

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act (CEQA). It is the intent of this program to: (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation measures; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

INTRODUCTION

This Mitigation Monitoring and Reporting Program describes the procedures that will be used to implement the mitigation measures adopted in connection with the approval of the project and the methods of monitoring such actions. This MMRP takes the form of a table that identifies the responsible entity for monitoring each mitigation measure and the timing of each measure.

**Table 4.0-1
Mitigation Monitoring and Reporting Program Matrix**

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Biological Resources			
<p>3.3-1: If construction would commence during the nesting/breeding season (February through August), a pre-construction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist (i.e., experienced with the nesting behavior of bird species of the region) within two weeks of the commencement of construction activities. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present within the construction zone or within 500 feet of the construction zone. The survey area shall include all trees, shrubs, and buildings in the construction zone and a surrounding 500 feet area, including suitable habitat areas outside the project site.</p> <p>If active nests are found in areas that could be directly affected by, or are within 500 feet of, construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them shall be determined by the qualified biologist taking into account factors such as the following:</p> <ul style="list-style-type: none"> • Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity. • Distance and amount of vegetation or other screening between the construction site and the nest. • Sensitivity of individual nesting species and behaviors of the nesting birds. <p>Limits of construction to avoid an active nest shall be established in the field by a qualified biologist with flagging, fencing, or another appropriate barrier and construction personnel shall be instructed on the sensitivity of nest areas.</p>	<ul style="list-style-type: none"> • Qualified biologist to prepare nesting bird survey reports • Review and approval of nesting bird survey reports. • Field verify that sufficient space is given to nesting birds (if necessary) 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City Biologist • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Biological Resources (continued)			
<p>3.3-1: (continued) LUP Policy 6.23 requires exterior lighting to be low intensity and shielded. As discussed in Section 3.1 Aesthetics, it is anticipated that prior to project entitlement and buildout the City will have adopted a citywide lighting ordinance. As a new project, all lighting for the proposed project would be required to meet the standards in the City’s General Plan, MMC Title 17, LIP Sections 4.6.2 and 6.5(G) and the adopted citywide lighting ordinance. In addition, uplighting in landscaping or elsewhere on-site shall be prohibited. The combination of low wattage and shielding would reduce potential impacts to nesting birds to less than significant levels.</p>			
<p>3.3-2: The project applicant shall ensure the requirements of LIP Section 5.6.2 are met through the preparation of a monitoring plan. The applicant (or designee) shall be responsible for preparation of annual monitoring reports on the replacement trees. The monitoring report shall include measurements of replacement trees (i.e., DBH, approximate height and canopy width) and the relative health, including noting any damage from fire, insects, and disease, or other vectors affecting health. If at any time, within the monitoring period the health of a replacement tree begins to decline beyond recovery, that tree shall be replaced in kind with a healthy tree.</p> <p>Monitoring reports shall be provided to the City annually and at the conclusion of the 10-year monitoring period documenting the success or failure of the mitigation. If performance standards are not met by the end of 10 years, at the discretion of the City Planning Department the monitoring period shall be extended until the standards are met.</p>	<ul style="list-style-type: none"> • Qualified biologist to prepare annual replacement tree monitoring reports • Review and approval of replacement tree planting plan • Review and approval of annual replacement tree monitoring reports 	<ul style="list-style-type: none"> • Prior to issuance of grading permit and coastal development permit • Annually for 10 years 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City Biologist

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Cultural Resources			
<p>3.4.1: The services of an archaeologist shall be secured by contacting the Center for Public Archaeology – Cal State University Fullerton, or an archaeologist who meets the Secretary of the Interior’s guidelines and is listed in the Register of Professional Archaeologists, who shall be present to monitor all ground-disturbing activities associated with the Project.</p> <p>Prior to initiation of ground-disturbing activities, the Project Archaeologist shall conduct a brief awareness training session for the benefit of all construction workers and supervisory personnel. The training, which could be held in conjunction with the Project’s initial on-site safety meeting and paleontological resources training, shall explain the importance of and legal basis for the protection of significant archaeological resources.</p> <p>In the event that archaeological resources are exposed during ground-disturbing activities, work in the immediate vicinity of the find shall stop until the Project Archaeologist can evaluate the significance of the find. Construction activities may continue in other areas.</p> <p>If the discovered cultural materials are prehistoric in nature or include Native American remains, the Project Archaeologist shall arrange for a Native American monitor to be retained to assist in the identification of the resources or human remains. The Native American monitor shall be retained from a list of suitable candidates from the Native American Heritage Commission.</p> <p>The Archaeologist shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact. The Archaeologist’s survey, study, or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The applicant shall comply with the recommendations of the evaluating Archaeologist, as contained in the survey, study, or report. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:</p> <p style="padding-left: 40px;">South Central Coastal Information Center Department of Anthropology McCarthy Hall 477 CSU Fullerton 800 North State College Boulevard Fullerton, CA 92834</p> <p>Prior to the issuance of any building permit, the Applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the Applicant to this condition shall be recorded prior to issuance of a grading permit.</p>	<ul style="list-style-type: none"> • Confirm measure is incorporated into project specifications. • Confirm that any cultural resources uncovered during construction are treated in accordance with recommendations from archaeologist and Native American cultural monitor. • Confirm that any cultural resource whose treatment is under dispute is treated in accordance with the recommendations of the Native American Heritage Commission. • Confirm that any human remains are uncovered during construction are handled in accordance with applicable regulations, as proscribed in this measure. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Planning Department • Project Archaeologist • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Cultural Resources (continued)			
<p>3.4-2: All excavations and grading activities into the older Quaternary alluvium and/or Sespe Formation, or below a depth of 5 feet, shall be monitored by a qualified paleontologist. The on-site monitor shall be equipped and permitted to salvage fossils and samples of sediments as they are unearthed. If unearthed paleontological resources determined to be significant by the on-site paleontologist are discovered during project construction activities, all work should halt within 50 feet of the find until it can be fully evaluated and excavated by a qualified paleontologist.</p> <p>Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens shall be curated into a professional, accredited museum repository with permanent retrievable storage.</p> <p>A report of findings, with an appended itemized inventory of specimens, shall be prepared and submitted to the City. The report and inventory, when submitted to the City, shall signify completion of the program to mitigate impacts on paleontological resources.</p>	<ul style="list-style-type: none"> • Confirm that measure is incorporated into project specifications. • Verify that monitor has resources necessary to salvage fossils and sample sediments as they are unearthed. • Confirm that any specimens uncovered during construction are curated into a museum repository meeting the requirements stipulated in the measure. • Confirm receipt of report of findings and inventory of specimens. 	<ul style="list-style-type: none"> • Pre-construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Planning Department • Project Paleontologist • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Cultural Resources (continued)			
<p>3.4-3: If human remains are encountered during excavation and grading activities within the project site, the contractor shall stop such activities. In the event of accidental discovery or recognition of any human remains there shall be no further excavation or disturbance of the subject site or any nearby areas reasonably suspected to overlie adjacent human remains and the following steps shall be taken:</p> <ul style="list-style-type: none"> • The coroner of the City in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required; and, • If the remains are of Native American origin, either of the following steps shall be taken: The coroner should contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. <p>Implementing or local agencies or authorized representatives should retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:</p> <ul style="list-style-type: none"> • The Native American Heritage Commission is unable to identify a descendent. • The descendant identified fails to make a recommendation. • The implementing agency or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. 	<ul style="list-style-type: none"> • Confirm measure is incorporated into project specifications. • Confirm that any human remains are uncovered during construction are handled in accordance with applicable regulations, as proscribed in this measure. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Planning Department • Project Archaeologist • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Geology and Soils			
<p>3.5-1: Prior to project approval, the project applicant shall submit for review and approval by the City of Malibu Building Department detailed plans to address potential liquefaction hazards. These plans shall reduce liquefaction hazards through one of the following methods:</p> <p>The proposed structures may be supported on friction piles extending through the potentially liquefiable sands. The friction piles may be designed in two ways.</p> <p>Option 1:</p> <p>The minimum friction pile diameter is 24 inches. Friction piles should extend into the non-liquefiable alluvium a minimum of 10 feet, which is found at a depth of 30 feet. The friction piles may be proportioned using skin friction value of 500 pounds per square foot. All friction piles shall be designed to resist a creep force of 1,000 pounds per lineal foot for each foot of shaft exposed to the liquefiable sands above 30 feet.</p> <p>Lateral loads may be resisted by friction at the base of the conventional foundations and by passive resistance within the compacted fill. A coefficient of friction of 0.4 may be used between the foundations and the alluvium. The passive resistance may be assumed to act as a fluid with a density of 500 pounds per cubic foot. A maximum passive earth pressure of 2,000 pounds per square foot may be assumed. For isolated poles, the allowable passive earth pressure may be doubled.</p> <p>Buried utilities and parking areas would still be affected by liquefaction. Appropriate measures such as flexible connections resistant to earthquake damage and shutoff valves should be considered.</p> <p>Option 2:</p> <p>The minimum continuous footing size is 12 inches wide and 24 inches deep into the compacted fill, measured from the lowest adjacent grade. Continuous footings may be proportioned, using a bearing value of 1,500 pounds per square foot. Column footings placed into the compacted fill may be proportioned, using a bearing value of 2,000 pounds per square foot, and shall be a minimum of 2 feet in width and 24 inches deep, below the lowest adjacent grade.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate the recommendations in the geotechnical reports for the Project and Section 300 of the Standard Specifications for Public Works Construction and Regional Supplemental Amendments. • Verify that site preparation and earthwork is done as required in specifications. 	<ul style="list-style-type: none"> • Design • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Building Department Public Works Department • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Geology and Soils (continued)			
<p>3.5-1: (continued)</p> <p>The bearing values given above are net bearing values; the weight of concrete below grade may be neglected. These bearing values may be increased by one-third for temporary loads, such as, wind and seismic forces.</p> <p>All footing excavation depths shall be measured from the lowest adjacent grade of recommended bearing material. Footing depths shall not be measured from any proposed elevations or grades. Any foundation excavations that are not the recommended depth into the recommended bearing materials will not be acceptable.</p> <p>Lateral loads may be resisted by friction at the base of the conventional foundations and by passive resistance within the compacted fill. A coefficient of friction of 0.4 may be used between the foundations and the alluvium. The passive resistance may be assumed to act as a fluid with a density of 300 pounds per cubic foot. A maximum passive earth pressure of 2,000 pounds per square foot may be assumed. For isolated poles, the allowable passive earth pressure may be doubled.</p> <p>The liquefaction hazard may be mitigated by in place treatment of the liquefiable sands to reduce the liquefaction potential. In place densification of the material may be accomplished with Vibro-Compaction or Stone Column densification. Shallow foundations may be utilized provided that the liquefaction potential is reduced to an acceptable level. Additional testing following the treatment shall verify the results of the densification</p>			
Hydrology and Water Quality			
<p>3.8-1: Prior to issuance of any building or grading permit or Certificate of Occupancy, the project proponent shall submit proof of compliance with all requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, including the submittal of an Erosion and Sediment Control Plan (MS4 Permit Section VI.D.8.h.ii) for approval.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the NPDES permit. • Verify that construction activities comply with the SWPPP and state General Construction Permit requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction • During Project Operation 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Hydrology and Water Quality (continued)			
<p>3.8-2: Prior to issuance of any building or grading permits, the project proponent must submit, to the City, and receive final approval of a Water Quality Mitigation Plan (WQMP). The WQMP shall be supported by a final hydrology and hydraulic study that identifies all contributory runoff areas on the property and shall substantially conform to the submitted concept grading and drainage plan. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit Section VI.D.7.c. The following elements shall be included within the WQMP:</p> <ul style="list-style-type: none"> • Site Design Best Management Practices (BMPs) • Source Control BMPs • Treatment Control BMPs that retains on-site the Stormwater Quality Design Volume (SWQDv), or where it is technically infeasible to retain on-site, the project shall bio-filtrate 1.5 times the SWQDv that is not retained on-site. The SWQDv is defined as the greater of the 85th percentile, 24-hour storm event or the 0.75-inch, 24-hour storm event. • Drainage Improvements • A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure. <p>A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.</p> <p>The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of any permits. The Public Works Department shall tentatively approve the plan and shall keep a copy on file until the completion of the project. Once the project is completed, the Public Works Department shall verify the installation of the BMPs. If there are proposed revisions to the drainage system or treatment control BMPs, the applicant shall submit the modification to the Public Works Department for review and subsequent approval. Following the Public Works Department final approval of the WQMP, the original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the Certificate of Occupancy.</p> <p>The WQMP shall include a maintenance covenant; a report documenting compliance shall be submitted to the City for review on an annual basis for the life of the project.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the WQMP. • Verify that construction activities comply with the WQMP requirements. • Verify that construction is in compliance with BMPs. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction • During Project Operation 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager

4.0 Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Noise			
<p>3.10-1 All construction machinery and delivery trucks shall be maintained to the highest level of performance, and shall be outfitted with all noise reduction accessories, e.g., mufflers, enclosures, etc. that are offered by the equipment manufacturers.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Verify that construction activities comply with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager
<p>3.10-2 The contractor and all subcontractors shall be knowledgeable about the details of Chapter 8.24 NOISE of the Malibu Municipal Code, and shall conform to its requirements at all times.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Verify that construction activities comply with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager
<p>3.10-3 Construction activities shall occur only during the hours permitted by the Malibu Municipal Code – 7:00 AM until 7:00 PM on weekdays, and 8:00 AM until 5:00 PM on Saturdays. Construction activities are not permitted on Sundays and holidays.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Verify that construction activities comply with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager

4.0 Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Noise (continued)			
<p>3.10-4 The construction site shall be laid out such that materials are stored and staged near the south end of the site to maximize the distance from the equestrian center.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Verify that construction activities comply with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager
<p>3.10-5 Prior to construction, all residences within 1,000 feet of the site shall be individually notified of the project’s construction schedule.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Verify that construction contractor complies with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager
<p>3.10-6 Prior to construction, a sign shall be posted on the site that is legible from at least 50 feet off-site. The sign shall include a telephone number that residents can call to inquire about the construction process and to register complaints. The project developer shall designate a “noise control coordinator” who will reply to all construction noise-related questions and complaints.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Verify that construction activities comply with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager

4.0 Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Noise (continued)			
<p>3.10-7 Prior to the commencement of general construction, the contractor shall construct a noise wall along the property's entire north boundary to minimize the noise emissions to the equestrian center, the residence at its west edge and the residences to the north. The wall shall be at least 12 feet tall, and can be made of any solid material that weighs at least 5 pounds per square foot, e.g., stucco, wood, masonry, etc. The noise wall shall be reviewed and approved by the City of Malibu Planning Department prior to its construction.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Field verify that wall construction complies with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City of Malibu Public Works Department • Construction Manager
<p>3.10-8 The project shall retain the north boundary's 12-foot-high noise wall to minimize the operational phase noise emissions to the equestrian center, the residence at its west edge and the residences to the north. This will control the noise from such on-grade sources as cars, delivery and garbage trucks, parking lot sweepers, etc.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Field verify that wall construction complies with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction • During Project Operation 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City of Malibu Public Works Department • Construction Manager
<p>3.10-9 The project shall install rooftop noise barrier screens that surround all rooftop equipment on Building 5. The locations, weights, and heights of the screens will depend on the specific equipment. At a minimum, the screens shall be made of a solid material that weighs at least 4 pounds per square foot, and they shall completely shield the line-of-sight from each piece of rooftop equipment to the noise-sensitive receptors and shall be as close to the equipment as possible, while allowing for proper operation and maintenance.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Field verify that barrier screens comply with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction • During Project Operation 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City of Malibu Public Works Department • Construction Manager

4.0 Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Noise (continued)			
<p>3.10-10 All truck deliveries and all maintenance operations shall occur between the hours of 7:00 AM and 7:00 PM.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the mitigation measure. • Field verify that project is in compliance with mitigation measure requirements. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction • During Project Operation 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City of Malibu Public Works Department • Construction Manager • Development Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Transportation and Traffic			
<p>3.13-1: The project applicant shall contribute its pro-rata share of the costs associated with the intersection improvements required at Pacific Coast Highway and Cross Creek Road, which are currently underling review by the City of Malibu Planning Department (CDP No. 14-036). These intersection improvements shall consist of the construction of an additional westbound right-turn lane to provide additional right-turn capacity. Figure 3.13-17, Traffic Mitigation Plan, Cross Creek Road & Pacific Coast Highway, illustrates the design of the Cross Creek Road/Pacific Coast Highway intersection improvement. The pro-rata share of the improvement costs shall be determined by the City of Malibu prior to the issuance of building permits. The percentage fair-share contribution shall be calculated using the total trips generated by the proposed project divided by the total “new” traffic, which is the net increase in traffic volume from all proposed projects and growth. The cost of mitigation shall be calculated using verifiable cost estimates from reliable and recognized sources. The fair-share cost of mitigation shall be calculated using the following formula:</p> <p style="text-align: center;">P=T/(TB-TE) where,</p> <p style="text-align: center;">P= Fair share of the project’s impact</p> <p style="text-align: center;">T= The vehicle trips generated by the project during the peak hour of the adjacent intersection/roadway facility in vehicles per hour</p> <p style="text-align: center;">TB = The forecasted traffic volume on the impacted intersection/roadway facility for the analysis scenario (vph)</p> <p style="text-align: center;">TE = The traffic volume existing on the impacted roadway facility (vph)</p> <p>The City shall verify that all pro-rata funds have been received for the improvements prior to issuance of building permits. Additionally, the City shall verify that the improvements have been constructed prior to final Planning Department inspection.</p>	<ul style="list-style-type: none"> • Confirm design and specifications incorporate requirements of the mitigation measure. • Verify pro-rata share of the improvement costs have been received by the City of Malibu prior to the issuance of building permits. • Verify that the improvements have been constructed prior to final Planning Department inspection. 	<ul style="list-style-type: none"> • Pre-Construction • Prior to the issuance of building permits • Prior to final Planning Department inspection 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City of Malibu Public Works Department • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Transportation and Traffic (continued)			
<p>3.13-2: The project applicant shall contribute its pro-rata share of the costs associated with roadway improvements at the intersection of Malibu Canyon Road and Pacific Coast Highway. The improvements shall consist of restriping the south leg of the intersection to include a left-turn lane, one through lane and one right-turn lane. In addition, the project applicant shall fund traffic signal improvements for the intersection consisting of installing a northbound right turn overlap phase to run concurrently with the westbound left turn phase. Prior to construction, all applicable permits shall be obtained from Caltrans. Figure 3.13-18, Traffic Mitigation Plan, Malibu Canyon Road & Pacific Coast Highway, illustrates the design of the Malibu Canyon Road and Pacific Coast Highway intersection improvements. The pro-rata share of the improvement costs shall be determined by the City of Malibu prior to the issuance of building permits. The percentage fair-share contribution shall be calculated using the total trips generated by the proposed project divided by the total “new” traffic, which is the net increase in traffic volume from all proposed projects and growth. The cost of mitigation shall be calculated using verifiable cost estimates from reliable and recognized sources. The fair-share cost of mitigation shall be calculated using the following formula:</p> <p style="text-align: center;">P=T/(TB-TE) where,</p> <p style="text-align: center;">P= Fair share of the project’s impact</p> <p style="text-align: center;">T= The vehicle trips generated by the project during the peak hour of the adjacent intersection/roadway facility in vehicles per hour</p> <p style="text-align: center;">TB = The forecasted traffic volume on the impacted intersection/roadway facility for the analysis scenario (vph)</p> <p style="text-align: center;">TE = The traffic volume existing on the impacted roadway facility (vph)</p> <p>The City shall verify that all pro-rata funds have been received for the improvements prior to the issuance of building permits. Additionally, the City shall verify that the improvements have been constructed prior to final Planning Department inspection.</p>	<ul style="list-style-type: none"> • Confirm design and specifications incorporate requirements of the mitigation measure. • Verify pro-rata share of the improvement costs have been received by the City of Malibu prior to the issuance of building permits. • Verify that the improvements have been constructed prior to final Planning Department inspection. 	<ul style="list-style-type: none"> • Pre-Construction • Prior to the issuance of building permits • Prior to final Planning Department inspection 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City of Malibu Public Works Department • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Transportation and Traffic (continued)			
<p>3.13-3: The project applicant shall fund the construction of dual eastbound left-turn lanes at the eastbound approach to the intersection of Pacific Coast Highway and Webb Way. Prior to construction, all applicable permits shall be obtained from Caltrans. Figure 3.13-19, Traffic Mitigation Plan, Webb Way & Pacific Coast Highway, illustrates the design of the Pacific Coast Highway intersection improvements. The pro-rata share of the improvement costs shall be determined by the City of Malibu prior to the issuance of building permits. The percentage fair-share contribution shall be calculated using the total trips generated by the proposed project divided by the total “new” traffic, which is the net increase in traffic volume from all proposed projects and growth. The cost of mitigation shall be calculated using verifiable cost estimates from reliable and recognized sources. The fair-share cost of mitigation shall be calculated using the following formula:</p> <p style="text-align: center;">P=T/(TB-TE) where, P= Fair share of the project’s impact T= The vehicle trips generated by the project during the peak hour of the adjacent intersection/roadway facility in vehicles per hour TB = The forecasted traffic volume on the impacted intersection/roadway facility for the analysis scenario (vph) TE = The traffic volume existing on the impacted roadway facility (vph)</p> <p>The City shall verify that all pro-rata funds have been received for the improvements prior to issuance of building permits. Additionally, the City shall verify that the improvements have been constructed prior to final Planning Department inspection.</p>	<ul style="list-style-type: none"> • Confirm design and specifications incorporate requirements of the mitigation measure. • Verify pro-rata share of the improvement costs have been received by the City of Malibu prior to the issuance of building permits. • Verify that the improvements have been constructed prior to final Planning Department inspection. 	<ul style="list-style-type: none"> • Pre-Construction • Prior to the issuance of building permits • Prior to final Planning Department inspection 	<ul style="list-style-type: none"> • City of Malibu Planning Department • City of Malibu Public Works Department • Construction Manager

Mitigation Measure	Action Required	Timing	Monitoring Responsibility
Solid Waste			
<p>3.14.5-1: Pursuant to the City’s Construction and Demolition Debris Recycling Program, an affidavit and certification to implement a Waste Reduction and Recycling Plan for the proposed project shall be completed and submitted to the City Environmental Sustainability Department prior to building permit issuance. The Plan shall include plans to recycle at a minimum 50 percent of discarded materials, such as concrete, sheetrock, wood, and metals, from proposed construction. Upon completion of the project, a Summary Report must be submitted to the Environmental Sustainability Director for approval.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate a Waste Reduction and Recycling Plan. • Review Summary Report and verify that project met the requirements of the Waste Reduction and Recycling Plan. 	<ul style="list-style-type: none"> • Pre-Construction • During Construction 	<ul style="list-style-type: none"> • City of Malibu Environmental Sustainability Department • Construction Manager
Solid Waste (continued)			
<p>3.14.5-2: Pursuant to the City’s Integrated Waste Management Program, the project applicant shall provide a plan for the disposal, storage, and collection of solid waste material for the project. The development of the plan shall be coordinated with City-permitted solid waste collection and disposal firms.</p>	<ul style="list-style-type: none"> • Confirm design and project specifications incorporate requirements of the City’s Integrated Waste Management Program. • Verify that project is operating in compliance with of the City’s Integrated Waste Management Program. 	<ul style="list-style-type: none"> • Pre-Construction • Project Operations 	<ul style="list-style-type: none"> • City of Malibu Public Works Department • Construction Manager • Development Manager