agencies, when needed and will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report; Project Avian Biologist to perform nesting birds pre-construction surveys.</p>
<p><b>Construction BIO-2. Results in the</b></p>	<p><b>MM BIO-7: Silt Fencing at</b></p>	<p><b>Design Phase:</b></p>	<p><b>Implementation:</b></p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community.</b> <i>Environmentally Sensitive Habitat Areas.</i> The Grand Canal and Ballona Lagoon are classified as an ESHA. Construction of the Proposed Project could result in direct and indirect temporary impacts on this designated ESHA due to the loss of individuals or reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community. <b>Less than Significant with Mitigation.</b></p> <p><b>Construction BIO-3. Results in an interference with habitat such that normal species behaviors are disturbed</b> The Proposed Project includes temporary direct impacts on the Grand Canal, its banks, and adjacent undeveloped lots to be used as construction laydown areas. Increased light exposure from temporary construction lighting and increased sedimentation could diminish long-term species survival. However, habitat will be restored after construction is completed so therefore, the Proposed Project will result in minimal interference with habitat. <b>Less than Significant with Mitigation.</b></p>	<p><b>Construction Limits.</b>                      (a) Construction limits shall be identified using silt fencing, which shall be installed under the supervision of a qualified biologist prior to commencement of work.                      (b) Construction personnel shall strictly limit their activities, vehicles, equipment, and construction materials to the Project footprint, including designated staging areas, and routes of travel.                      (c) The construction areas shall consist of the minimal area necessary to complete the Proposed Project.                      (d) The fencing shall remain in place until the completion of all construction activities.</p>	<p><b>Timing/Schedule:</b>                      Prior to Project construction.  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents.                      (a) Project Biologist to coordinate with LABOE/Contractor on construction limits, using silt fencing. (b) In coordination with LABOE/Contractor, limits shall be verified monthly by Project Biologist. (c) LABOE/Contractor to ensure daily that construction activities are occurring within project limits. Considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      Project pre-construction and during Project construction  <b>Methods/Status/Verification:</b>                      (a) Construction limits shall be identified using silt fencing, which shall be installed under the supervision of a qualified biologist prior to the commencement of work.                      (b) Construction personnel shall strictly limit their activities, vehicles, equipment, and construction materials to the Project footprint, including designated staging areas, and</p>	<p>LABOE Project Engineer shall include requirement in Contract specs and plans; Project Biologist supervise installation pre-construction.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring and Reporting:</b>                      LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b>                      LABOE Project Engineer shall include requirement in Contract specs and plans; Project Biologist supervise fence installation.  <b>Enforcement:</b>                      LABOE Construction Manager and BCA  <b>Monitoring and Reporting:</b>                      EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report; Project Biologist to monitor fence installation.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
		routes of travel. (c) The construction areas shall consist of the minimal area necessary to complete the Proposed Project. (d) The fencing shall remain in place until the completion of all construction activities.	
<p><b>Construction BIO-2. Results in the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community. Vegetative Communities.</b> The Grand Canal and Ballona Lagoon are classified as an ESHA. Construction of the Proposed Project could result in direct and indirect temporary impacts on this designated ESHA due to the loss of individuals or reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community. All natural habitat will be restored after construction is completed. <b>Less than Significant with Mitigation.</b></p>	<p><b>MM BIO-8: Environmentally Sensitive Habitat Area (ESHA) Protection.</b> Existing functions and values in ESHA shall be protected, enhanced, and restored as necessary to previous undisturbed conditions in accordance with applicable USACE, RWQCB, CCC, or City of Los Angeles requirements.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b> Habitat shall be restored within three months of the completion of Stage 6 construction activities, or as directed by regulatory agencies in compliance with HRP.  <b>Methods/Status/Verification:</b> Mitigation measures shall be included in contractor bid documents. Implementation of <b>MM BIO-3: Restoration of Vegetation within Grand Canal.</b> Considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b> Project pre-construction and during Project construction  <b>Methods/Status/Verification:</b> Existing functions and values in ESHA shall be protected, enhanced, and restored as necessary to previous undisturbed conditions in accordance with applicable USACE, RWQCB, CCC, or City of</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Project Biologist.  <b>Enforcement:</b> LABOE Project Manager</p> <p><b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance and coordinate with California Coastal Commission, United States Army Corps of Engineers, Regional Water Quality Control Board and City of Los Angeles.</p> <p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Project Biologist will supervise fence installation.  <b>Enforcement:</b> LABOE Construction Manager and BCA  <b>Monitoring and Reporting:</b> EMG will review Environmental</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
		Los Angeles requirements.	Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.
<p><b>Construction BIO-4. Result in the alteration of an existing wetland habitat</b> The Project would result in temporary direct and indirect impacts to aquatic resources, including an existing wetland habitat. These impacts are significant without mitigation. Applicable permits from resource agencies would be obtained during the permitting phase prior to construction and all permit conditions, avoidance and minimization measures will be implemented. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p><b>MM BIO-9: Restoration of Mudflats within Grand Canal.</b> The temporary work area in the Grand Canal within mudflat/open water shall be returned to pre-construction grade and contours following construction.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      During Project design  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. Considered complete after end of Project construction.</p> <p><b>Construction/Operations Phase:</b>  <b>Timing/Schedule:</b>                      Pending completion of Project construction. Restoration of mudflats must occur within three months of completion of Stage 6 construction activities, or as directed by regulatory agencies.  <b>Methods/Status/Verification:</b>                      LABOE/Contractor to prepare pre- and post-contour topography to ensure contours reflect pre-construction grade of Grand Canal. Project Biologist to verify if contours have been restored to pre-construction conditions. Considered complete after end of Project construction.</p>	<p><b>Implementation:</b>                      LABOE Project Engineer shall include requirement in Contract specs and plans.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring and Reporting:</b>                      LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b>                      LABOE Project Engineer shall implement mitigation measure; Project Biologist.  <b>Enforcement:</b>                      LABOE Construction Manager and BCA <b>Monitoring and Reporting:</b>                      EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report; Project Biologist will monitor HRP.</p>
<b>Cultural Resources</b>			

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>Construction CUL-1. Disturb, damage or degrade an archaeological resource or its setting</b> The potential for encountering archaeological resources during construction is low. However, in the unlikely event that archaeological resources are present on the Project Site, construction activities could disturb, damage, or degrade those resources.</p> <p><b>Less than Significant with Mitigation Incorporated.</b></p>	<p><b>MM CUL-1: Archaeological and/or Tribal Cultural Resource.</b></p> <p>(a) In the unlikely event that any prehistoric artifact of historic period materials or bone, shell, or nonnative 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 a qualified archaeologist.</p> <p>(b) Examples of such cultural materials might include historical trash pits containing bottles and/or ceramics; or structural remains or concentrations of grinding stone tools such as mortars, bowls, pestles, and manos; chipped stone tools such as projectile points or choppers; and flakes of stone not consistent with the immediate geology such as obsidian or fused shale.</p> <p>(c) If the Archeologist determines that an artifact may qualify as a tribal cultural resource, a Native American monitor shall be consulted. The contractor shall stop construction within 30 feet of the exposure of these finds until a qualified archaeologist can be retained to evaluate the find (see 36 CFR 800.11.1, 14 CCR 15064.5(f) and PRC § 21084.3(b)). If the resources are found to be significant, they shall be avoided or impacts shall be mitigated consistent with Section 106, State Historic Preservation Officer Guidelines, and/or Assembly Bill 52.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      During design phase  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. LABOE/Contractor to contact Project Archaeologists prior to construction activities involving earth-moving and if artifacts are identified, a Native American monitor will be consulted and resources avoided.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      During Project construction  <b>Methods/Status/Verification:</b>                      City/Contractor to contact Project Archaeologists during construction activities if artifacts are identified, a Native American monitor will be consulted and resources avoided. Where applicable, mitigation measures and/or best management practices to be included in contractor bid documents. LABOE Project Manager to verify compliance by Contractor during Project construction. Considered complete after end of Project construction.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Project Archaeologist</p> <p><b>Enforcement:</b>                      LABOE Project Manager</p> <p><b>Monitoring and Reporting:</b>                      LABOE EMG will review Construction specs and plans for compliance.</p> <p><b>Implementation:</b>                      LABOE Project Engineer shall implement mitigation measure; Project Archaeologist.</p> <p><b>Enforcement:</b>                      LABOE Construction Manager and BCA</p> <p><b>Monitoring and Reporting:</b>                      LABOE EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.; Project Archaeologist and a Native American will monitor site, as needed.</p>
<b>Geology and Soils</b>			
<p><b>Construction GEO-1. Expose people or structures to potential</b></p>	<p><b>MM GEO-1: Liquefaction Considerations.</b> Potential liquefaction</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b></p>	<p><b>Implementation:</b> LABOE Project Engineer shall include</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking and/or seismically related ground failure, including liquefaction.</b> During construction, the Project Site could be subject to significant seismic ground shaking from regional faults; however the VAPP would be designed in conformance with the City of Los Angeles Building Code, which would reduce potential ground shaking hazards. Due to presence of uncertified fill soils, seismically related ground failure, including liquefaction, could occur on the Project Site. The Project Site is not located within an earthquake-induced landslide hazard zone and it does not contain lateral spreading, subsidence, or collapse hazards. The Project Site is subject to liquefaction hazard. <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Construction GEO-2. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</b> The Project Site could experience liquefaction, including up to 2 inches for structures and up to 1 inch associated with the pipe header. These impacts are considered</p>	<p>induced settlements shall be considered and accounted for in the design of the Proposed Project. The design shall comply with the specifications in the following three reports located in Appendix M: the Department of Public Works, Bureau of Engineering, Geotechnical Division’s <i>Geotechnical Engineering Report</i>, Department of Building and Safety’s <i>Geology and Soils Report Approval Letter</i> and the Department of Public Works Geotechnical Division’s <i>Response to the City of Los Angeles, Department of Building and Safety Geology and Soils Report Correction Letter</i>.</p>	<p>During Project design  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. Project Engineer/Designer will ensure that <b>MM GEO-1: Liquefaction Considerations</b> is implemented per the requirements of the Geotechnical Engineering Report – Venice Auxiliary Pumping Plant, December 14, 2015 during final Project design.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      During Project construction  <b>Methods/Status/Verification:</b>                      Project Engineer/Designer will ensure that <b>MM GEO-1: Liquefaction Considerations</b> is implemented per the requirements of the Geotechnical Engineering Report – Venice Auxiliary Pumping Plant, December 14, 2015 during Project construction. Considered complete after end of Project construction.</p>	<p>requirement in Contract specs and plans.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring &amp; Reporting:</b>                      LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure.  <b>Enforcement:</b>                      Los Angeles Department of Building and Safety, LABOE Construction Manager and BCA  <b>Monitoring &amp; Reporting:</b>                      LABOE EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>potentially significant. The GER did not identify lateral spreading, subsidence, or collapse as issues of concern. Therefore, geologic and seismic hazards (excepting liquefaction) identified for the Project Site are less than significant with MM-GEO-1 applied. Therefore, potential impacts would be <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Operational GEO-1.</b> Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking and/or seismically related ground failure, including liquefaction. The Project Site is located within a seismically active region that is capable of generating earthquakes (including ground shaking) of considerable magnitude that would be capable of causing damage to buildings and infrastructure located on site. The Project Site could also experience liquefaction, including up to 2 inches for structures and up to 1 inch associated with the pipe header. These impacts are considered potentially significant. Through adherence to the City of Los Angeles Building Code and CBC requirements and the implementation of MM-GEO-1 would reduce the risks posed by potential hazards from strong seismic ground shaking and/or seismically related</p>			

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>ground failure, including failure related to liquefaction, to an acceptable level. <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Operational GEO-2.</b> Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The Project Site could experience liquefaction, including up to 2 inches for structures and up to 1 inch associated with the pipe header. These impacts are considered potentially significant. The GER did not identify lateral spreading, subsidence, or collapse as issues of concern. Therefore, geologic and seismic hazards (excepting liquefaction) identified for the Project Site are less than significant with MM GEO-1 applied. <b>Less than Significant with Mitigation Measures Incorporated.</b></p>			
<p><b>Construction HAZ-1. Create a significant hazard to the public or the environment thought reasonably foreseeable upset and accident conditions involving the release of hazardous chemicals into the environment.</b> The parcel located at 128 Hurricane Street lies within the administrative boundaries of the Playa Del Rey Oil</p>	<p><b>MM HAZ-1a: Soil and Soil Vapor Subsurface Investigation.</b> Prior to construction, a soil and soil vapor subsurface investigation shall be conducted by a qualified environmental consultant specializing in the identification and handling of hazardous materials. The subsurface investigation may include, but would not be limited to:</p> <ul style="list-style-type: none"> <li>• A scope of work consisting of Pre-</li> </ul>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      During Project design  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. LABOE Project Manager or Construction Manager to verify preparation of an HASP has been prepared</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans. Environmental consultant specializing in hazardous materials shall conduct a soil vapor subsurface investigation.  <b>Enforcement:</b>                      LABOE Project Manager</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>Field. One oil well McDonald 2 was observed on the Project Site and is located within a methane zone. The well was originally plugged and abandoned in 1932. As such, the project would have the potential to result in impacts associated with releases of methane or oil from the abandoned oil well during excavation activities. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p>Field Activities, such as preparation of a Health and Safety Plan (HASP), determining and marking sampling/boring locations and obtaining utility clearance, and Field Activities, such as identifying appropriate sampling procedures, health and safety measures, chemical testing methods, and quality assurance/quality control (QA/QC) procedures in accordance with the ASTM Standard.</p> <ul style="list-style-type: none"> <li>• Necessary permits for boring advancement.</li> <li>• A Sampling and Analysis Plan (SAP) in accordance with the scope of work.</li> <li>• Laboratory analyses conducted by a State-certified laboratory.</li> <li>• Disposal process including transport by a State-certified hazardous material hauler to a State-certified disposal or recycling facility licensed to accept and treat hazardous waste.</li> </ul>	<p>and appropriate sampling techniques have been undertaken by a qualified laboratory. Contractor to properly dispose of materials at permitted landfill. Considered complete if done prior to Project construction.</p>	<p><b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance. Will review HASP and quality control.</p>
<p><b>Construction HAZ-1. Create a significant hazard to the public or the environment thought reasonably foreseeable upset and accident conditions involving the release of hazardous chemicals into the environment.</b> One oil well McDonald 2 was observed on the Project Site and is located within a methane zone. The well was originally plugged and abandoned in 1932. As such, the project would have the potential to result in impacts associated with releases of</p>	<p><b>MM HAZ-1b: Confirmation of Oil Well Abandonment.</b> Prior to construction, the applicant shall obtain confirmation via DOGGR of the proper abandonment of oil well McDonald 2. If re-abandonment of McDonald 2 was not performed to current DOGGR requirements, the applicant shall seek the assistance of a qualified environmental consultant to abandon the oil well to current standards.</p>	<p><b>Design Phase:</b> <b>Timing/Schedule:</b> During Project design, prior to Project construction. <b>Methods/Status/Verification:</b> Mitigation measures shall be included in contractor bid documents. LABOE Project Manager to coordinate with California Division of Oil, Gas, and Geothermal Resources and Los Angeles Department of Building and Safety regarding McDonald 2 well abandonment.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Environmental consultant specializing in hazardous materials. <b>Enforcement:</b> LABOE Project Manager <b>Monitoring and Reporting:</b> LABOE EMG will coordinate with California Division of Oil, Gas, and Geothermal Resources, and Los Angeles Department of Building and Safety.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>methane or oil from the abandoned oil well during excavation activities. <b>Less than Significant with Mitigation Incorporated.</b></p>		<p>Considered complete if done prior to Project construction.</p>	
<p><b>Operational HAZ-1. Creates a significant hazard to the public or the environment thought reasonably foreseeable upset and accident conditions involving the release of hazardous chemicals into the environment</b> The Project Site and is located within a methane zone. Long term operations of the Proposed Project could encounter potential impacts related to the encroachment/seepage of methane into the VAPP structure so impacts are considered potentially significant. Recommendations during construction activities that applies MM HAZ-2 will reduce the impact to less than significant. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p><b>MM HAZ-2: Methane Encroachment.</b> If the analytical results of the subsurface investigation under Mitigation Measure HAZ-1a determine that methane encroachment has the potential to affect VAPP operational activities, the environmental consultant shall provide recommendations during construction of the Proposed Project to mitigate long term potential impacts.</p>	<p><b>Design Phase:</b> <b>Timing/Schedule:</b> During Project design, prior to Project construction. <b>Methods/Status/Verification:</b> Mitigation measures shall be included in contractor bid documents. LABOE Project Manager to coordinate with California Division of Oil, Gas, and Geothermal Resources and Los Angeles Department of Building and Safety regarding McDonald 2 well abandonment. Considered complete if done prior to Project construction.</p> <p><b>Construction Phase:</b> <b>Timing/Schedule:</b> During Project construction. <b>Methods/Status/Verification:</b> Mitigation measures shall be included in contractor bid documents. LABOE/Contractor to coordinate with Los Angeles Department of Building and Safety and provide recommendation to mitigate long term potential impacts from methane encroachment prior to operation of the Proposed Project. Considered complete after end of Project construction.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Environmental consultant specializing in hazardous materials. <b>Enforcement:</b> LABOE Project Manager <b>Monitoring and Reporting:</b> LABOE EMG will coordinate with California Division of Oil, Gas, and Geothermal Resources, and Los Angeles Department of Building and Safety.</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure; Environmental consultant specializing in hazardous materials. <b>Enforcement:</b> City of Los Angeles Department of Building and Safety; LABOE Construction Manager and BCA. <b>Monitoring and Reporting:</b> Environmental consultant specializing in hazardous materials; EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
			and Closeout Report.
<b>Land Use and Planning</b>			
<p><b>Construction PLNG-5. The number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the Proposed Project.</b> Secondary construction-related noise and vibration impacts during the construction period which is expected to 2 years would be significant and unavoidable, even with mitigation incorporated. Cumulative noise and vibration impacts during construction would also be significant and unavoidable. Therefore, the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the Proposed Project during construction would be significant and unavoidable, even with the application of mitigation measures MM NOI-1 and MM NOI-2. <b>Significant and Unavoidable.</b></p>	<p>Secondary impacts on surrounding land uses would result from significant construction noise and vibration impacts. MM NOI-1 and MM NOI-2 are required to reduce these impacts. However, even with the application of these mitigation measures, the impacts remain significant and unavoidable. Please refer to mitigation measures MM NOI-1 and MM NOI-2 in this EIR.</p>	<p>Mitigation measures for this impact are all derived from other environmental resource sections (Noise, Aesthetics, and Geology and Soils). See the corresponding sections for timing and methods for each mitigation measure.</p>	<p>See corresponding sections for implementation and monitoring and reporting responsibilities.</p>
<p><b>Operational, PLNG-5. The number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the Proposed Project.</b> Secondary operational impacts can be mitigated to less than significant levels with project design low-impact development features, standard regulatory requirements and the implementation of</p>	<p>Secondary impacts on surrounding land uses related to noise during operations are addressed in MM NOI-3, which reduces operational noise levels created by building equipment, MM AES-3, which ensures that all Proposed Project structures will be designed to minimize their visual presence, and MM GEO-1, which helps prevent seismically related ground failure related to liquefaction. Please refer to mitigation measures MM-</p>		

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>mitigation measures related to noise, aesthetics, geology and soils. Secondary impacts related to noise during operations are addressed with the reduction of operational noise levels created by building equipment, ensure that all Proposed Project structures will be designed to minimize their visual presence, and help prevent seismically related ground failure, including failure related to liquefaction. Secondary impacts during operation are less than significant with the incorporation of MM NOI-3, MM AES-3, and MM GEO-1 mitigation measures. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p>NOI-3, MM AES-3 and MM GEO-1 in this EIR.</p>		

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<b>Noise and Vibration</b>			
<p><b>Construction NOI-1. Exceed any of the construction noise criteria provided by the L.A. CEQA Thresholds Guide.</b> Project construction noise would exceed any of the construction noise criteria provided by the L.A. CEQA Thresholds Guide (i.e., exceed existing ambient exterior noise levels by 10 dBA or more at a noise-sensitive use for activities lasting more than 1 day; or exceed existing ambient exterior noise levels by 5 dBA or more at a noise-sensitive use for construction activities lasting more than 10 days in a 3-month period, or activities occurring between the hours of 9 p.m. and 7 a.m. Monday through Friday, before 8 a.m. or after 6 p.m. on Saturday, or at any time on Sunday Short-term noise and vibration impacts could occur during construction of the Proposed Project from on-site construction activities at the Project Site and loading/unloading activities at the three proposed construction Laydown Areas. Even with implementation of the measures listed in MM NOI-1, construction activities are anticipated to result in noise levels that increase the ambient noise levels by more than 5 dB. Significant and Unavoidable.</p> <p><b>Construction NOI-2 and NOI-3. Result in groundborne vibration</b></p>	<p><b>MM NOI-1: Prepare and Implement a Construction Noise Control Plan.</b> To reduce the significant construction noise impacts, the Los Angeles Bureau of Engineering (LABOE) and Contractor shall develop a Noise Control Plan that includes the implementation of the following noise reduction measures during construction.</p> <p><b>(a) Construction Hours</b> – The operation of construction equipment shall occur only between 8:00 a.m. to 6:00 p.m. Monday through Saturdays. No construction activity shall occur on national holidays or at any time on Sundays. Access to the construction site may occur prior to construction hours for the purpose of set up, conducting safety meetings, etc. The use of the pile driver, grader and jackhammer construction equipment shall be limited to the hours of 9 a.m. to 3:30 p.m. However, specific work related to the VAPP connection the manifold will be exempt from these hours, along with any emergency conditions or unforeseen work that would require the use of this equipment to complete a specific task in one continuous work event. Haul trucks can only access the site through local neighborhood streets from 9 a.m. to 4 p.m. Construction personnel shall not be permitted on the Project Site (including laydown and storage areas) outside of the hours of 7:30 am to 6:00 pm. Material or equipment deliveries and collections shall not occur outside the hours of 8:00 am to</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      During Project design  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. LABOE Project Manager to verify development of a Noise Control Plan. LABOE/Contract will verify compliance of identified measures daily (e.g., adherence to construction hours, construction worker use of shuttle, notification of residents of construction operations, maintenance of a call log by Department of Public Works [Public Affairs], use of electric equipment [where and when feasible]). Considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      During Project construction.  <b>Methods/Status/Verification:</b>                      LABOE/Contractor will verify compliance of identified measures daily (e.g., adherence to construction hours, construction worker use of shuttle, notification of residents of construction operations, maintenance of a call log by Department of Public Works</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Noise consultant.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring and Reporting:</b>                      LABOE EMG will review specs and plans for compliance; City/Contractor and Department of Public Works (Public Affairs)</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure; Noise consultant.  <b>Enforcement:</b>                      City of Los Angeles Department of Building and Safety; LABOE Construction Manager and BCA.  <b>Monitoring and Reporting:</b>                      Noise consultant and Department of Public Works; EMG will review Noise Control Plan, Environmental</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>levels that are distinctly perceptible at a receiving residential use, or could potentially result in building damage.</b> Project construction would result in ground-borne vibration levels that are distinctly perceptible at a receiving residential use, or could potentially result in building damage Various pieces of heavy equipment such as graders and excavators would be used at the Project Site, as well as pile driving equipment. For the building construction phase, vibration levels were estimated that a total of up to 30 days of Project construction would include pile driving. Vibration levels from demolition, site preparation, grading and building construction with pile driving would exceed the annoyance threshold for vibration at multiple receptors. Impacts related to the threshold associated with potential building damage would be reduced to less than significant with implementation of MM NOI-1 and MM NOI-2. Impacts related to the threshold associated with annoyance from distinctly perceptible vibration cannot be completely eliminated even after implementation of mitigation measures. <b>Significant and Unavoidable.</b></p>	<p>6:00 pm. In addition, no construction worker parking would be allowed along Hurricane Street or on adjacent local streets. Construction workers shall park offsite and arrive by shuttle to the construction site, as arranged by the construction contractor.</p> <p><b>(b) Piles</b> – All piles, including sheeting, shall be installed and extracted using vibration- and percussive-free methods.</p> <p><b>(c) Construction Mitigation Coordinator</b> – The City and/or its Contractor shall maintain good communication with the surrounding community regarding the schedule, duration, and progress of construction activities. Residents at properties within 500 feet of construction activities shall be notified hours in advance of the planned activities prior to the start of work. The notification shall advise that there will be loud noise associated with the construction, and shall state the date, time, and expected duration of the planned activities. The notification shall provide a telephone contact number for affected parties to ask questions or share any concerns. A construction mitigation coordinator for the Project will be required to maintain a call log, so that the City can track resolution and nature of any complaints. These complaints may range from noise, vibration, dust, traffic, etc. The call log shall contain the name and address (if available) of the person making the complaint, the date and time of the call, and any details regarding the nature of the complaint related to noise, vibration, dust, parking, traffic, etc.</p>	<p>[Public Affairs], use of electric equipment [where and when feasible]]. Considered complete after end of Project construction.</p>	<p>Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
	<p>related to construction activities. The call log shall be provided to the Public Works Department (Public Affairs Office, LA Sanitation, LABOE) upon request. Residents shall be informed of the construction mitigation coordinator and on-site construction supervisor contact information by posting of the phone number on the construction site. Signage should be visible from Canal Court, the Esplanade, Via Dolce, and Hurricane Street.</p> <p><b>(d) Noise Barriers</b> – To the extent practicable, temporary noise barriers with a minimum height of 20 feet shall be employed around the Project Site. Openings in the barriers shall be kept to the minimum necessary for access of vehicles, equipment, and construction material. These barriers shall be constructed as follows.</p> <ul style="list-style-type: none"> <li>• From commercially available acoustical panels lined with sound-absorbing material (the sound-absorptive faces of the panels shall face the construction equipment); or,</li> <li>• From acoustical blankets hung over or from a supporting frame. The blankets shall provide a minimum sound transmission class rating of 28 and a minimum noise-reduction coefficient of 0.80 and shall be firmly secured to the framework with the sound-absorptive side of the blankets oriented toward the construction equipment. The blankets shall be overlapped by at least 6 inches at seams and taped so that no gaps exist.</li> </ul>		

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
	<p>The largest blankets available shall be used in order to minimize the number of seams. The blankets shall be draped to the ground to eliminate any gaps at the base of the barrier.</p> <p>a) For noise-generating equipment that cannot be shielded by site perimeter barriers, localized noise barriers or enclosures shall be employed wherever feasible. The height and location of these barriers/enclosures shall be designed to block the line of sight between the equipment and the surrounding homes.</p> <p>b) <b>Noise Monitoring Plan</b> – LABOE/ Contractor shall retain the services of an acoustical/noise consultant to prepare a Noise Monitoring Plan. The plan shall be site-specific for monitoring and reporting construction noise levels in the community to evaluate the Contractor’s performance. Based on details of the Contractor’s specific construction schedule, the plan shall develop construction noise goals, in terms of 1-hour <math>L_{eq}</math>, that should be achieved for each phase of construction with the inclusion of feasible and practicable noise abatement measures. If noise monitoring indicates the applicable noise goals have been exceeded, steps shall be taken to promptly implement any additional effective abatement measures that are feasible and/or practicable.</p> <p>c) <b>Quiet Construction Equipment</b> – To the fullest extent practicable, the quietest available type of construction equipment shall be used. Newer equipment is generally quieter than</p>		

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
	<p>older equipment. The use of electric-powered equipment is typically quieter than diesel- or gasoline-powered equipment, and hydraulic-powered equipment is typically quieter than pneumatic-powered equipment.</p> <p>d) <b>Construction Equipment Noise Compliance</b> – All construction equipment used on the Proposed Project that is regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of Project activity and use on site.</p> <p>e) <b>Proper Maintenance</b> – All construction equipment shall be properly maintained, as poor maintenance of equipment may cause excessive noise levels.</p> <p>f) <b>Equipment Mufflers, Shrouds and Shields</b> – All construction equipment shall be equipped with properly operating and maintained mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features that meet or exceed original factory specifications.</p> <p>g) <b>No Idling</b> – All construction equipment shall be operated only when necessary, and shall be switched off when not in use. Idling inactive construction equipment for prolonged periods (i.e., more than 2 minutes) shall not be permitted.</p> <p>h) <b>Minimum Use of Audible Safety Warnings</b> – The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</p>		

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
	<p>i) No Project-related public address or music system shall be audible at any adjacent residential receptor.</p> <p>j) <b>Construction Work Training</b> – Construction employees shall be trained in the proper operation and use of the equipment. Careless or improper operation or inappropriate use of equipment can increase noise levels. Poor loading, unloading, excavation, and hauling techniques are examples of how a lack of adequate guidance and training may lead to increased noise levels.</p> <p>k) <b>Generator and Compressor Placement</b> – Stationary noise sources such as generators and compressors shall be positioned as far as possible from noise sensitive areas.</p> <p>l) <b>Construction Equipment Storage</b> – Construction equipment shall be stored on the Project Site or designated laydown areas while in use, to the extent feasible. This will eliminate noise associated with repeated transportation of the equipment to and from the site.</p>		
<p><b>Construction NOI-2 and NOI-3. Result in groundborne vibration levels that are distinctly perceptible at a receiving residential use, or could potentially result in building damage.</b> Project construction would result in ground borne vibration levels that are distinctly perceptible at a receiving residential use, or could potentially result in building damage Various pieces of heavy equipment would be used at the Project Site.</p>	<p><b>MM NOI-2: Implement Ground-borne Vibration Control Measures to Reduce Construction-generated Vibration.</b> To reduce the significant construction vibration impacts, LABOE/Contractor shall implement the following vibration reduction measures during Project construction:</p> <p>a) All piles, including sheeting, shall be installed and extracted using vibration- and percussive-free methods.</p> <p>b) LABOE and/or Contractor shall retain a qualified structural or geotechnical engineer to conduct pre-</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to and during Project construction.  <b>Methods/Status/Verification:</b>                      LABOE/Contractor to retain qualified structural or geotechnical engineer to document building conditions prior to construction activities. Mitigation measures shall be included in contractor bid documents. Considered complete after end of Project construction.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Project Noise consultant.  <b>Enforcement:</b> LABOE Project Manager  <b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>Vibration levels from demolition, site preparation, grading a dh building construction with pile driving would exceed the annoyance threshold for vibration at multiple receptors. MM NOI-1 restricts pile driving, excavation, and jackhammer activities to 9am to 3:30pm, Monday through Sunday.</p> <p>Ground-borne vibration from construction, including both pile driving and other construction activities, would exceed the thresholds developed for potential annoyance at nearby homes and at nearby structures. Impacts related to the threshold associated with potential building damage would be reduced to less than significant with implementation of MM NOI-1 and MM NOI-2. Impacts related to the threshold associated with annoyance from distinctly perceptible vibration cannot be completely eliminated and vibration levels would remain distinctly perceptible even after implementation of mitigation measures. <b>Significant and Unavoidable.</b></p>	<p>construction surveys of adjacent neighboring structures (including photographing and/or videotaping) to document existing building conditions for future comparison if any vibration-related damage is suspected or results from construction-related activities.</p> <p>c) If considered appropriate by the structural/geotechnical engineer, monitoring shall be conducted during construction to check for vibration-related damage from equipment during its use. Such monitoring may include vibration measurements obtained inside or outside of the buildings, or other tests and observations deemed necessary.</p>	<p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      During Project construction  <b>Methods/Status/Verification:</b>                      LABOE/Contractor to retain qualified structural or geotechnical engineer to document building conditions if necessary, during construction activities and to verify that vibration- and percussive-free methods are used to install and remove piles and sheeting during Project construction.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure; Noise consultant.  <b>Enforcement:</b>                      LABOE Construction Manager and BCA <b>Monitoring and Reporting:</b>                      LABOE EMG will review Noise Control Plan, Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>
<p><b>Operational NOI-3 and NOI-4. Exceed the operational noise criteria provided by the L.A. CEQA Thresholds Guide.</b> Once completed, VAPP would contain a number of equipment items and systems that would generate noise during operation. The primary noise</p>	<p><b>MM NOI-3: Design Project Facilities to Reduce Noise from All Mechanical and Electrical Equipment to Levels that Comply with Applicable Regulations.</b> To reduce the significant operational noise impacts to less than significant, noise control features shall be included during the final</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      During Project final design.  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. LABOE/Contractor to retain qualified</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans; Noise consultant  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring and Reporting:</b>                      City of Los Angeles Department</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>sources would include the following: <i>Three submersible pumps, with associated electrical motors and variable frequency drives.</i> Noise levels at the new VAPP are expected to be similar to the existing VPP. Noise measurements at the existing VPP indicate interior noise levels of 83.6 dBA for two motors running simultaneously and 83.8 dBA for two pumps running simultaneously. In order to avoid increasing ambient noise levels by more than 5 dB CNEL, the noise levels would have to be reduced to less than 56 dB CNEL. MM NOI-3, which requires final design of the project to limit noise increases and ensure that all mechanical and electrical equipment noise levels comply with the City of Los Angeles Municipal Code, would reduce noise impacts.</p> <p><i>Heating, ventilation, and air conditioning (HVAC) equipment.</i> Noise levels for the proposed 20-ton cooling and ventilation unit is 63 dBA at a distance of 1 meter (3.3 feet) from the side of the unit; based on the published dimensions of the unit, this equates to an acoustical average distance of approximately 5.2 feet. Published data for a 5-ton heat pump indicate a sound power level of up to 75 dBA. HVAC noise is anticipated to increase ambient noise levels at Receptor 2 by more than 5 dB CNEL, which would be a potentially significant impact.</p> <p><i>An emergency generator.</i> The new 24-</p>	<p>architectural and engineering design phase of the Project, to reduce overall operational noise levels from all Project-related sources to within 5 dB CNEL of existing ambient noise levels in the surrounding community (53 to 57 dB CNEL, as described in Table 3.9-6 of the Draft EIR), and to comply with Chapter XI of the City of Los Angeles Municipal Code (i.e., restrict noise level increases, relative to the existing 1-hour <math>L_{eq}</math>, to 5 dBA or less). The City shall retain an acoustical/noise consultant to evaluate the design and provide recommendations for specific noise-control features, as necessary, feasible, and practicable, based on the final equipment selections and specifications for the Project. Such noise control features may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>a) Selecting equipment with lower sound power levels.</li> <li>b) Adjusting the location of equipment items within the Project Site to increase the distance from the closest sensitive receptors and/or increase acoustical shielding provided by intervening structures, where practicable and feasible.</li> <li>c) Shielding noise-generating equipment with screens, acoustical panels, enclosures, or block walls.</li> <li>d) Using sound-rated doors, windows, and access hatches at the electrical building and subterranean vault.</li> <li>e) Adding sound-absorptive materials to interior spaces to reduce buildup of</li> </ol>	<p>acoustical/noise consultant to ensure that noise control features are included in the Project final design. LABOE Project Manager will coordinate with Los Angeles Department of Building and Safety on proposed noise control features. Considered complete after Project final design.</p>	<p>of Building and Safety; LABOE EMG will review specs and plans for compliance.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p>kW standby generator, would be housed inside of the proposed electrical building. The overall noise level of the standby generator is 66 dBA at a distance of 23 feet from the unit when installed with the manufacturer’s sound-attenuating housing. The estimated CNEL that would occur if the generator was to run continuously for 24 hours in comparison to existing ambient noise levels is that generator noise levels and would increase the overall CNEL by between 0 and 11 dB.</p> <p><i>Electrical Transformers.</i> Noise levels for the proposed new electrical transformers are rated at 1,500 thousand volt-amps (kVA). The sound power level of each transformer was estimated to be 76 dBA. The estimated CNEL that would occur if the transformers were to run continuously for 24 hours would increase the overall CNEL by between 0 and 4 dB. Transformer noise is not anticipated to increase ambient noise levels at any sensitive receptor by 5 dB CNEL or more. However, transformer noise would contribute to the overall operational noise levels for the facility. MM NOI-3, would reduce operational noise impacts to less than significant. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p>reverberant noise levels. Designing ventilation systems with acoustical louvers, intake and exhaust silencers, and other features to control exterior noise propagation from interior sources.</p>		
	<p><b>BMP NOI-1: Offsite Work Space:</b> The City shall work with the construction contractor to identify potential offsite</p>	<p><b>Design Phase:</b> <b>Timing/Schedule:</b> Prior to Project construction</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
	<p>shared office space that could be made available to residents in the immediate vicinity that work at home during weekday construction hours. The space would ideally have internet service and meeting room space.</p>	<p><b>Methods/Status/Verification:</b> LABOE/Contractor to retain offsite work space prior to Project construction. LABOE Project Manager to coordinate with Department of Public Works (Public Affairs) weekly on space usage and any issues. Mitigation measures and best management practices shall be included in contractor bid documents. Considered complete if completed prior to Project construction.</p> <p><b>Construction Phase:</b> <b>Timing/Schedule:</b> Throughout Project construction.</p> <p><b>Methods/Status/Verification:</b> LABOE to coordinate with Department of Public Works (Public Affairs) weekly on space usage and any issues. Considered complete if completed prior to Project construction.</p>	<p>and plans.</p> <p><b>Enforcement:</b> LABOE Project Manager</p> <p><b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance; Department of Public Works (Public Affairs).</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure; Public Affairs. <b>Enforcement:</b> LABOE Construction Manager and BCA <b>Monitoring and Reporting:</b> LABOE EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<b>Transportation/Traffic</b>			
<p><b>Construction TRANS-3. Result in inadequate emergency access.</b>                      During construction of the Proposed Project, procedures would be taken to ensure that all construction equipment, machinery, and construction personnel vehicles are kept off of Hurricane Street, between Canal Court and the Esplanade. However, there is the potential for access to be temporarily blocked during loading and unloading activities or transport. To reduce the potential construction traffic impacts associated with the proposed Project, the implementation of MM-TRANS-2 would require all construction activities to be conducted in accordance with an approved construction traffic control plan and requires advance notice to emergency service providers. This would serve to reduce the construction-related traffic impacts to the maximum extent feasible. MM TRANS-1 Construction Worker Shuttles will also help reduce construction-related traffic impacts on Hurricane Street. <b>Less than Significant with Mitigation Incorporated.</b></p> <p><b>Construction TRANS-1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan</b></p>	<p><b>MM TRANS-1: Construction Worker Shuttles.</b> Construction workers would park at an off-site location and be shuttled to and from the Project Site each workday on 10- to 15-passenger shuttles or vans. While no specific off-site location has been identified at this time, it would likely lie within five miles of the Project Site. The selected contractor would be required to identify and secure a suitable location.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to and throughout Project construction.  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. LABOE/Contractor to identify and secure offsite parking location and shuttles/vans prior to initiation of construction activities are initiated at the Project Site. Considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      Throughout Project construction.  <b>Methods/Status/Verification:</b>                      LABOE/Contractor to shuttle/van employees to secure offsite parking location during construction activities at the Project Site.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans.  <b>Enforcement:</b>                      LABOE Project Manager  <b>Monitoring and Reporting:</b>                      LABOE EMG will review specs and plans for compliance.</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure.  <b>Enforcement:</b>                      LABOE/Construction Manager and BCA  <b>Monitoring and Reporting:</b>                      LABOE EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</b></p> <p>The construction traffic impacts associated with the Project would be short-term in nature and limited to the period of time when construction activity is taking place. The primary off-site impacts resulting from the movement of construction trucks would include a short-term and intermittent lessening of roadway capacities due to the slower movements and larger turning radii of the trucks compared to passenger vehicles. Implementation of the Proposed Project would not exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system. Impacts would be less than significant. While impacts are expected to be less than significant, incorporation of MMTRANS-1 Construction Worker Shuttles will ensure construction worker daily trips to the site are consolidated. <b>Less than significant.</b></p>			

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>Construction TRANS-3. Result in inadequate emergency access.</b>                      During construction of the Proposed Project, procedures would be taken to ensure that all construction equipment, machinery, and construction personnel vehicles are kept off of Hurricane Street, Canal Court and the Esplanade. There is the potential for access to be temporarily blocked during loading and unloading activities or transport. Construction-related activities have the potential to result in temporary and periodic inadequate emergency access. To reduce the potential construction traffic impacts associated with the proposed Project, MM TRANS-2 would be implemented. This would serve to reduce the construction-related traffic impacts to the maximum extent feasible. <b>Less than Significant with Mitigation Incorporated.</b></p>	<p><b>MM TRANS-2: Coordination with Emergency Service Providers.</b>                      Coordinate with emergency service providers (police, fire, ambulance and paramedic services) to provide advance notice of any lane closures, construction hours and changes to local access and to identify alternative routes where appropriate.</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to and throughout Project construction  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. LABOE/Contractor to coordinate with emergency service providers weekly both prior to and during Project construction. Considered complete after end of Project construction.</p> <p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      Throughout Project construction.  <b>Methods/Status/Verification:</b>                      City/Contractor to coordinate with emergency service providers during Project construction, if needed.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans. <b>Enforcement:</b> LABOE Project Manager  <b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance; Los Angeles Fire Department, and local ambulance services.</p> <p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure. <b>Enforcement:</b> LABOE Construction Manager and BCA  <b>Monitoring and Reporting:</b> LABOE EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>
<p><b>Construction TRANS-1. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and</b></p>	<p><b>MM-TRANS-3: Transport of Heavy Construction Equipment and/or Materials</b>                      Provided heavy construction equipment and/or materials are required to be transported to the project site along State facilities (i.e., State Route 1 [Lincoln Boulevard]), the contractor, on behalf of the LABOE, shall obtain a Caltrans transportation permit, prior to transport</p>	<p><b>Design Phase:</b>  <b>Timing/Schedule:</b>                      Prior to and throughout Project construction  <b>Methods/Status/Verification:</b>                      Mitigation measures shall be included in contractor bid documents. Considered complete after end of Project construction.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall include requirement in Contract specs and plans. <b>Enforcement:</b> LABOE Project Manager  <b>Monitoring and Reporting:</b> LABOE EMG will review specs and plans for compliance.</p>

Environmental Impacts (CEQA)	Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>bicycle paths, and mass transit.</b>                      The construction traffic impacts associated with the Project would be short-term in nature and limited to the period of time when construction activity is taking place. The primary off-site impacts resulting from the movement of construction trucks would include a short-term and intermittent lessening of roadway capacities due to the slower movements and larger turning radii of the trucks compared to passenger vehicles. Implementation of the Proposed Project would not exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system. Impacts would be less than significant.</p> <p>Transport of heavy construction equipment and materials associated with the Proposed Project that may need to occur along State Route 1 (Lincoln Boulevard), a Caltrans facility, will require a Caltrans transportation permit. Any large size truck trips (as defined by Caltrans), will be limited to off-peak commute hours. While impacts would be less than significant, MM TRANS-3 will be included to address heavy construction equipment and materials transport to the project site. <b>Less than significant.</b></p>	<p>and/or delivery of such equipment. In addition, large size truck trips (as defined by Caltrans), shall be limited to off-peak commute hours (i.e., not occurring between 7:00 a.m.–9:00 a.m. and then again between 4:00 p.m.–6:00 p.m.).</p>	<p><b>Construction Phase:</b>  <b>Timing/Schedule:</b>                      Throughout Project construction.  <b>Methods/Status/Verification:</b>                      City/Contractor to coordinate with Caltrans during Project construction.</p>	<p><b>Implementation:</b> LABOE Project Engineer shall implement mitigation measure.  <b>Enforcement:</b>                      LABOE Construction Manager and BCA; Caltrans  <b>Monitoring and Reporting:</b>                      LABOE EMG will review Environmental Compliance Plan prepared by Contractor, Environmental Compliance Report and Project Acceptance and Closeout Report.</p>

