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## **X. MITIGATION MONITORING PROGRAM**

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### **INTRODUCTION**

This section reflects the mitigation monitoring and reporting program (MMRP) requirements of Public Resources Code Section 21081.6. CEQA Guidelines Section 15097 states:

*“...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”*

### **ENFORCEMENT**

In accordance with CEQA, the primary responsibility for making a determination with respect to potential environmental effects rests with the lead agency rather than the Monitor or preparer of the EIR. As such, the City of Malibu is identified as the enforcement agency for this Mitigation Monitoring and Reporting Program.

### **PROGRAM MODIFICATION**

After review and approval by the lead agency, minor changes to the MMRP are permitted but can only be made by the City of Malibu. No deviations from this program shall be permitted unless the MMRP continues to satisfy the requirements of Section 21081.6 of the California Environmental Quality Act (CEQA), as determined by the Lead Agency.

### **MITIGATION MONITORING AND REPORTING PROGRAM**

The organization of the MMRP follows the subsection formatting style as presented within the La Paz Development Agreement Draft EIR. Subsections of all of the environmental chapters presented in the Draft EIR are provided below in Table X.-1. For environmental issue areas where no mitigation measures were required, the MMRP is noted accordingly.

**Table X-1  
Mitigation Monitoring Program**

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
<b>V.A Aesthetics/Views</b>						
(A-1) All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the City Planning Department. The final Landscape Plan shall be in substantial compliance with the Conceptual Landscaping Plan illustrated in Figure V.A-6 and shall include a row of sycamore trees, which shall be planted 15 feet apart trunk to trunk on center along the northeasterly property boundary and Australian willow and coast live oak around buildings 10 and 11, west of the road.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction.</li> </ul>	City of Malibu Environmental and Community Development Department			
(A-2) Outdoor lighting shall incorporate low-level lighting fixtures and shall be designed and installed with directional shields so that the light source cannot be seen from adjacent land uses.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction.</li> </ul>	City of Malibu Environmental and Community Development Department			
(A-3) The exterior of the proposed buildings shall be constructed of non-reflective	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Environmental			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
building materials.			and Community Development Department			
<b>V.B Air Quality</b>						
(B-1) The construction area and vicinity (500-foot radius) shall be swept (preferably with water sweepers) and watered at least twice daily.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(B-2) All unpaved roads, parking and staging areas shall be watered at least once every two hours of active operations.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(B-3) Site access points shall be swept/washed of visible dirt deposition at the end of each workday	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(B-4) On-site stockpiles of debris, dirt or rusty material shall be covered or watered at least twice daily.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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B-5) All haul trucks hauling soil, sand, and other loose materials shall either be covered or maintain two feet of freeboard.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(B-6) All haul trucks shall have a capacity of no less than twelve and three-quarter (12.75) cubic yard.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(B-7) At least 80 percent of all inactive disturbed surface areas shall be watered on a daily basis when there is evidence of wind-driven fugitive dust.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(B-8) Operations on any unpaved surfaces shall be suspended when winds exceed 25 mph.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(B-9) Traffic speeds on unpaved roads shall be limited to 15 miles per hour.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(B-10) Operations on any unpaved surfaces shall be suspended during first and second stage smog alerts.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
<b>V.C Biological Resources</b>						
(C-1) Nesting birds are protected by both the California Department of Fish and Game (CDFG) Code and the federal Migratory Bird Treaty Act (MBTA). Removal of, or encroachment into existing on-site vegetation, should be restricted to off-peak bird nesting season, which typically occurs between February 1 and August 30. Should vegetation/tree removal be required during this period, the Applicant shall obtain the services of a qualified biologist, approved by the City, to conduct a series of nesting bird surveys consistent with CDFG recommended nesting bird surveys protocol methods in effect at the time. Any active nests shall be marked and exclusionary fencing shall be placed at a 10-foot radius around the nest (300 feet for raptors). The exclusionary fencing shall remain in place until such time that the biologist determines that the nest is no longer active. All equipment and human activity shall be excluded from	<ul style="list-style-type: none"> <li>Grading permit approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to site grading/tree removal</li> </ul>	City of Malibu Department of Environmental and Community Development			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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these areas during active nesting without exception. Should the actual construction of nests be observed by the project biologist, he/she may, with direction from the regional CDFG wildlife biologist, remove the nesting materials and/or dissuade further construction of the nest provided no egg-laying has begun						
(C-2) All disturbed and non-vegetated areas of the site must be watered daily during vegetation clearance and grading to minimize the generation of fugitive dust	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During site preparation and grading</li> </ul>	City of Malibu Department of Engineering Services			
(C-3) Prior to the initiation of vegetation clearance and grading, a qualified biologist or ecologist shall monitor the site and attempt to clear the proposed grading area of wildlife. The monitor will be present while all vegetation is removed, and shall direct the equipment operator to avoid impacts to wildlife through normal minimization techniques.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to/during site preparation and grading</li> </ul>	City of Malibu Department of Environmental and Community Development			
(C-4) Native vegetation shall be used in the landscaping pallet to the greatest extent feasible as required by the City of Malibu in the project's landscaping plan pursuant to mitigation measure A-1 at page V.A-14.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Department of Environmental and Community Development			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(C-5) The lighting plan should be designed in consultation with the City Biologist or a qualified ecologist familiar with best management building practices. All lighting should be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to protect nocturnal biological resources, pursuant to mitigation measure A-2 at page V.A-15.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
(C-6) Native protected tree species (i.e., sycamore) removed on-site shall be replaced in accordance with the Tree Mitigation Plan approved by the City Biologist. The approved plan includes the removal of 6 trees and a replacement on-site at a better than 10:1 ratio.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
(C-7) Contribution to a restoration program for CSS in the Santa Monica Mountains to an established conservation organization or governmental agency on a 1:1 creation (2:1 enhancement) per/acre basis; or	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
(C-8) Contribution to an established conservation organization or governmental agency in the Santa Monica Mountains to assist with purchase and set-aside of existing CSS habitat in the Santa Monica Mountains on	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Department of Environmental and Community			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
a 2:1 per/acre basis.			Development			
<b>V.D Cultural Resources</b>						
(D-1) In the event that archaeological resources are encountered during the course of grading or construction, all development must temporarily cease in these areas until the resources are properly assessed and subsequent recommendations are determined by a qualified consultant.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Environmental and Community Development			
(D-2) In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent remains or cultural resources. If undiscovered evidence of prehistoric artifacts is	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During site preparation, grading and soils excavation.</li> </ul>	City of Malibu Department of Environmental and Community Development			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
discovered construction activities in the affected areas shall not proceed until written authorization is granted by the City of Malibu Planning Manager						
<b>V.E Geology and Soils</b>						
(E-1) The proposed project shall be constructed in accordance with the geotechnical engineering recommendations as presented in the Engineering Geological and Geotechnical Engineering Reports (and subsequent Responses to City Comments), for the Proposed Malibu-La Paz Ranch, LLC, Civic Center Way, City of Malibu California, by Gold Coast GeoServices, Inc.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(E-2) All uncertified fill material placed within the fault trenches shall be removed and replaced as 90 percent compacted fill during the planned site preparations and rough grading.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During site preparation and grading.</li> </ul>	City of Malibu Department of Engineering Services			
(E-3) Temporary dewatering and discharge activities shall be monitored by the dewatering contractor and conducted in strict accordance with the Los Angeles Regional Water Quality Control Board's Order No. R4-2003-0111 (Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During grading, soils excavation and construction.</li> </ul>	City of Malibu Department of Engineering Services			

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Coastal Watersheds of Los Angeles and Ventura Counties (General Permit No. CAG994004).						
(E-4) As recommended by the Project Geotechnical Engineer, all structures located within the “moderate and high” risk surface manifestation hazard areas that are not situated atop parking structures shall be provided with a minimum 10-foot thick 90% compacted fill blanket. It is recommended that the compacted fill blanket be reinforced with Tensar BX1200 geogrid or equivalent placed at two-foot vertical intervals up to two feet below the planned finish rough grade pad. Recommendations addressing over-excavation, installation of geogrid and backfilling of these areas shall be provided during the plan check approval process that addresses temporary stability of construction excavations and bottoms.	<ul style="list-style-type: none"> <li>Plan approval; Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction; During construction.</li> </ul>	City of Malibu Department of Engineering Services			
(E-5) The structural engineer shall provide a letter along with supporting information, prior to plan check approval, indicating that the proposed buildings can tolerate the anticipated total and differential movements, or that site-specific geotechnical recommendations will be required.	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction.</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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(E-6) The proposed structures should be constructed utilizing post-tensioned foundation systems and post-tensioned slabs-on-grade designed by the project structural engineer.	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction.</li> </ul>	City of Malibu Department of Engineering Services			
(E-7) The Project Geotechnical Consultant shall provide appropriate geotechnical recommendations for restrained walls and include recommendations for damp-proofing or waterproofing and means for removing any water collected (e.g., sump pump), in accordance with the City's Geotechnical Guidelines.	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Department of Engineering Services			
(E-8) Complete grading plans that include the existing and proposed grades, grading yardages, proposed subterranean parking, the limits and depths of removals under the structures and flatwork areas, and grading cross-sections have been submitted to City Geotechnical staff for review. Remedial grading to mitigate liquefaction and other geotechnical hazards must be clearly defined in grading yardages, and illustrated on the Plans. Such plans submitted during final plan check shall reflect the concept plans in this EIR	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction.</li> </ul>	City of Malibu Department of Engineering Services			
(E-9) The Applicant shall obtain final construction plan approval (CDP) for the proposed onsite wastewater treatment systems (OWTS) from the City	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Engineering			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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<p>Environmental Health Administrator. Final approval of construction plans is subject to the conditions enumerated in the July 16, 2008 Revised Conformance Review by the City’s Environmental Health Administrator. The Environmental Health Administrator found that the OWTS is feasible and meets the City’s requirements. The final design must be engineered to meet the effluent limits specified in waste discharge requirements (WDR), taking into account the Malibu Lagoon bacteria and nutrient total maximum daily load (TMDL) requirements of the Regional Water Quality Control Board (RWQCB) and the United States Environmental Protection Agency (US EPA)..</p>			Services			
<b>V.F Hydrology/Water Quality</b>						
<p>(F-1) The project shall comply with all requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit.</p>	<ul style="list-style-type: none"> <li>Plan approval; Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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(F-2) The contractor shall contact the local California State Water Resources Board with any questions concerning Resolution No 2001-046 and to determine if the Project Site will require storm water sampling during construction activities.	<ul style="list-style-type: none"> <li>Contact WRB; Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	Applicant; City of Malibu Department of Engineering Services			
(F-3) The Proposed Project shall conform to its WQMP as reviewed by the City of Malibu in concept and comply with the BMPs in the Jensen Design and Survey and the October 2006 approval of the City's Environmental Health Coordinator.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Prior to and during construction.</li> </ul>	City of Malibu Department of Engineering Services			
(F-4) The Proposed Project shall meet the requirements of the City of Malibu's Flood Plain Management Ordinance, Ordinance No. 110.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Prior to construction.</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
<p>(F-5) A Water Quality Mitigation Plan is required to reduce pollutants from the sites. Best Management Practices (BMPs) are required and may include, but are not limited to, the following. Additionally BMPs can be found in the California Storm Water Best Management Practice Handbooks for Municipal and Commercial Activities, dated March 1993.</p> <ul style="list-style-type: none"> <li>a. Public education</li> <li>b. Good housekeeping practices</li> <li>c. Storm drain stenciling and signs</li> <li>d. Catch basin/storm drain cleaning</li> <li>e. Sweep/vacuum parking and drive areas</li> <li>f. Material storage control.</li> </ul> <p>The drainage plan in the WQMP shall substantially conform to the concept grading and drainage plan in Figures V.F-2 and V.F-3. The WQMP shall be implemented through a maintenance covenant and submitted to the City for review on an annual basis for the life of the project.</p>	<ul style="list-style-type: none"> <li>• Field check to confirm measures are implemented; Annual submittal of a maintenance covenant to the City of Malibu.</li> </ul>	<ul style="list-style-type: none"> <li>• Post-Construction.</li> </ul>	City of Malibu Department of Engineering Services			
<p>(F-6) A detention basin shall be provided that is properly designed and maintained to meet both County SUSMP requirements and City Ordinance 157 to retain or</p>	<ul style="list-style-type: none"> <li>• Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to construction.</li> </ul>	City of Malibu Department of Engineering			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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filter initial rainfall.			Services			
(F-7) Ongoing BMPs outlined in the approved Water Quality Mitigation Plan shall be implemented by owners and tenants.	<ul style="list-style-type: none"> <li>Notification to owners/tenants regarding obligation to implement BMP's.</li> </ul>	<ul style="list-style-type: none"> <li>Post-construction.</li> </ul>	City of Malibu Department of Engineering Services			
(F-8) Long-term, regular maintenance of treatment wetlands shall be required indefinitely. Maintenance should include cleaning of pretreatment areas (dredging of sediment forebays, trash removal, backwashing of sand filters, etc.), harvesting of plant biomass, removal of exotic species and replanting of desired species. All maintenance work shall be scheduled to avoid critical breeding and nesting periods for wetlands species.	<ul style="list-style-type: none"> <li>Annual review of a maintenance covenant.</li> </ul>	<ul style="list-style-type: none"> <li>Post-construction.</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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(F-9) The Applicant has obtained final feasibility approval for the proposed onsite wastewater treatment systems (OWTS) for Parcel A, Parcel B, and the City Hall Projects from the City Environmental Health Specialist. In accordance with Chapter 18.4(D) of the City's Local Coastal Plan- Local Implementation Plan (LCP-LIP) the proposed OWTS shall be engineered to meet the effluent limits specified in WDRs, taking into account the Malibu Lagoon bacteria and total maximum daily load requirements (TDMLs) of the RQWCB and the USEPA.	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Engineering Services			
(F-10) The Applicant shall apply recycled wastewater for irrigation purposes within landscape areas consistent with the State Water Resources Control Board Draft Recycled Water Policy.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented; Annual submittal of a maintenance covenant to the City of Malibu.</li> </ul>	<ul style="list-style-type: none"> <li>Post-Construction.</li> </ul>	City of Malibu Department of Engineering Services			
(F-11) A salt management plan shall be prepared and approved as a part of the final wastewater system design consistent with the applicable requirements, guidelines and policies identified in Section 2.12 of the Wastewater Management System Master Plan prepared by Lombardo Associates, Inc., dated July 7, 2008.	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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(F-12) The Applicant shall obtain a Waste Discharge Requirement (WDR) and a Water Reclamation Requirements (WRR) from the Los Angeles Regional Water Quality Control Board. Prior to reuse or discharge, the effluent shall be processed to meet the requirements of the City of Malibu Plumbing Code, and the WDR/WRR of the RWQCB.	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Engineering Services			
(F-13) Approval(s) to operate the proposed wastewater reuse system shall be obtained from the California Department of Public Health and the Los Angeles Regional Water Quality Control Board pursuant to the provisions of Title 22 of the California Code of Regulations. The required Engineering Report shall be prepared and submitted to the satisfaction of the California Department of Public Health, and the Los Angeles Regional Water Quality Control Board. Waste discharged into the wastewater treatment plant shall be limited to discharges from commercial and retail business, and City Hall. No water	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Engineering Services			

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softener regeneration brines, industrial wastewaters, or volatile organic compounds shall be allowed to be discharged into the system.						
<b>V.G Land Use and Planning</b>						
(G-1) Grading and Drainage Plans shall be submitted to the Environmental Building and Safety Division for approval with the final Site Plan and Building Plans. No grading permits shall be issued until final building plans have been approved.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Environmental and Community Development			
(G-2) All wastewater shall be treated and managed on-site by the project operators in accordance with all applicable rules and regulations of the County of Los Angeles Health Department. The location of all proposed and abandoned wastewater treatment systems shall be depicted on the final building plans for the City's	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Engineering Services t			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
approval.						
(G-3) The projects shall be developed in accordance with all site-specific hydrologic, geologic studies and final recommendations from the City Geologist or City Engineer.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Engineering Services			
(G-4) Approval of the Proposed Project shall be contingent on approval of a Coastal Development Permit from the City of Malibu, approval of a Zone Text Amendment, and upon effective certification of the Development Agreement by the CCC.	<ul style="list-style-type: none"> <li>CDP approval; Development Agreement certification.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Environmental and Community Development			
<b>V.H Noise</b>						
(H-1) Construction contracts shall specify that all construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.	<ul style="list-style-type: none"> <li>Include requirement for noise attenuation in all construction contracts.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	Applicant			
(H-2) All residential units located within 700 feet of the construction site shall be sent a notice regarding the construction schedule of the Proposed Project. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register	<ul style="list-style-type: none"> <li>Notification of construction schedule to adjacent residents.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	City of Malibu Department of Environmental and Community Development			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
complaints.						
(H-3) The Project Developer shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 700 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.	<ul style="list-style-type: none"> <li>Designation of a noise disturbance coordinator.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	Applicant			
(H-4) Consistent with the City of Malibu Noise Ordinance (Section 4204 G), construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays. Special circumstances may arise where construction activities are permitted during prohibited hours by expressed written permission of the City Manager, or if construction is necessary to preserve life or property when such necessity arises (Section 4205 D).	<ul style="list-style-type: none"> <li>Limit hours of construction</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	City of Malibu Department of Environmental and Community Development			
<b>V.I-1 Public Utilities (Electricity)</b>						

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(I-1) If connection of electricity services will result in a service disruption to surrounding properties, this connection must be done at a time of day that is the least inconvenient	<ul style="list-style-type: none"> <li>Schedule service disruptions</li> </ul>	<ul style="list-style-type: none"> <li>During construction</li> </ul>	Applicant			
(I-2) If a disruption to electricity services must occur, notice shall be provided to all affected properties of the service disruption	<ul style="list-style-type: none"> <li>Provide notice</li> </ul>	<ul style="list-style-type: none"> <li>During construction</li> </ul>	Applicant			
(I-3) High-efficiency air conditioning controlled by a computerized energy-management system shall be installed	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-4) Built-in appliances and space-conditioning equipment should exceed the minimum efficiency levels mandated by Title 24.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-5) Air shall be cascade ventilated from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-6) Lighting system heat shall be recycled for space heating during cool weather.	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>				

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(I-7) Low and medium static-pressure terminal units and ductwork shall be installed, and buildings shall be well sealed, to reduce energy consumption by air-distribution systems.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-8) A performance check of the installed space conditioning system shall be completed prior to the issuance of a certificate of occupancy.	<ul style="list-style-type: none"> <li>Building Inspector sign-off</li> </ul>	<ul style="list-style-type: none"> <li>Construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-9) Exterior walls shall be finished with light-colored materials and high-emissivity characteristics to reduce cooling loads.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
(I-10) White reflective roofing material shall be used to meet standards and reflect heat.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-11) Thermal installation shall be installed in walls and ceilings which exceeds Title 24 regulations.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(I-12) Window systems shall be designed to reduce thermal gain and loss, and shall be fitted with heat-rejecting window treatments, thus reducing cooling loads during warm weather and heating loads during cool weather.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-13) Fluorescent and high-intensity-discharge (HID) lamps shall be installed inside as well as outside.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-14) Photo sensitive controls and dimmable electronic ballasts shall be installed to maximize the use of natural daylight and thus reduce the artificial lighting load.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-15) Occupant controlled light switches and thermostats shall be installed.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
(I-16) Time controlled interior and exterior lighting shall be installed.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(I-17) Passive solar inset of windows or windowless walls shall be incorporated	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			
<b>V.I-2 Public Utilities (Natural Gas)</b>						
No mitigation measures are required.	N/A	N/A	N/A	N/A	N/A	N/A
<b>V.I-3 Public Utilities (Water)</b>						
(I-18) The Applicant shall comply with the requirements of Water District 29 and the LACFD by providing the infrastructure needed to connect to the existing 12-inch water main located in the centerline of Civic Center Way, "T" off from that main and extend new water mains onto and within the project site to serve hydrants throughout the project in accordance with the provisions of the LACFD Code (Title 32) and the specifications listed in the Existing Fire Department Fire Flow/Hydrant Location and Access approvals (see Figure V.J-2 Fire Accessibility Site Plan) and any applicable regulations of the Water District 29.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(I-19) The Project Applicant shall be responsible for any fees adopted by the City of Malibu and generally and uniformly imposed by the City of Malibu’s Environmental and Building Safety Department for construction of new water supply and distribution facilities.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Engineering Services; Los Angeles County Waterworks District 29, and the Los Angeles County Fire Department.			
(I-20) Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water loss from evaporation. Care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season to avoid wasting water by excessive landscape irrigation.	<ul style="list-style-type: none"> <li>Irrigation management</li> </ul>	<ul style="list-style-type: none"> <li>Operation</li> </ul>	Property Owner			
(I-21) Selection of native, drought-tolerant, low water consuming plant varieties shall be used to reduce irrigation water consumption to the maximum extent feasible, as reflected in the project’s landscape plan; Mitigation Measure A-1, at page V.A-14.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
(I-22) Reclaimed irrigation via the OWTS and/or recycled water shall be used where possible for irrigation of	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
landscaping.			Environmental and Community Development			
<b>V.I-4 Public Utilities (Wastewater)</b>						
(I-23) Detailed plans for the OWTS shall be submitted to the City of Malibu Environmental and Building Safety Department for review and approval.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Environmental and Building Safety Department			
(I-24) The project Applicant shall obtain a Waste Discharge Permit from the Los Angeles Regional Water Quality Control Board (LARWQCB) prior to building permit issuance.	<ul style="list-style-type: none"> <li>Obtain permit</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles Regional Water Quality Control Board (LARWQCB)			
(I-25) The project Applicant shall obtain an Operating Permit from the City of Malibu Environmental and Building Safety Department prior to construction.	<ul style="list-style-type: none"> <li>Obtain permit</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Environmental and Building Safety Department			
(I-26) Effluent for gray water/re-use irrigation in designated areas on-site shall at all times be a disinfected, high quality,	<ul style="list-style-type: none"> <li>Comply with requirements of RWQCB for</li> </ul>	<ul style="list-style-type: none"> <li>Operation</li> </ul>	Los Angeles Regional Water Quality Control			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
filtered reclaimed water and shall not exceed the effluent quality limits of the RWQCB's Total Daily Maximum Load (TDML) requirements for the Malibu Creek Watershed.	reclaimed water		Board (LARWQCB)			
<b>V.I-5 Public Utilities (Solid Waste)</b>						
(I-27) The Proposed Project shall recycle all construction debris in a practical, available, and accessible manner, to the maximum extent feasible, during the demolition and construction phases.	<ul style="list-style-type: none"> <li>Recycle</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and Construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
(I-28) Where economically feasible, the Proposed Project shall incorporate the use of recycled materials in building materials, furnishing operations and building maintenance	<ul style="list-style-type: none"> <li>Plan Approval; Permit Approval</li> </ul>	<ul style="list-style-type: none"> <li>Construction and Operation</li> </ul>	City of Malibu Department of Environmental and Community Development			
(I-29) The design of the Proposed Project shall allocate space for a recycling collection area for use by both on-site employees and visitors.	<ul style="list-style-type: none"> <li>Plan Approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
<b>V.J-1 Public Services (Fire Protection)</b>						

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(J-1) The Project shall comply with all applicable code and ordinance requirements for construction, emergency access, water main fire flows and fire hydrants.	<ul style="list-style-type: none"> <li>Plan Approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Fire Department			
(J-2) The Applicant shall pay a uniformly applied developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by the Proposed Project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued.	<ul style="list-style-type: none"> <li>Pay fee</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Environmental and Building Safety Department			
(J-3) Development may require fire flows up to 2,625 gallons per minute at 20 pounds per square inch residual pressure for up to a two-hour duration, and as specified by the Los Angeles County Fire Department. Final fire flows will be based on the size of the buildings, their relationships to other structures, property lines, and types of construction used.	<ul style="list-style-type: none"> <li>Plan Approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Fire Department			
(J-4) Fire hydrant spacing shall be 300 feet and shall meet the following requirements: a) No portion of lot frontage shall be more than 200 feet via vehicular	<ul style="list-style-type: none"> <li>Plan Approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Fire Department			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
<p>access from a public fire hydrant.</p> <p>a) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant. Additional hydrants will be required if hydrant spacing exceeds specified distances.</p>						
<p>(J-5) Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. All on site driveways shall provide a minimum unobstructed width of 26 feet, clear-to-sky. The 26 foot width will be increased to:</p> <p>a) 34 feet in width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.</p> <p>b) 42 feet in width when parallel parking is allowed on each side of the access roadway/driveway.</p>	<ul style="list-style-type: none"> <li>Plan Approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Fire Department			
<p>(J-6) "Fire Lanes" are any ingress/egress, roadway/driveway with paving less than 34 feet in width, and will be clear-to-sky. All "Fire Lanes" will be depicted</p>	<ul style="list-style-type: none"> <li>Plan Approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Fire			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
on the final map.			Department			
(J-7) For streets and driveways with parking restrictions, the entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating “NO PARKING – FIRE LANE” in three-inch high letters. Driveway labeling is necessary to ensure Fire Department access.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Environmental and Building Safety Department			
(J-8) All proposals for traffic calming measures (speed humps/bumps, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Fire Department			
(J-9) As required by Section 1117.2.1 of the County Fire Code, a Fuel Modification Plan, a landscape plan and an irrigation plan shall be submitted to the LACFD prior to construction. Said plans shall be reviewed and approved by the Forestry Division of the County of Los Angeles Fire Department for reasonable fire safety	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Fire Department			
<b>V.J-2 Public Services (Police Protection)</b>						
(J-10) During construction, the Proposed Project shall: (1) implement a security system; (2) hire private security personnel; and (3) erect perimeter fencing.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Environmental and Building Safety			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
			Department			
(J-11) A 6-foot high wrought iron fence shall be constructed along the northern perimeter of the property sufficient to prevent or discourage pedestrians from accessing the Malibu Knolls neighborhood on foot via the hillside.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	City of Malibu Department of Environmental and Community Development			
<b>V.K. Transportation and Circulation</b>						
(K-1) Webb Way & PCH - Mitigating project impacts at the intersection of Webb Way & PCH would entail re-striping/widening Webb Way between PCH and Civic Center Way to provide a six-lane cross-section with three lanes in each direction. The northbound departure currently provides two travel lanes and widening along the east side of Webb Way north of PCH would be necessary to accommodate the additional northbound lane. The widening of Webb Way to provide a six-lane cross-section would increase the storage capacity on Webb Way in an effort to minimize the potential for overflow conditions.  The addition of dual left turn lanes to the eastbound approach on PCH is also recommended; this would entail	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Department of Transportation			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
<p>narrowing the raised center median. The existing travel lanes on PCH at this intersection are substandard (i.e., less than 12 feet wide). This mitigation can fit within the existing traveled way with substandard lane widths (less than 12 feet); the resulting lane configuration would consist of a raised median, an 11- and 10-foot left turn lane, one 11-foot through lane, two 10-foot through lanes, and one 11-foot right-turn lane. Shifting the east and west legs of the intersection (approach and departure) several feet to the north would allow the standard width lanes with this mitigation.</p> <p>Additionally, a guide sign shall be posted facing the eastbound dual left turns from PCH onto Webb Way, so that motorists who wish to make a subsequent right turn onto east bound Civic Center Way would be directed to the "Number 2" left turn lane. The sign may have to be mounted overhead.</p>						
<p>(K-2) Cross Creek Road &amp; PCH - The impact of project traffic on the intersection of Cross Creek Road &amp; PCH could be mitigated by the addition of a right-turn lane westbound on PCH. This mitigation would improve the traffic movement along westbound PCH. If Caltrans does not approve of non-</p>	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	<p>Los Angeles County Department of Transportation; Caltrans</p>			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
standard narrower lane widths, then roadway widening on the south side of PCH on the approach and departure legs would allow the standard width lanes for this mitigation measure.						
(K-3) Webb Way & Civic Center Way – Mitigating the project impact would entail installing a new traffic signal and widening Webb Way to a six-lane cross section south of the intersection of Civic Center Way. The northbound approach and the eastbound approach would each be re-stripped to include one left-turn lane, one through lane, and one right-turn lane. The southbound approach would be widened to provide one left-turn lane and one shared through/right lane. Widening the east side of Webb Way between PCH and Civic Center Way would be necessary for the proposed six-lane cross section. Results of this signal warrant are provided in the project traffic study (see Appendix G)..	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	Los Angeles County Department of Transportation			
<b>V.L. Environmental Hazards</b>						
(L-1) The Project Developer shall obtain all necessary permits from the RWQCB prior to the installation of any temporary and/or permanent dewatering systems. Procurement of all applicable RWQCB permits will ensure the water	<ul style="list-style-type: none"> <li>Obtain permit</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction</li> </ul>	RWQCB			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
quality of groundwater discharge into the storm drain infrastructure.						
(L-2) A demolition-level asbestos survey by a licensed contractor shall be conducted for the existing on-site structures. If the survey reveals that these structures contain ACMs, the structures shall be stabilized, removed, and disposed of in accordance with applicable regulations, including but not limited to, SCAQMD Rule 1403 and Cal/OSHA requirements.	<ul style="list-style-type: none"> <li>Obtain permit</li> </ul>	<ul style="list-style-type: none"> <li>Pre-demolition</li> </ul>	SCAQMD; City of Malibu Environmental and Building Safety Department			
(L-3) During the demolition of existing structures, building materials shall be handled and disposed of in accordance with applicable local, State, and federal regulations regarding lead-containing materials.	<ul style="list-style-type: none"> <li>Obtain permit</li> </ul>	<ul style="list-style-type: none"> <li>Pre-demolition</li> </ul>	City of Malibu Environmental and Building Safety Department			
(L-4) Fluorescent light ballasts not specifically labeled as not to contain PCBs shall be presumed to contain them and shall be disposed of in accordance with applicable regulations, including but not limited to, Cal/OSHA requirements.	<ul style="list-style-type: none"> <li>Obtain permit</li> </ul>	<ul style="list-style-type: none"> <li>Pre-demolition</li> </ul>	City of Malibu Environmental and Building Safety Department			