



DRAFT

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

**8570 NATIONAL OFFICE PROJECT
8570 NATIONAL BOULEVARD
CULVER CITY, CALIFORNIA**

INTRODUCTION

This document represents the Construction Traffic Management Plan (Plan) to be followed by Redcar Properties, Ltd. (Developer) and its General Contractor and subcontractors in connection with the construction of the 8570 National Office Project (Project) located at 8570 National Boulevard in Culver City (City), California. The Project site plan is shown in Figure 1 and the Project location is shown in Figure 2. The Plan shall apply during all aspects of Project-related construction.

Project Description

The Project proposes the development of a three-story mixed-use building with 30,253 square feet (sf) of office space and 5,720 sf of food retail / general commercial uses. The Project will replace the existing 4,672 sf of industrial uses and 1,669 sf of restaurant uses on the site. Full buildout of the Project is anticipated in Year 2023.

Parking for the Project will be provided on-site within a subterranean parking structure, with one vehicular driveway on Schaefer Street. Pedestrian access to the Project Site will be provided via separate entrances along Schaefer Street and National Boulevard.

Statement of Purpose

The purpose of this Plan is to facilitate timely completion of the Project and to minimize potential impacts that may be experienced by the surrounding community in connection with the construction of the Project. The Plan encompasses activities associated with construction of all aspects of the Project.

CONSTRUCTION ACTIVITIES

Construction Hours

Construction shall take place in compliance with the provisions of Section 9.07.035 of the Culver City Municipal Code (CCMC). In order to ensure timely completion of the Project while minimizing impacts on the surrounding community, exterior noise-generating construction activities shall be limited to Monday through Friday from 8:00 AM to 8:00 PM, Saturday from 9:00 AM to 7:00 PM,



and Sundays and national holidays from 10:00 AM to 7:00 PM. Management, supervisory, administrative, and inspection activities shall take place within the designated construction hours to the extent feasible; however, such activities may take place outside of the designated construction hours if approved by the appropriate agency.

Site Office

Prior to beginning construction activity and until construction of the Project is complete, the General Contractor shall maintain an office to be located central to the site. The site office shall be open at all times when construction activity is underway. A representative of the General Contractor may be reached by phone at (310) 378-6203.

Construction Liaison Officer

The Developer shall appoint a Construction Liaison Officer (CLO) to respond to inquiries or concerns of surrounding residents and businesses, as well as the general public. The CLO may be an employee or representative of either the General Contractor or the Developer.

A Project hotline shall be provided for local neighbor complaints or inquiries about the construction process. A response to comments or inquiries will be provided within 24 hours of receipt. The Project hotline number shall be conspicuously posted at the construction site.

The CLO shall notify the Developer if the CLO is notified of any construction activities that potentially violate this Plan or any of the construction-related mitigation measures.

Construction Phasing

It is anticipated that construction of the Project will be continuous. Once established, the construction barricades will remain in place for the duration of the construction (or removed once an area is complete). The Developer's overall logistics plan is provided in Attachment A.

The Project is anticipated to be constructed over an approximately 19-month period. Peak haul truck activity will occur during the excavation/shoring phase and peak worker activity will occur during the building shell phase.

Barricades

Any parking lane closure barricades will consist of K-rail to serve as a site fence, dust wall, and noise barrier. All K-rail barriers will be equipped with side reflectors with cube-corner lenses or top mounted reflectors. All construction barriers shall be maintained in accordance with City regulations and their appearance shall be maintained in a visually attractive manner throughout the construction period.



Signs shall be posted along the fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will ensure with daily morning walks by designated personnel that no unauthorized materials are posted on any temporary barricades or pedestrian walkways. Graffiti on barricades shall be removed or covered at the earliest possible time after the General Contractor is aware of its existence.

Construction Site Security

The Developer will utilize all appropriate security measures, including but not limited to security guards, lighting of trailer areas and the construction site, fencing of trailer areas and the construction site, and locks at all entrances to the trailer areas and construction site.

Emergency Access

Emergency access to the Project site and adjacent areas shall be kept clear and unobstructed during all phases of demolition and construction work.

Culver City Unified School District Coordination

All construction crews shall be notified of school locations and construction vehicles traveling in either direction shall stop when a school bus is present and stopped with red lights flashing.

Transit Provider Notification

The Los Angeles County Metropolitan Transportation Authority (Metro) and Culver CityBus currently have service in the area, yet no bus stops require temporary or permanent relocation during construction. The CLO shall coordinate with Culver CityBus and the Metro Bus Operations Control Special Events Coordinator regarding any construction activities that could impact bus routes. Both agencies shall also be notified of any planned parking lane closures in the vicinity of the Project during construction.

CONSTRUCTION CIRCULATION

Traffic Control Plans

The Developer shall generate worksite traffic control plans (TCPs) and obtain prior City approval for any sidewalk closures, detours, on-street staging areas, and/or other temporary changes in street traffic control that may be required during construction. Temporary traffic control procedures will be employed as appropriate to address particular circulation requirements. These procedures could include, but are not limited to, traffic cones, temporary signs, changeable message signs, and flagpersons. All traffic control procedures shall be undertaken in accordance with the standards in the latest edition of *California Manual on Uniform Traffic Control Devices* (California



Department of Transportation [Caltrans]) or the latest edition of *Work Area Traffic Control Handbook* (American Public Works Association). The General Contractor will be responsible for replacing, according to City specifications, any signs missing or damaged due to construction activities. In addition, the General Contractor will be responsible for maintaining striping (proposed and existing) in good condition and visible. Any faded existing striping will be repainted as directed by the City.

The proposed TCP is provided in Attachment B.

Truck Access and Staging

Trucks will access the Project site via gates located on National Boulevard and Schaefer Street, both of which will provide ingress and egress access. Trucks will be restricted from utilizing residential streets to access the site, per CCMC Section 7.02.205. Construction vehicles will stage on site and not block access to vehicles, pedestrians, or adjacent businesses.

Haul Routes

The anticipated truck routes for the Project, shown in Attachment C, are as follows:

Inbound trucks:

- Exit westbound Interstate 10 (I-10) at Venice Boulevard
- Turn left to travel southbound on Venice Boulevard
- Turn left to travel eastbound on National Boulevard
- Turn right into Project site at vehicle gate

Outbound trucks:

- Exit Project site vehicle gate to travel eastbound on National Boulevard
- Turn left to travel northbound on La Cienega Boulevard
- Turn right to travel northbound on Washington Boulevard
- Turn right to access eastbound I-10 ramp

Haul trucks shall be directed to use commercial streets and highways and are not permitted to use residential streets. The designated truck routes within the City are listed in CCMC Section 7.02.210.

Where necessary, flagpersons with communication devices shall be used to coordinate hauling activities, in particular the ingress and egress of haul trucks on public streets.

Permits for oversized or overweight loads, if needed, will be obtained from the City Public Works Department (and Caltrans, if the oversized or overweight load will be traveling on a State highway). Such permit loads will be subject to the conditions of the permit at the time of issuance.



Large truck haul trips will be limited to a maximum of 246 one-way trips (123 entering and 123 exiting) per day.

Construction Truck Hours

Dirt hauling and construction material deliveries/removal are prohibited during the commuter morning and afternoon peak periods, 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. Thus, the arrival and departure of construction trucks shall occur outside of the peak periods as defined in the CCMC.

Equipment and material deliveries and pick-ups shall be coordinated to reduce the potential for trucks to wait to load or unload on public streets for protracted periods of time and to ensure that trucks are not impeding public traffic flow on the surrounding public streets while waiting to enter the Project site.

Construction Employee Parking

It shall be the responsibility of the General Contractor to provide employee parking during this construction period. All construction employee parking will take place off-site in a nearby parking facility.

The General Contractor shall provide all construction contractors with written information on where its workers and subcontractors are permitted to park, including identification of clear consequences to violators for failure to follow these regulations. This information shall clearly state that no parking is permitted along curb parking spaces near the Project site, nor in the adjacent neighborhood.

The General Contractor shall be responsible for informing subcontractors and construction workers of these requirements, for monitoring compliance of the subcontractors, and, if necessary, for hiring a security guard to enforce these parking provisions. The General Contractor shall be responsible for all costs associated with enforcement of this requirement.

Pedestrian Safety and Access

The existing sidewalks along the National Boulevard and Schaefer Street frontage of the Project site will be closed. A minimum four-foot pedestrian walkway will be provided along Project frontages. Sidewalk encroachment permits with associated pedestrian detours established prior to closures will be required.



TRAFFIC-RELATED ENVIRONMENTAL CONTROLS

Vehicle Air Quality Measures

All trucks hauling dirt, sand, soil or other loose materials off-site shall be covered or wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the material and the top of the truck). Mud-covered tires and under-carriages of trucks leaving the construction site shall be washed. Loads shall be securely covered with a tight-fitting tarp on any truck leaving the construction site.

Adjacent streets will be swept as needed to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the site.

Vehicle Water Quality Measures

Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.

All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.

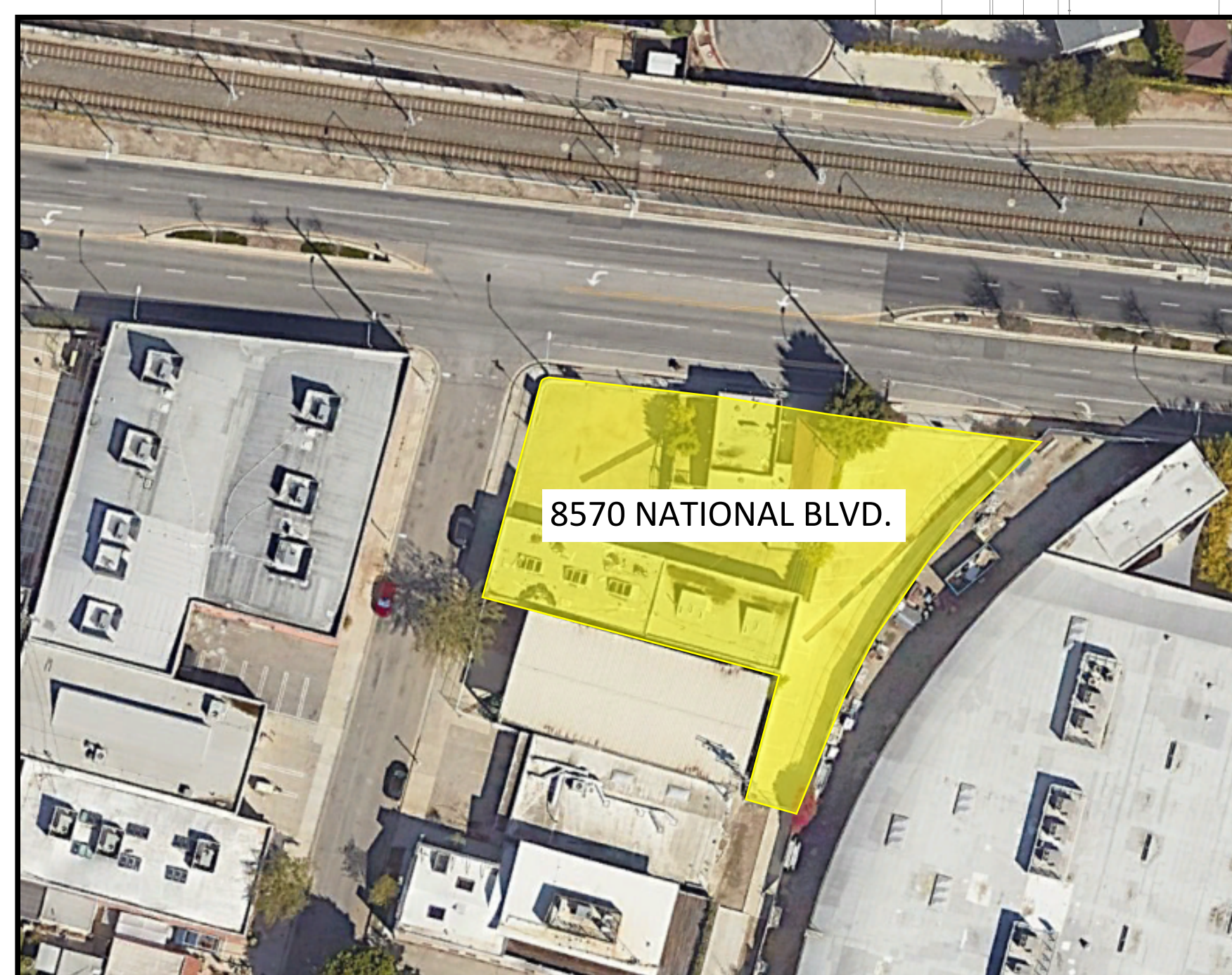
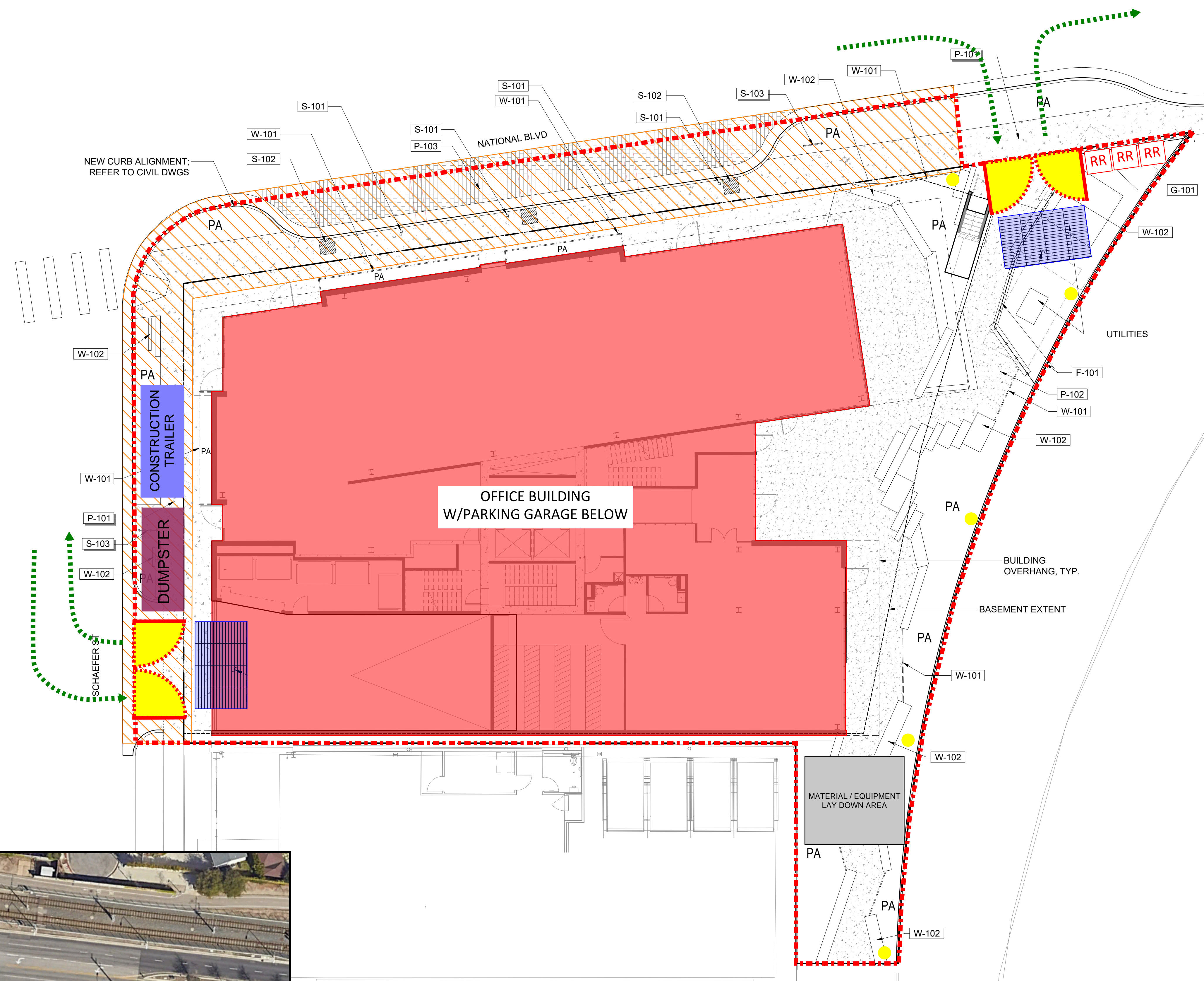
Idling

All construction vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.

Attachment A
Logistics Plan

CONSTRUCTION MANAGEMENT PLAN

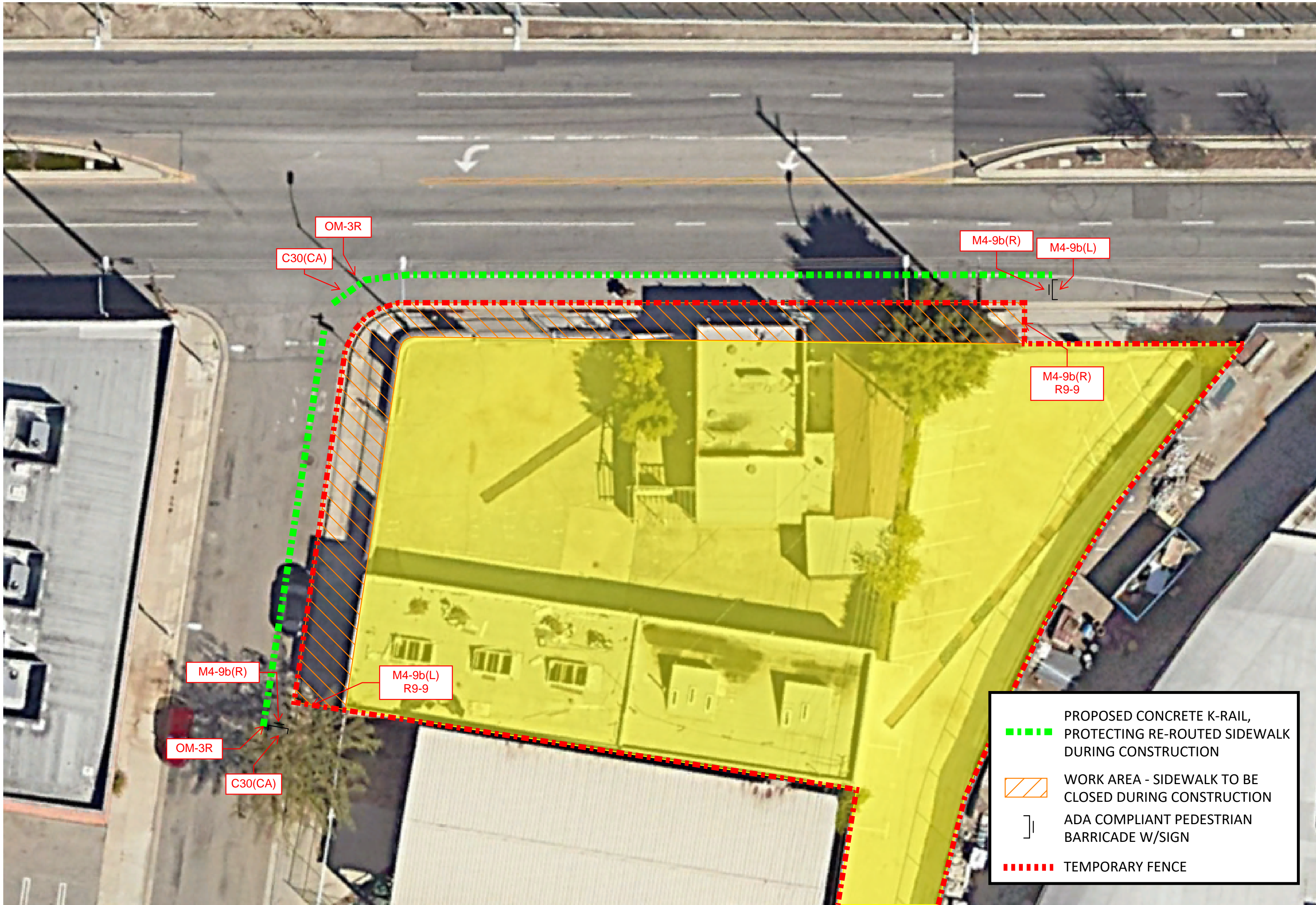
- CONSTRUCTION GATES
- CONSTRUCTION TRAILER
- DUMPSTER
- MATERIAL / EQUIPMENT LAY DOWN
- OFFICE BUILDING
- RESTROOM & HAND WASHING STATION
- RUMBLE PLATES
- TEMP POWER POLE
- TEMPORARY FENCE
- TRAFFIC CONTROL PLAN CLOSURE
- TRUCK ROUTE



1. Vector Pest Control - owner will do testing prior to any demolition
2. Recycling and construction debris will be handed per Culver City Standards and Requirements
3. Worker parking will be at a CCPW approved adjacent site TBD. All other staging, deliveries, etc are on site
4. Separate permit will be pulled for temporary use of City right of way
5. Flag persons will be provided for any activity which will impact citizen's vehicles or pedestrians
6. Construction hours will be per CCMC, project specific requirements and/or CC Planning Division. Site signage with hours/site rules/etc will be prominently placed
7. Graffiti will be immediately painted over
8. Screened fence will cover all sides of the property during construction.
9. Construction hours will be per CCMC, project specific requirements and/or CC Planning Division. Site signage with hours/site rules/etc will be prominently placed
10. All trucks driving to job site will have CC haul route permits with copy in truck
11. Preconstruction meeting will be held with City staff & project superintendent & staff prior to start of construction and permit issuance
12. Construction staging will be adjusted per CC Building Safety requirements
13. Comprehensive Construction Management Plan (CMP) will be submitted to Building & Safety as part of the Demolition Permit plan check approval process

8570 NATIONAL BLVD
CULVER CITY, CA 90232

Attachment B
Proposed Traffic Control Plan



 C30A(CA)	 G20-2	 R4-11
 R9-9	 OM-3L OM-3R	 M4-9b(R)
 M4-9b(L)	 W20-1	 W21-5

GENERAL NOTES-TRAFFIC CONTROL

It is the responsibility of the contractor performing work to install and maintain the traffic control devices as shown herein, as well as any such additional traffic control devices as may be required to ensure the safe movement of vehicular and pedestrian traffic through or around the closure area and provide maximum protection and safety to workers.

All traffic control devices shall be kept in their proper position at all times and shall be repaired, replaced, or cleaned as necessary to preserve their appearance and continuity.

All traffic control devices shall conform to the latest accepted edition of the California Manual on Uniform Traffic Control Devices (M.U.T.C.D.).

Any revisions to these drawings shall be approved in writing by the Engineer of Record and the Agency having jurisdiction.

The Agency Traffic Engineering Division reserves the right to observe the traffic control operations and to make any necessary changes. Any directed changes shall supersede these plans and shall be implemented at the sole expense of the contractor.

All flashing arrow signs shall be solar powered.

Contractor shall provide flagmen as necessary to give adequate warning to traffic or to the public of any dangerous conditions to be encountered.

Contractor shall remove temporary traffic delineation, signage, and other devices when no longer required, and shall restore areas to original conditions.

Contractor shall cover existing signs where they conflict with construction detours and signing.

All open excavation or construction work shall be a minimum of 5' from any operating traffic lanes.

Contractor shall post uneven pavement signs, and ramp vertical pavement offset of 1 inch or more with asphalt for smooth transition.

Contractor shall coordinate with the agency for any temporary traffic signal timing modifications.

All striping and marking shall conform to SECTION 214 of the Standard Specifications for Public Works Construction. Temporary removable striping tape (detour grade) may be used in lieu of painted striping.

The contractor shall provide for access to all adjacent properties during work hours. Construction operations shall be conducted in such a manner as to cause as little inconvenience as possible to abutting property owners/operators.

All signs shall be reflectorized and standard size.

The contractor shall provide for safe pedestrian access at all times.

- CONTRACTOR NOTES:**
- CONTRACTOR TO COORDINATE WITH AFFECTED RESIDENTS/BUSINESSES PRIOR TO CONSTRUCTION
 - AT LEAST 4' OF WALKWAY WILL BE PROVIDED



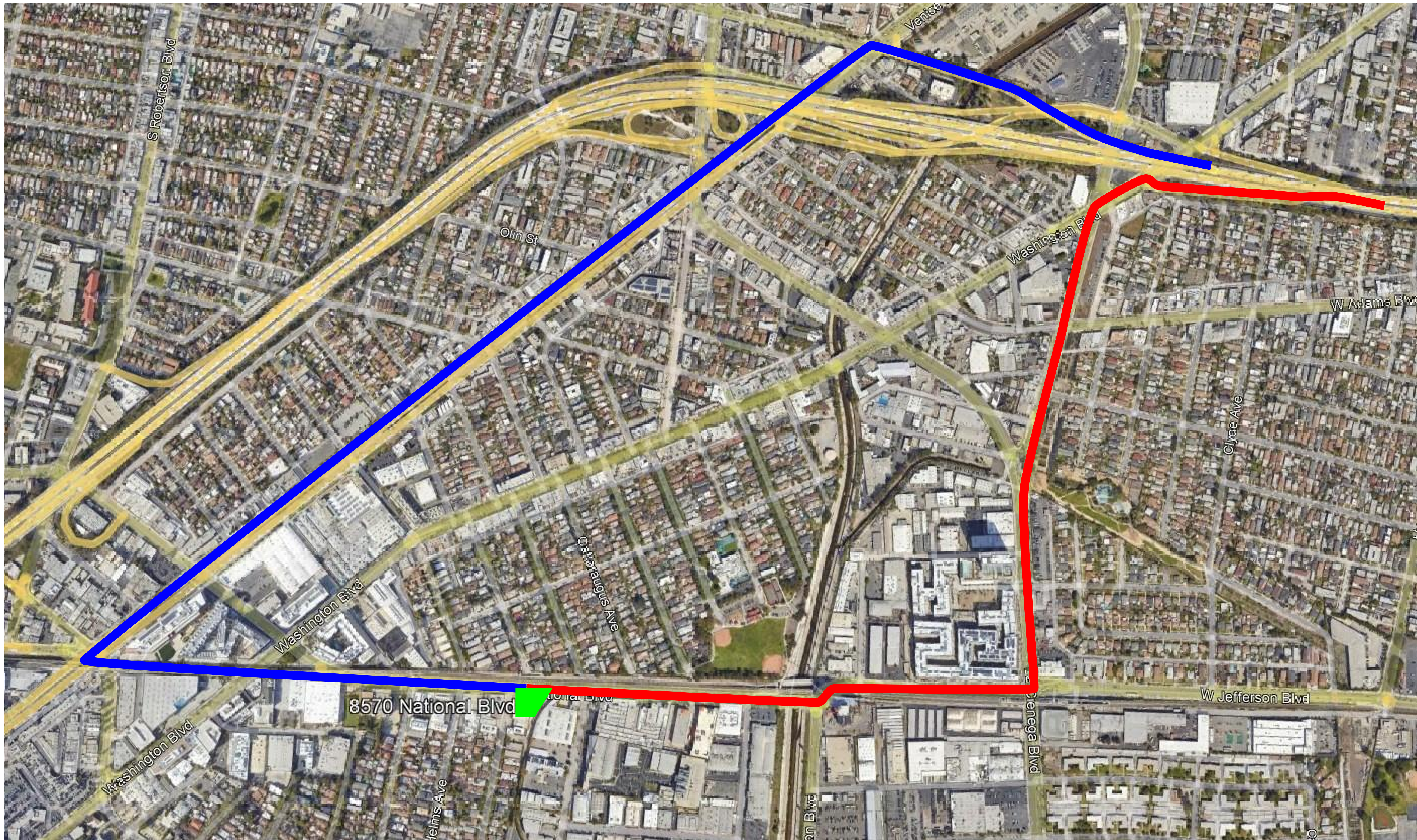
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PEDESTRIAN PROTECTION PLAN

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Attachment C
Proposed Truck Routes



PROPOSED HAUL ROUTE

- ENTRANCE ROUTE
- EXIT ROUTE
- SITE AREA

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Proposed Haul Route
To Site: Travel west on Venice from 10 Fwy, making a left turn on National Blvd to the job site.
From Site: exiting right on National Blvd proceeding to Jefferson Blvd, turning left to La Cienega Blvd, left to Fairfax, to Washington, turning right to the 10 Fwy to United Rock Products landfill in Irwindale.