

**PROJECT DESIGN FEATURES**

**AND**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**FOR THE**

**TEMPORARY OCEAN WATER DESALINATION DEMONSTRATION**

**PROJECT**

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## **1.0 Introduction**

The California Environmental Quality Act (CEQA) requires that public agencies adopting Environmental Impact Reports (EIRs) take affirmative steps to determine that approved mitigation measures, standard conditions, and project design features are implemented subsequent to project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the EIR during project implementation (Public Resources Code, Section 20181.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by West Basin Municipal Water District (District) as Lead Agency to ensure compliance with mitigation measures, standard conditions and project design features associated with the development of the Temporary Ocean Water Desalination Demonstration Project, as the Lead Agency pursuant to the State CEQA Guidelines, will ensure that all standard conditions, project design features and mitigation measures are carried out.

The District's project design features, as set forth in the Final EIR, and mitigation measures would avoid or substantially lessen environmental impacts to below a level of significance for all impact issues except for the potential for liquefaction due to severe seismic activity.

The remainder of this MMRP consists of a checklist that identifies the mitigation measures by resource. The table identifies the mitigation monitoring and reporting requirements, including the person(s) responsible for verifying implementation of the project design feature, standard condition, or mitigation measure, timing of verification (prior to, during or after construction) and responsible party. Space is provided for sign-off following completion/implementation of the standard condition, project design feature, or mitigation measure.

CEQA requires that when a public agency completes an environmental document, which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, the attached Mitigation Monitoring and Reporting Checklist has been prepared for the Temporary Ocean Water Desalination Demonstration Project. This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Project file.

This Mitigation Monitoring and Reporting Program delineates responsibilities for monitoring the project, but also allows the District flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The District will distribute reporting forms to the appropriate entities for verification of compliance.
- Department/agencies with reporting responsibilities will review the EIR, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the District as appropriate.
- Periodic meetings may be held during the project implementation to report on compliance of mitigation measures.
- Responsible parties provide the District with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through an existing review and approval program such as field inspection reports and plan review.
- The District prepares a reporting form periodically during the construction phase and an annual report summarizing the status of all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the Mitigation Monitoring Program, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the District. Such changes could include reassignment of monitoring and reporting responsibilities, program redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. All permitted changes to the Mitigation Monitoring and Reporting Program must satisfy the requirements of Public Resources Code Section 21081.6.

Please refer to Final EIR, Volume II (Responses to Comments), Section 3, *Errata*, for minor corrections to the following mitigation measures.

**Project Design Features and  
 Mitigation Monitoring and Reporting Program Checklist**

Design Feature or Mitigation No.	Design Feature or Mitigation Measure	Person(s) to Verify	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const	During Const	Post-Const		Initials	Date	
<b>5.1 Aesthetics/Light and Glare</b>									
PDF 5.1-1	<u>Project Design Feature</u> The project has been sited at an existing developed site (which therefore avoids landform alteration and grading-related temporary aesthetic impacts)	District or designee	X			District			
PDF 5.1-2	<u>Project Design Feature</u> The project has been sited at the SEALab facility, which has an existing perimeter wall and 35'+ tall pumphouse building, which limits views to and from the SEALab site.	District or designee	X			District			
PDF 5.1-3	<u>Project Design Feature:</u> Site enhancements will be provided that improve the overall SEALab aesthetics, including removal of deteriorating features and substantially improving the aesthetic appearance and functionality of the pumphouse building.	District or designee	X	X		District			
PDF 5.1-4	<u>Project Design Feature:</u> The majority of the Temporary Facility equipment will be placed under the proposed canopy, which provides a visual screening from adjacent areas.	District or designee	X	X		District			
<b>Construction-Related Mitigation Measures</b>									
MM 5.1-1	<u>Mitigation Measure: Site Character /Quality</u> During construction activities, the construction contractor shall ensure that construction materials and equipment staging areas be located away from existing residential uses and, when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of the construction site and/or staging areas.	District or designee		X		District			
MM 5.1-2	<u>Mitigation Measure: Scenic Vistas</u> Refer to Mitigation Measure 5.1-1 above	District or designee		X		District			
MM 5.1-3	<u>Mitigation Measure: Light and Glare</u> All construction-related exterior lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety and security at the construction site.	District or designee	X			District			
<b>Operational-Related Mitigation Measures</b>									
MM 5.1-4	<u>Mitigation Measure: Degradation of Character/Quality</u> During construction activities, the construction contractor shall ensure	District or designee	X	X		District			

Temporary Ocean Water Desalination Demonstration Project  
**Standard Conditions and Project Design Features and Mitigation Monitoring and Reporting Program**

Design Feature or Mitigation No.	Design Feature or Mitigation Measure	Person(s) to Verify	Timing of Verification			Responsible Party	Completed		Comments
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	that construction materials and equipment staging areas be located away from existing residential uses and, when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of the construction site and/or staging areas.								
MM 5.1-5	<u>Mitigation Measure: Scenic Vistas</u> Refer to Mitigation Measure 5.1-4 above	District or designee	X	X		District			
MM 5.1-6	<u>Mitigation Measure: Light and Glare</u> All construction-related exterior lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety and security at the construction site.	District or designee	X			District			
<b>5.2 Air Quality</b>									
PDF 5.2-1	<u>Project Design Feature</u> The project has been sited at an existing developed site (which therefore avoids landform alteration, grading and related air emissions)	District or designee	X			District			
PDF 5.2-2	<u>Project Design Feature</u> The project will utilize energy recovery devices to minimize energy demand and related air quality impact.	District or designee		X		District			
PDF 5.2-3	<u>Project Design Feature</u> The source water intake volume has been reduced by over 50% from the original concept, from 1.2 MGD to 0.58 MGD, thereby substantially reducing energy related emissions.	District or designee	X			District			
PDF 5.2-4	<u>Project Design Feature</u> The facility operation has been limited to 3 ½ years	District or designee	X			District			
<b>Construction-Related Mitigation Measures</b>									
MM 5.2-1a	<u>Mitigation Measure: Construction Related Emissions</u> During clearing, grading, earth moving, or excavation operations, excessive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the South Coast Air Quality Management District's Rules and Regulations. <ul style="list-style-type: none"> <li>All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.</li> <li>All material transported on-site or off-site shall be either</li> </ul>	District or designee		X		District			

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	<p>sufficiently watered or securely covered to prevent excessive amounts of dust.</p> <ul style="list-style-type: none"> <li>The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.</li> <li>These control techniques shall be indicated in Project specifications. Compliance with this measure shall be subject to periodic site inspections by the District.</li> <li>Visible dust beyond the property line emanating from the Project shall be prevented to the maximum extent feasible.</li> </ul>								
MM 5.2-1b	<p><u>Mitigation Measure: Construction Related Emissions</u>            Project grading plans shall show the duration of construction. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the District. Compliance with this measure shall be subject to periodic inspections of construction equipment vehicles by the District.</p>	District or designee	X	X		District			
MM 5.2-1c	<p><u>Mitigation Measure: Construction Related Emissions</u>            All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.</p>	District or designee		X		District			
MM 5.2-1d	<p><u>Mitigation Measure: Construction Related Emissions</u>            Prior to approval of the Project plans and specifications, the District shall confirm that the construction bid packages specify:</p> <ul style="list-style-type: none"> <li>Contractors shall use high-pressure-low-volume paint applicators with a minimum transfer efficiency of at least 50 percent;</li> <li>Coatings and solvents that will be utilized have a volatile organic compound content lower than required under South Coast Air Quality Management District Rule 1113; and to the extent feasible, construction/building materials shall be composed of pre-painted materials</li> </ul>	District or designee	X			District			
	<b>Operational-Related Mitigation Measures</b>								
MM 5.2-2	<p><u>Mitigation Measure: Construction Related Emissions</u>            The Project shall comply with South Coast Air Quality Management District Rule 402, which prohibits the discharge from a facility of air pollutants that cause injury, detriment, nuisance, or annoyance to the public or that damage business or property.</p>	District or designee		X		District			

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<b>5.3 Biological Resources</b>									
PDF 5.3-1	<u>Project Design Feature</u> The project will utilize a passive wedgewire screen for the primary intake system, and bar screen for the subsurface intake system.	District or designee			X	District			
PDF 5.3-2	<u>Project Design Feature</u> The project will limit the duration of the intake study to 3 ½ years maximum.	District or designee	X			District			
PDF 5.3-3	<u>Project Design Feature</u> The project will be removing intake sediment by vacuum which will limit the overall ocean disturbance.	District or designee			X	District			
PDF 5.3-4	<u>Project Design Feature</u> The total proposed intake volume has been reduced from 1.2 MGD to 0.58 MGD, reducing the nominal I/E effects and nominal discharge effects by over 50%	District or designee	X			District			
<b>Construction-Related Mitigation Measures</b>									
PDF 5.3-4	<u>Mitigation Measure: Project Construction</u> Project construction will be limited immediately above the Units 5 & 6 discharge tunnels and would occur for a limited time of one month. Potentially affected species would be able to use other areas in the nearshore zone.	District or designee		X		District			
<b>Operational-Related Mitigation Measures</b>									
PDF 5.3-5	<u>Mitigation Measure: Operational</u> The marine related facilities will require periodic inspection and maintenance over the 3 ½ year life of the Project <ul style="list-style-type: none"> <li>• Equipment maintenance</li> <li>• Pre-treatment and post-treatment chemical additives will be in compliance with the California State Water Resources Control Board, which incorporates water quality control standards in the Ocean Plan that apply to all NPDES permits.</li> <li>• Intake Effects Assessment Study Plan will establish the frequency and nature of source water and discharge sampling, as well as passive wedgewire performance evaluation.</li> </ul>	District or designee	X		X	District			
<b>5.4 Geology, Soils, and Seismicity</b>									
PDF 5.4-1	<u>Project Design Feature</u> The project has been sited at an existing developed site (which therefore avoids landform alteration and minimizes surface soil	District or designee	X			District			

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			Pre-Const	During Const	Post-Const		Initials	Date	
	erosion).								
PDF 5.4-2	<u>Project Design Feature</u> The project is avoiding ocean floor disturbance for intake modification (which avoids sedimentation and turbidity impacts).	District or designee	X			District			
PDF 5.4-3	<u>Project Design Feature</u> The project will avoid the need for extensive foundation excavation and construction by avoiding the major equipment inside the pumphouse.	District or designee		X		District			
PDF 5.4-4	<u>Project Design Feature</u> The project will be designed and constructed pursuant to the current Uniform Building Code to minimize structural impacts associated with adverse soil or seismic conditions.	District or designee	X	X		District			
PDF 5.4-5	<u>Project Design Feature</u> The requirements of the projects NPDES permit (pending) will be implemented.	District or designee	X	X		District			
PDF 5.4-6	<u>Project Design Feature</u> All construction will be pursuant to the Special Publication 117, Guidelines for Evaluation and Mitigating Seismic Hazards in the California, CGS.	District or designee		X		District			
	<b>Construction-Related Mitigation Measures</b>								
MM 5.4-1	<u>Mitigation Measure: Project Construction</u> Project construction shall comply with NPDES permit conditions, including adequate protection of all stockpile areas, in order to minimize wind and water erosion. Such erosion control measures may include covering trucks exiting the site to minimize wind-blown erosion, and creating a stockpile area that minimizes wind and water erosion through use of perimeter containment and/or tarps.	District or designee		X		District			
	<b>Operational-Related Mitigation Measures</b>								
MM5.4-2	<u>Mitigation Measure: Groundshaking</u> Prior to construction, final design plans will be reviewed against the geotechnical reports (contained in Appendix D) to ensure consistency with recommendations, compliance with UBC requirements, and compliance with applicable provisions of CGS Special Publication 117 (except as noted otherwise in Appendix D).	District or designee	X			District			
<b>5.5 Land Use and Relevant Planning</b>									
PDF 5.5-1	<u>Project Design Feature</u> The project has been sited at an existing developed site (which therefore avoids landform alteration and grading-related temporary impacts).	District or designee	X			District			
PDF 5.5-2	<u>Project Design Feature</u>	District or	X			District			

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	Refer to Project Design Feature 5.1-2	designee							
PDF 5.5-3	<u>Project Design Feature</u> Refer to Project Design Feature 5.1-3	District or designee	X	X		District			
PDF 5.5-4	<u>Project Design Feature</u> Refer to Project Design Feature 5.1-4	District or designee	X	X		District			
PDF 5.5-5	<u>Project Design Feature</u> A facility layout and construction process will be developed that minimizes adverse effect to SEALab operations during and after construction.	District or designee	X			District			
	<b>Construction-Related Mitigation Measures</b>								
	No mitigation measures are required								
	<b>Operational-Related Mitigation Measures</b>								
	No mitigation measures are required								
<b>5.6 Noise and Vibration</b>									
PDF 5.6-1	<u>Project Design Feature</u> The exterior noise will be minimized by constructing the canopy over most of the South Yard Equipment Area.	District or designee		X		District			
PDF 5.6-2	<u>Project Design Feature</u> Construction noise and offsite material transport will be substantially reduced by redesigning the South Yard concept to use a concrete mat foundation rather than piles.	District or designee		X		District			
PDF 5.6-3	<u>Project Design Feature</u> The project will avoid complete pumphouse reconstruction, which would have required extensive basement construction and pile installation (with pile drivers), thereby substantially reducing or eliminating construction-related vibration effects and substantially reducing construction-related noise.	District or designee		X		District			
PDF 5.6-4	<u>Project Design Feature</u> The project's demonstration equipment is sited along SEALab's southeastern border, furthest from the noise-sensitive receptors.	District or designee	X	X		District			
	<b>Construction-Related Mitigation Measures</b>								
MM 5.6-1a	<u>Mitigation Measure: Demolition and Construction</u> Project construction will comply with the City of Redondo Beach's municipal code noise regulations, which permit construction between the hours of 7 AM and 6 PM, Monday through Friday, 9 AM to 5 PM Saturday, and prohibit construction on Sundays and during specified federal holidays. The City of Redondo Beach Building Officer may authorize work to be done "after hours" provided that containment of construction noises is provided.	District or designee		X		District			

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MM 5.6-1b	<p><u>Mitigation Measure: Demolition and Construction Related</u>                      Prior to grading, the following measures shall be implemented by the District or contractor:</p> <ul style="list-style-type: none"> <li>• Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State required noise attenuation devices.</li> <li>• All residential units and marina "live-aboards" located within 250 feet of the construction site boundary 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 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 complaints.</li> <li>• A "noise disturbance coordinator" shall be established. The disturbance coordinator 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 250 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.</li> <li>• Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</li> <li>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.</li> </ul>	District or designee	X	X		District			
	<b>Operational-Related Mitigation Measures</b>								
MM 5.6-2	<u>Mitigation Measure: Operational</u>	District or	X			District			

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	Prior to construction, the District shall prepare a design-level acoustic study that demonstrates that all stationary noise sources will comply with the City's <i>Municipal Code</i> , Title 4, Chapter 24, <i>Noise Regulation</i> .	designee							
<b>5.7 Public Health and Safety</b>									
PDF 5.7-1	<u>Project Design Feature</u> The project will avoid major equipment inside the pumphouse, which avoids the need for extensive foundation excavation, pile installation, and potential dewatering-related impacts (potentially associated with historic groundwater plumes at RBGS)	District or designee		X		District			
<b>Construction-Related Mitigation Measures</b>									
MM 5.7-1	<u>Mitigation Measure: Construction Related</u> In accordance with all applicable federal, state and local regulations, desalination plant personnel shall regularly inspect all hazardous materials handling facilities for compliance with applicable regulations and shall ensure that any deficiencies are promptly repaired. In addition, the facility shall be subject to regular inspections by applicable local agencies, which would ensure compliance with appropriate regulatory requirements for hazardous materials and regulated substances handling. The District shall develop and implement appropriate safety programs for the proposed Project that address hazardous materials storage locations, emergency response procedures, employee training requirements, hazard recognition, fire safety, first aid/emergency medical procedures, hazard communication training, and release reporting requirements. These programs shall include a Hazardous Materials Business Plan, worker safety program, fire response program, a plant safety program, and the facility's standard operating procedures. These safety programs shall ensure that the desalination facility is in compliance with all applicable hazardous material storage and management regulations. These safety programs shall provide for the preparation of all safety planning documentation associated with compliance with these regulations. Additionally, for security purposes, the safety programs shall limit site access to the desalination facility to authorized personnel and guided private tours).	District or designee			X	District			
<b>Operational-Related Mitigation Measures</b>									
MM 5.7-2a	<u>Mitigation Measure: Operational Impacts</u> In accordance with all applicable federal, state and local regulations, desalination plant personnel shall regularly inspect all hazardous materials handling facilities for compliance with applicable regulations	District or designee			X	District			

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	and shall ensure that any deficiencies are promptly repaired. In addition, the facility shall be subject to regular inspections by applicable local agencies, which would ensure compliance with appropriate regulatory requirements for hazardous materials and regulated substances handling.								
MM 5.7-2b	<u>Mitigation Measure: Operational Impacts</u> The District shall develop and implement appropriate safety programs for the proposed Project that address hazardous materials storage locations, emergency response procedures, employee training requirements, hazard recognition, fire safety, first aid/emergency medical procedures, hazard communication training, and release reporting requirements. These programs shall include a Hazardous Materials Business Plan, worker safety program, fire response program, a plant safety program, and the facility's standard operating procedures. These safety programs shall ensure that the desalination facility is in compliance with all applicable hazardous material storage and management regulations. These safety programs shall provide for the preparation of all safety planning documentation associated with compliance with these regulations. Additionally, for security purposes, the safety programs shall limit site access to the desalination facility to authorized personnel and guided private tours).	District or designee			X	District			
<b>5.8 Traffic and Circulation</b>									
PDF 5.8-1	<u>Project Design Feature</u> The project will avoid major equipment inside the pumphouse, which avoids the need for extensive foundation excavation and construction, which substantially reduces the need for soil export related traffic.	District or designee		X		District			
PDF 5.8-2	<u>Project Design Feature</u> Access from North Harbor Drive will be limited to infrequent major commercial/equipment deliveries and restricted employee access only.	District or designee		X		District			
	<b>Construction-Related Mitigation Measures</b>								
MM 5.8-1a	<u>Mitigation Measure: Generated Traffic</u> Prior to construction, the District (or contractor) shall prepare a Traffic Management Plan for construction activities associated with the Temporary Facility. The Traffic Management Plan shall specifically identify the measures, such as flagging, schedule, including hours of construction, communication and emergency notification protocol, staging of vehicles, and other activities that will be taken to ensure that impacts resulting from construction within or adjacent to public roadways reduce traffic delays to less than 15 minutes. The TMP	District or designee	X			District			

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	shall also identify temporary pedestrian and bicycle lane detours that may be necessary during periodic use of the North Harbor Drive Gate, including proper use of flagmen, signage and advance notice to interested parties.								
MM 5.8-1b	<u>Mitigation Measure: Generated Traffic</u> Prior to construction, the District (or contractor) shall prepare a site access and construction plan for all Temporary Facility-related activities within the existing SEALab site. This plan shall specifically identify any proposed staging areas within SEALab and/or RBGS, construction equipment and worker access protocols, hours of construction, communication and emergency notification protocol, and duration of any temporary staging area use by West Basin or its contractors. The District's Site Access Plan will include provisions specifying parking and access protocols for employees, visitors and special event guests, including appropriate signage and coordination with AES, SEALab and the City of Redondo Beach	District or designee	X			District			
	<b>Operational-Related Mitigation Measures</b>								
	No mitigation measures are required								
<b>5.9 Water Quality</b>									
PDF 5.9-1	<u>Project Design Feature</u> Selecting the Unit 1-4 tunnel for sourcewater intake and Units 5&6 discharge tunnel for discharge, avoiding use of RBFS intakes located in King Harbor, where higher contaminant levels have been recorded.	District or designee	X			District			
PDF 5.9-2	<u>Project Design Feature</u> Refer to Project Design Feature 5.4-5	District or designee	X	X		District			
	<b>Construction-Related Mitigation Measures</b>								
	No mitigation measures are required								
	<b>Operational-Related Mitigation Measures</b>								
	No mitigation measures are required								