

**P.C. RESOLUTION NO. 2010-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES ADOPTING A MITIGATED NEGATIVE DECLARATION AND MAKING CERTAIN ENVIRONMENTAL FINDINGS IN ASSOCIATION WITH PLANNING CASE NO. ZON2009-00441 (CONDITIONAL USE PERMIT NO. 200 REVISION 'A', GRADING PERMIT, COASTAL PERMIT AND ENVIRONMENTAL ASSESSMENT) TO ALLOW PARKING LOT AND SITE IMPROVEMENTS AT LOWER POINT VICENTE CONSISTING OF THE CONSTRUCTION OF A RECONFIGURED AND EXPANDED PARKING LOT (101 PARKING SPACES INCLUDING LOADING AND ACCESSIBLE SPACES), NEW LANDSCAPING, NEW HARDSCAPE (WALKWAYS AND PLAZAS), NEW DECOMPOSED GRANITE TRAILS, AND NEW DRAINAGE IMPROVEMENTS LOCATED AT 31501 PALOS VERDES DRIVE WEST.**

WHEREAS, on September 8, 1998, the Planning Commission adopted P.C. Resolution No. 98-29 making certain environmental findings in connection with the adopted Mitigated Negative Declaration and adopted P.C. Resolution No. 98-30, conditionally approving Conditional Use Permit No. 200, Grading Permit No. 1993, and Coastal Permit No. 143 to allow site improvements at Lower Point Vicente consisting of, among other things, a 7,400 square foot addition to the PVIC building, 139 new parking spaces (for a total of 207 parking spaces), reconfigured driveways, approximately 11,000 cubic yards of grading (cut and fill), new and expanded decomposed granite trails, new landscaping and other outdoor park amenities. Due to budget limitations, portions of the parking lot expansion and some site improvements were not constructed; and,

WHEREAS, on September 2, 2008, the City Council adopted the Rancho Palos Verdes Coast Vision Plan which is an informational planning document for the City's coastal areas (including five key sites not included in the City's Palos Verdes Nature Preserve), with public access, interpretive materials, recreational amenities, and other amenities to improve the coastal open space experience for Palos Verdes residents and visitors. One of the five key sites identified in the Vision Plan is Lower Point Vicente. According to the goals identified in the Council adopted Vision Plan, improvements to the Lower Point Vicente site should integrate, in terms of design and amenities, existing and proposed facilities. These facilities include the PVIC building and its proposed outdoor education components (Phase III, relating to cultural, social, physical and natural history and environments), expanded parking, public parkland and trails, and other potential, complementary educational public uses; and,

WHEREAS, Pursuant to the Council adopted Vision Plan, the City, in partnership with the Annenberg Foundation, is now proposing to complete the construction of the improvements at Lower Point Vicente originally approved by the Planning Commission

in 1998. These improvements consist of the removal of the existing parking lot to accommodate a reconfigured and expanded parking lot totaling 101 spaces (including 6 accessible spaces and 2 loading spaces); new landscaping; new hardscape (walkways and plazas); new decomposed granite trails; and drainage improvements (see attached project plans) located at Lower Point Vicente at 31501 Palos Verdes Drive West; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 et. seq. ("CEQA"), the State CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000 et. seq., the City's Local CEQA Guidelines, and Government Code Section 65952.5(e) (Hazardous Waste and Substances Statement), the City of Rancho Palos Verdes prepared an Initial Study and determined that, there is no substantial evidence that the approval of Planning Case No. ZON2009-00441 (Conditional Use Permit No. 200 Revision 'A', Grading Permit, and Coastal Development Permit) would result in a significant adverse effect on the environment that cannot be mitigated to a less than significant level. Accordingly, a Draft Mitigated Negative Declaration was prepared and notice of that fact was given in the manner required by law; and,

WHEREAS, the Initial Study was released for public circulation and review from December 24, 2009 through February 3, 2010; and,

WHEREAS, after issuing notice pursuant to the requirements of the City's Development Code, City's CEQA Guidelines, and the State CEQA Guidelines, the Planning Commission of the City of Rancho Palos Verdes held a public hearing on January 26, 2010 and February 9, 2010, at which time all interested parties were given an opportunity to be heard and present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

**Section 1:** The Planning Commission finds that the proposed project would not result in any significant adverse environmental impacts in addition to or beyond those already associated with the existing Open Space Recreational use of the site. In making this finding, the Planning Commission considered the project's mitigated measures that address the issues of Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise.

**Section 2:** The subject property is currently zoned for Open Space Recreational purposes, and is also designated on the City's General Plan maps for Recreational-Passive purposes. Since the site will continue to be used for these purposes, the proposed addition and site improvements will not significantly impact the existing Land Use.

**Section 3:** Since the project site is relatively flat and the proposed project will only affect existing minor slopes, the proposed project, with the mitigation measures,

will not result in significant adverse affects to topography, destruction, covering, or modification of unique geologic or physical features, impacts to archeological or paleontological resources, or expose persons to seismic ground failure, landslides, or other known hazards, affect any plant or animal species or result in the removal of any sensitive plant life or animal life, or create a wasteful or inefficient use of the energy already being consumed on the site. Further the project will not result in negative aesthetic effects to the surrounding neighborhood or impact a scenic vista or highway.

**Section 4:** The project involves improvements to the existing parking lot that are intended to enhance the existing amenities available to the public and improve both vehicular and pedestrian access to the project site. The project does not propose improvements or uses that would generate additional traffic not previously studied as part of the environmental review and approval for the 1998 PVIC expansion project. As such, the project will not generate new traffic, but rather enhances and expands the amenities, such as parking, driveway aisles, and vehicular drop-off, for the traffic generated by the existing PVIC building and outdoor amenities.

**Section 5:** Project construction may cause some short-term noise impacts. However, to ensure that there will be no significant impacts, mitigation measures have been added that will require the developer to take certain actions to minimize construction noise impacts.

**Section 6:** The project will result in the additional discharge of run-off water as a result of the increased and expanded parking areas. However, to ensure that there will be no significant impacts, a mitigation measure requiring inclusion of a new storm drain system that includes a bioswale and oil/water separator to filter the discharge prior to its discharge into the Pacific Ocean.

**Section 7:** The project will not alter the location, distribution, density, or growth rate of the human population in the area above what is forecasted in adopted City plans and policies, nor will the project affect existing housing, or create a demand for additional housing. The project will not create a significant additional demand for fire or police protection, maintenance of public facilities (including roads), or other governmental services. The project will not result in the need for new systems, or substantial alterations to utilities, including power or natural gas, communication systems, water, sewer or septic tanks, or solid waste disposal. Further, the project will not result in the demand for new recreational facilities because the project site is a City park and the project involves enhancements to the existing park grounds for public use.

**Section 8:** The project site was formerly used by the Department of Defense as rifle range and during construction of the PVIC expansion, lead was detected in excavated soil and was remediated between August 1999 and December 2002, in compliance with a Federal approved Lead Removal Action Plan. The lead remediation work generally consisted of removing any hot spots, removing one-foot of soil from the area around the PVIC building and replacing it with clean fill. Due to the potential exposure to lead contamination resulting from the former use of the site as a rifle range

and according to a covenant to restrict the use of the property required by the Department of Toxic Substance and Control (DTSC) for the PVIC expansion project, the City prepared an updated Lead Contamination Work Plan. The Work Plan provides a protocol for the potential exposure to lead in the Area of Concern. The Work Plan was submitted to the DTSC on November 9, 2009 and is required to be approved prior to commencing work.

**Section 9:** For reasons discussed in the Initial Study, which is incorporated herein by reference, the project would not have any potential to achieve short-term, to the disadvantage of long-term, environmental goals, nor would the project have impacts which are individually limited, but cumulatively considerable.

**Section 10:** In addition, the mitigation measures set forth in the Mitigation Monitoring Program, Exhibit "A", attached hereto, are incorporated into the project. These measures will reduce those potential significant impacts identified in the Mitigated Negative Declaration to an insignificant level.

**Section 11:** Any interested person aggrieved of the decision or by any portion of this decision may appeal to the City Council. Pursuant to Section 17.60.060 of the Rancho Palos Verdes Municipal Code, any such appeal must be filed with the City, in writing and with the appropriate appeal fee, no later than fifteen (15) days following February 9, 2010, the date of the Planning Commission's final action.

**Section 12:** For the foregoing reasons and based on its independent review and evaluation of the information and findings contained in the Initial Study, Staff Reports, minutes, and records of the proceedings, the Planning Commission has determined that the project as conditioned and mitigated will not result in a significant adverse impact on the environment. Therefore, the Planning Commission hereby adopts the Mitigated Negative Declaration making certain environmental findings in connection with Planning Case No. ZON2009-00441 (Conditional Use Permit No. 200 Revision 'A', Grading Permit, and Coastal Development Permit) to allow specific site and parking lot improvements at Lower Point Vicente located at 31501 Palos Verdes Drive West.

PASSED, APPROVED, and ADOPTED this 9<sup>th</sup> day of February 2010 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

---

Jeffrey Lewis  
Chairman

---

Joel Rojas, AICP  
Director of Community Development; and,  
Secretary to the Planning Commission

# Mitigation Monitoring and Reporting Program

## Point Vicente Interpretive Center Parking Expansion Project IS/MND

*Prepared by:*

**City of Rancho Palos Verdes**  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275  
Contact: Ara Mihranian, AICP, Principal Planner  
Department of Planning, Building and Code Enforcement  
(310) 544-5228

*Prepared with the assistance of:*

**Rincon Consultants, Inc.**  
790 East Santa Clara Street  
Ventura, California 93001  
(805) 641-1000

**February 2010**

## **MITIGATION MONITORING AND REPORTING PROGRAM**

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the City of Rancho Palos Verdes will designate a Project Mitigation Monitoring and Reporting Coordinator (“Coordinator”). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator’s checklist to determine compliance with required mitigation measures.



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval  | Monitoring Milestone/<br>Frequency  | Responsible Agency or Party              | Action Indicating Compliance  | Compliance Verification |      |          |
|---|---|--|---|-------------------------|------|----------|
|   |   |  |   | Initials                | Date | Comments |
| <b>BIOLOGICAL RESOURCES</b>   |   |  |   |                         |      |          |
| <p><b>BIO-1 Nesting Bird Surveys and Avoidance.</b> Tree pruning and removal shall be conducted outside of the bird breeding season (February 15 through August 31). If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season, pre-construction nesting bird surveys shall be conducted by a qualified biologist. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA and the Fish and Game Code of California, nesting bird surveys shall be performed twice per week during the three weeks prior to the scheduled felling of the trees on the site. The surveys shall be conducted by a qualified biologist approved by the Director of Community Development. If any active non-raptor bird nests are found, the tree(s) or vegetation shall not be cut down and a suitable buffer area (varying from 25-300 feet) depending on the particular species found is established from the nest, and that area is avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest is established, and that area is avoided until the nest becomes inactive (vacated). Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area.</p> | <p>Once prior to any vegetation removal or pruning during the bird nesting season, and periodically during construction if buffering required</p> | <p>Director of Community Development</p> | <p>Verification that surveys are conducted per the measure before any vegetation clearing in the bird breeding season; verification of proper buffering consistent with biologist recommendations</p> |                         |      |          |
| <p><b>BIO-2 Pre-Construction Surveys.</b> Two weeks prior to initiating construction, a qualified biologist approved by the Director of Planning, Building, and Code Enforcement shall survey the construction area for sensitive species, in particular coastal California gnatcatcher. The biologist shall be on site during initiation of operations and shall survey for species prior to construction. If a non-listed sensitive species is found, the biologist shall move it outside of the project area to appropriate habitat if possible. If listed species or other fully protected species are observed, consultation with the Department of Fish and Game or the US Fish and Wildlife Service shall be conducted. A plan shall be prepared for relocation or avoidance of the animal as necessary to avoid</p>   | <p>Once prior to initiating grading, vegetation removal or construction, and once during initiation of these activities</p>                       | <p>Director of Community Development</p> | <p>Verification of completed survey; verification that biologist is onsite at initiation of grading/site preparation; verification of measures taken if species observed</p>                          |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval   | Monitoring Milestone/Frequency                      | Responsible Agency or Party  | Action Indicating Compliance   | Compliance Verification |      |          |
|--|---|--|--|-------------------------|------|----------|
|  |   |  |  | Initials                | Date | Comments |
| potential harm and an appropriate take permit shall be retained if necessary to relocate or assist with species avoidance measures under the guidance of the Department of Fish and Game and or US Fish and Wildlife Service.  |   |  |  |                         |      |          |
| <b>CULTURAL RESOURCES</b>  |   |  |  |                         |      |          |
| <b>CR-1 Stop Work Order.</b> If archaeological or paleontological resources are encountered during construction or land modification activities, the applicable procedures established under CEQA shall be followed. In this event, all construction work shall stop immediately, and the Director of Community Development shall be notified at once to assess the nature, extent, and potential significance of any archaeological or paleontological resources. If such resources are determined to be significant, appropriate actions to mitigate impacts to the resources shall be implemented by a qualified archaeologist approved by the Director of Community Development. Depending upon the nature of the find, mitigation could involve avoidance, documentation, or other appropriate actions to be determined by a qualified archaeologist. | Ongoing during site preparation and grading         | Onsite construction manager, and Director of Community Development                   | If potential cultural resources are encountered, verify that work is stopped and found materials are properly assessed and addressed |                         |      |          |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b>   |   |  |  |                         |      |          |
| <b>HAZ-1 Adherence to Deed Restriction.</b> Prior to commencing construction, the applicant for the proposed project shall demonstrate to the satisfaction of the Director of Community Development how construction complies with all requirements of the 'Covenant to Restrict Use of Property' (Covenant) including, but not limited to, the following:<br><br><i>4.01. Restrictions on Use. Covenantor promises and covenants to restrict its use of the Property to use as a public park; an educational, research, recreation, and community center; and other related governmental and public uses.</i><br><br><i>4.02. Future Construction or Demolition Activities. The Covenantor will notify the Department [meaning Department of Toxic Substances Control] prior to any future</i>  | Ongoing during project grading and site preparation | Onsite construction manager, Director of Community Development and Building Official | Verify compliance with the covenant  |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval  | Monitoring Milestone/Frequency | Responsible Agency or Party | Action Indicating Compliance | Compliance Verification |      |          |
|---|--------------------------------|-----------------------------|------------------------------|-------------------------|------|----------|
|   |                                |                             |                              | Initials                | Date | Comments |
| <p><i>construction or demolition of existing Improvements that may involve disturbance of the cap or the soils underneath the cap, and if Hazardous Substances are encountered during any future construction or demolition of existing Improvements on the Property the Covenantor will take such appropriate action as directed by the Department to address the presence, and if necessary, the remediation of any hazardous substances so encountered.</i></p> <p><b>4.03 Soil Management.</b><br/> <i>(a) Activities that may disturb soils beneath the Capped Property (e.g. excavation, grading, removal, trenching, filling, earth moving, mining, etc.) shall not be permitted without prior review and approval by the Department.</i><br/> <i>(b) No uses, improvements, or development of the Capped Property (other than routine, non-invasive maintenance) shall disturb the integrity of the concrete and asphalt that serve as caps on the Capped Property without prior review and approval by the Department.</i><br/> <i>(c) The concrete and asphalt that serve as caps on the Capped Property (other than routine, non-invasive maintenance) shall not be altered without written approval by the Department.</i><br/> <i>(d) The Owner shall maintain the caps on-the Capped Property in a Manner that avoids potential harm to persons or property which may result from the potential contaminated soils on the Capped Property.</i><br/> <i>(e) Any contaminated soils brought to the surface by grading, excavation, trenching, backfilling, or other activities shall be managed in accordance with all applicable provisions of state and federal law.</i></p> <p><i>The Covenantor will notify the Department (DTSC)</i></p> |                                |                             |                              |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval   | Monitoring Milestone/Frequency                      | Responsible Agency or Party                             | Action Indicating Compliance                             | Compliance Verification |      |          |
|--|---|---|--|-------------------------|------|----------|
|  |   |   |  | Initials                | Date | Comments |
| <p><i>of each of the following: (i) the type, cause, location, and date of any disturbance and/or damage to the caps and (ii) the type and date of repair of such damage. Notification to the Department shall be made as provided below within ten (10) working days of both the discovery of any such disturbance and/or damage and the completion of any repairs. Timely and accurate notification by any Owner or Occupant shall satisfy this requirement on behalf of all other Owners and Occupants. Any information provided under this section should also be attached to the annual report required.</i></p>  |   |   |  |                         |      |          |
| <p><b>HAZ-2 Soil Management in Capped Property.</b><br/>           Construction activities within the capped property including the reconfigured parking areas and driveway access roads shall adhere to the work plan prepared by SGI Environmental and approved by the DTSC (November 2009) including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• <i>The surface soil underlying the paved areas shall be scarified and re-compacted in place to accommodate placement of fill material over existing soils.</i></li> <li>• <i>To achieve final grade elevations planned for the proposed project, up to one (1) to seven (7) feet of clean soil fill material shall be placed over the former paved parking lot and paved access road of the capped property.</i></li> </ul> | Ongoing during project grading and site preparation | Director of Community Development and Building Official | Verification of soil management as prescribed in measure |                         |      |          |
| <p><b>HAZ-3 Soil Management in Area of Concern (AOC).</b><br/>           Construction and landscaping activities within the AOC shall adhere to the work plan prepared by SGI Environmental (November 2009) and approved by the DTSC including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• <i>The first one-foot of surface soil shall be removed. This soil should be clean fill material placed over the AOC during 2003 site remedial activities.</i></li> </ul>   | Ongoing during project grading and site preparation | Director of Community Development and Building Official | Verification of soil management as prescribed in measure |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval  | Monitoring Milestone/Frequency                      | Responsible Agency or Party                             | Action Indicating Compliance  | Compliance Verification |      |          |
|---|---|---|---|-------------------------|------|----------|
|   |   |   |   | Initials                | Date | Comments |
| <ul style="list-style-type: none"> <li>Excavated soils greater than one foot shall be segregated and stockpiled.</li> <li>Excavated soils shall be returned to or placed back into area of excavation. However soils removed from the AOC may be replaced anywhere within the boundary limits of the AOC, as long as a one (1) foot clean soil cover is utilized, as described below.</li> <li>Work area shall be covered with a one (1) foot thick, minimum, interval of clean fill soil.</li> </ul>   |   |   |   |                         |      |          |
| <p><b>HAZ-4 General Soil Management Support Tasks and Practices.</b> The proposed project shall adhere to the work plan guidelines developed by SGI Environmental for the proper handling and onsite management of potentially lead-impacted soil should they be encountered during construction activities. These guidelines shall be utilized by all parties involved in any activities where disturbance of onsite soil would occur (i.e., excavation, grading and landscaping), including the site Owner or record at the time of the activity as well as the Contractor and Consulting Project Engineer engaged in the construction activity. These guidelines include general practices that are consistent with California Title 8, Occupational Safety and Health Administration (Cal-OSHA) regulations. The work plan guidelines developed by SGI Environmental that shall be implemented during construction and grading activities include but are not limited to the following:</p> <p><u>Health and Safety Planning.</u> A site health and safety plan (HASP) shall be reviewed and updated prior to any construction activity involving earthwork or soil removal the site.</p> <p><u>Utility Clearance.</u> For exterior construction activity that involves earthwork, the Contractor and/or Project Engineer shall contact Underground Service Alert (USA) for underground utilities mark out. The USA's</p> | Ongoing during project grading and site preparation | Director of Community Development and Building Official | Verification of adherence to soil management tasks and practices as prescribed in measure |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval  | Monitoring Milestone/Frequency | Responsible Agency or Party | Action Indicating Compliance | Compliance Verification |      |          |
|---|--------------------------------|-----------------------------|------------------------------|-------------------------|------|----------|
|   |                                |                             |                              | Initials                | Date | Comments |
| <p>underground utility markout should be confirmed prior to initiating site work, particularly earthwork.</p> <p><u>Aphalt Concrete and Debris Removal.</u> If concrete (Portland or Asphalt) overlies portions of the construction area, the concrete should be saw-cut or ripped and removed to provide access prior to earthwork. Mixing underlying soil with the removed concrete and/or asphalt debris should be minimized as much as is practical. The concrete debris should be broken into removable fragments, loaded into end-dump trucks and transported to a local Class III landfill for disposal, or if possible, to a crushing/recycling facility. If necessary, trees, stumps, roots, brush, and other vegetation in areas to be excavated or cleared should be cut off flush with or below the original ground surface, except such trees and vegetation as may be indicated or directed to be left standing. Trees and other vegetation to be left in place should be protected from incidental damage during construction by the placement/erection of barriers or fences.</p> <p><u>Soil Removal.</u> Appropriately trained and experienced environmental professionals shall be onsite during site preparation, grading, and related earthwork activities to monitor soil conditions encountered. If required, removal of potentially lead-impacted soil shall be addressed as follows:</p> <ol style="list-style-type: none"> <li>1. The Contractor and/or Consulting Project Engineer, along with the Site owner of record shall coordinate field activities with equipment operators and other personnel.</li> <li>2. Prior to beginning earthwork, excavation</li> </ol> |                                |                             |                              |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval  | Monitoring Milestone/<br>Frequency | Responsible Agency or Party | Action Indicating Compliance | Compliance Verification |      |          |
|---|------------------------------------|-----------------------------|------------------------------|-------------------------|------|----------|
|   |                                    |                             |                              | Initials                | Date | Comments |
| <p>boundaries shall be delineated and marked at the site.</p> <p>3. Eight-millimeter (minimum) plastic sheeting shall be placed on the ground prior to stockpiling impacted soil to prevent cross contamination with underlying soils. Alternatively, excavated soil may also be placed in roll-off bins designed for this purpose.</p> <p>4. If work is in the AOC, remove first 1-foot topsoil layer of soil and segregate from remaining soil. It is assumed this clean soil cap should be free of lead impacts.</p> <p>5. The remaining soil shall be properly segregated, stockpiled, and if necessary, tested.</p> <p>6. Once soil removal is complete, the exact earthwork or soil excavation boundary shall be identified and recorded by a California-licensed surveyor. A detailed map shall be prepared by the surveyor to document the lateral and vertical extent of earthwork and/or soil removal.</p> <p><u>Dust Mitigation.</u> Dust may be generated by site construction activities. When earthwork activities occur in the Area of Concern or Capped Property, there is the potential that dust- or air-borne lead particles may be generated. Therefore, the need for dust control measures shall be evaluated. General dust control measures and other recommended practices include:</p> <p>1. Sprinkling water to maintain soil moisture. Water may be provided from water hoses and/or sprinklers</p> <p>2. Covering trucks hauling soil</p> <p>3. Sweeping roads and staging areas</p> <p>4. Restricting non-essential traffic</p> |                                    |                             |                              |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval  | Monitoring Milestone/<br>Frequency | Responsible Agency or Party | Action Indicating Compliance | Compliance Verification |      |          |
|---|------------------------------------|-----------------------------|------------------------------|-------------------------|------|----------|
|   |                                    |                             |                              | Initials                | Date | Comments |
| <p>5. Limiting vehicle speeds on unpaved areas</p> <p>6. Covering exposed soil stockpiles</p> <p><u>Surface Water Protection.</u> While earthwork is being conducted in either the AOC or capped property, the remedial contractor shall effectively prevent erosion and control sedimentation from storm water through approved methods including, but not limited to, diversion ditches, benches, berms, and any measures required by area wide plans under the Clean Water Act and local ordinances. Stockpiled soil shall be covered and surrounded by a berm to prevent storm water run-off and run-on. Earthwork shall be planned and conducted to minimize the duration of exposure of unprotected soils.</p> <p><u>Soil Storage or Stockpiling.</u> If soil is removed from either the AOC or Capped Property, excavated soil shall be stored in separate piles on plastic sheeting or within individual roll-off bins (or other structures) to avoid potential contamination of underlying soil. Soils derived from individual excavations shall be isolated to avoid potential cross-contamination. The excavated soil shall be covered with plastic sheeting at the end of each day and upon completion of each excavation. Excavated soil shall be managed in a way that shall not cause sediment in storm water runoff.</p> <p><u>Reporting.</u> Upon the completion of field work, a summary letter report shall be prepared for submittal to the DTSC and City of Rancho Palos Verdes. The report shall include a summary of the earthwork or soil penetration that may have resulted from onsite construction activities, a summary of all soil</p> |                                    |                             |                              |                         |      |          |



Point Vicente Interpretive Center Parking Expansion Project IS/MND  
**Mitigation Monitoring and Reporting Program**

| Mitigation Measure/Condition of Approval  | Monitoring Milestone/Frequency   | Responsible Agency or Party                                    | Action Indicating Compliance   | Compliance Verification |      |          |
|---|--|--|--|-------------------------|------|----------|
|   |  |  |  | Initials                | Date | Comments |
| <p>sample analytical results, as well as analytical laboratory reports (if necessary), a sample location map, a tabular summary of GPS positional data for any sample collection locations, a map depicting the lateral and vertical extent of earthwork, and conclusions. This report (or summary of the report) with maps depicting the restricted area and AOC in relation to the finished structure and grade of the project should be attached to the recorded Deed Restriction.</p> |  |  |  |                         |      |          |
| <b>NOISE</b>  |  |  |  |                         |      |          |
| <p><b>N-1 Construction Hours.</b> During project construction, operation of heavy equipment shall be prohibited except between the hours of 7:00 a.m. and 7:00 p.m. Monday through Thursday, and between 7:00 a.m. and 4:00 p.m. on Friday and Saturday. No such activity shall be permitted on Sunday or legal holidays. This measure shall be printed on all project grading and building plans submitted for City approval.</p>  | <p>Once prior to issuance of grading and building permits; ongoing during project grading and construction</p> | <p>Director of Community Development and Building Official</p> | <p>Verification of printing of measure on grading and building plans; verification of adherence to prescribed hours of heavy equipment operation</p> |                         |      |          |

