

APPENDIX F

MITIGATION MEASURES FROM THE CERTIFIED EIR

The mitigation measures listed below were identified in the Certified EIR as applicable to the Plaza El Segundo Development and, except as indicated, would continue to be applicable to the 2013 Revised Project.

Aesthetics

- B-3.** Expansive areas of highly reflective materials, such as mirrored glass, must not be permitted. Non-reflective building materials must be used to the maximum extent possible to reduce potential glare impacts.
- B-4.** Lighting must be designed to minimize off-site glare.

Air Quality

- C-13.** The construction area and vicinity (500-foot radius) must be swept (preferably with water sweepers) and watered at least twice daily. Site wetting must occur often enough to maintain a 10 percent surface soil moisture content throughout all earth moving activities.
- C-14.** All paved roads, parking and staging areas must be watered at least once every two hours of active operations.
- C-15.** Site access points must be swept/washed within thirty minutes of visible dirt deposition.
- C-16.** On-site stockpiles of debris, dirt or rusty material must be covered or watered at least twice daily.
- C-17.** All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.
- C-18.** All haul trucks must have a capacity of no less than twelve and three-quarter (12.75) cubic yards.
- C-19.** At least 80 percent of all inactive disturbed surface areas must be watered on a daily basis when there is evidence of wind drive fugitive dust.
- C-20.** Operations on any unpaved surfaces must be suspended when winds exceed 25 mph.
- C-21.** Traffic speeds on unpaved roads must be limited to 15 miles per hour.
- C-22.** Operations on any unpaved surfaces must be suspended during first and second stage smog alerts.
- C-23.** The applicant must develop and implement a construction management plan, as approved by the City of El Segundo, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:

- a. Configure construction parking to minimize traffic interference.
- b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).
- c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.
- d. Re-route construction trucks away from congested streets.
- e. Consolidate truck deliveries when possible.
- f. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
- g. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions.
- h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at (800) 242-4022 for daily forecasts.
- i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.
- j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.
- k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.

Biological Resources

- D-5.** All construction personnel must receive copies of all pertinent mitigation measures to reduce impacts to general biological resources and must be instructed on avoiding adverse impacts to birds encountered on-site.

The following mitigation measure D-6 was included in the Certified EIR for the Plaza El Segundo Development, but is not applicable to the 2013 Revised Project because no potential burrowing owl habitat is located within the 2013 Revised Project site (see discussion under Biological Resources in the Addendum).

- D-6.** Prior to site remediation or construction grading on parts of the Site where burrowing owls may occur, a qualified biologist must be retained to conduct surveys for burrowing owl to determine if it is resident on-site. Surveys must be conducted no more than 30 days prior to commencement of such activities. If burrowing owl is determined to be resident, a qualified biologist must oversee site remediation and demolition activities in and around any semi-natural areas which could be occupied by burrowing owl. Proposed mitigation measures must be presented to the California Department of Fish and Game and/or U.S. Fish and Wildlife Service for approval to avoid directly harming the owl if it is present on-site during these activities.

The following mitigation measure D-7 was included in the Certified EIR for the Plaza El Segundo Development, but is no longer applicable to the 2013 Revised Project because the potential wetland

area was located within the Phase 1A site of the 2013 Revised Project and was fully addressed during the construction of Phase 1A.

D-7. Prior to issuance of building permits, evidence must be provided to the City of El Segundo that all necessary approvals for any wetland dredge/fill contemplated by such permit have been obtained from the Regional Water Quality Control Board – Los Angeles Region or equivalent documentation, or a waiver stating that no permit is presently required pursuant to the regulations of that agency. If required, conditions for permit approval by LARWQCB must include, but may not be limited to the following:

- Mitigation of any unavoidable impacts to wetland values and functions to the satisfaction of the permitting agency;
- Incorporation of buffers to the wetland areas;
- On-site treatment of runoff to improve water quality; and
- Compliance with best management practices during construction.

Cultural Resources

N-4. In the event that archaeological or paleontological 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 archaeologist/paleontologist.

Geology and Soils

E-3. All soil disturbance and travel on unpaved surfaces must be suspended if winds exceed 25 miles per hour.

Hazardous Materials

G-5. Remedial investigations, health risk assessments for the contemplated development and final soils remedial action plans for the Plaza El Segundo portion of the project site must be completed and approved to the standards established and agreed upon in conjunction with the LARWQCB prior to the start of any project activities. The project applicant must provide to the City copies of any materials received from the LARWQCB or any other regulatory agency.

G-6. Remediation of shallow soil of the Plaza El Segundo Development site must be accomplished to the standards for commercial development established and agreed upon in conjunction with the LARWQCB and a shallow soil closure letter must be issued by the LARWQCB prior to the issuance of grading permits for construction of the proposed Plaza El Segundo Development. The project applicant must provide to the City copies of any materials received from the LARWQCB or any other regulatory agency.

Hydrology and Water Quality

- F-7.** The applicant must prepare a hydrology study for the Plaza El Segundo site. The study must be reviewed and approved by the City of El Segundo and any other applicable agencies.
- F-8.** The applicant must prepare a runoff study for the Plaza El Segundo site so that the runoff does not flow onto another area without the owners consent. The study must be reviewed and approved by the City of El Segundo and any other applicable agencies.
- F-9.** The applicant must prepare a master drainage plan for the Plaza El Segundo site. This plan must include detailed hydrology/hydraulic calculations and drainage improvements, showing quantitatively how the project will eliminate the potential for downstream flooding due to increased storm water runoff. These plans will also identify the proposed BMPs to be implemented in compliance with the requirements of the Standard Urban Storm Water Mitigation Plan and the ESMC. Such plans must be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.
- F-10.** The applicant must design a conveyance and detainment system to meet the City of El Segundo's and Los Angeles County Department of Public Works limits on the storm drains that would convey the Plaza El Segundo site's discharge.
- F-11.** The proposed Plaza El Segundo Development must comply with the City of El Segundo Ordinance No. 1347 and No. 1348, which establishes storm water and urban pollution controls.
- F-12.** The Project owner/developer of a specific development on the Project site must maintain all structural or treatment control BMPs for the life of the Plaza El Segundo Development.

Noise

The following mitigation measures I-2 through I-4 were included in the Certified EIR for the Plaza El Segundo Development, but are not applicable to the 2013 Revised Project because the construction noise impacts of the 2013 Revised Project were calculated to be less than significant (see discussion under Noise in the Addendum).

- I-2** Construction contracts must specify that all construction equipment must be equipped with mufflers and other applicable noise attenuation devices.
- I-3** During construction phases, the contractor must store and maintain equipment as far as possible from the adjacent receptor property locations to the north and east of the Plaza El Segundo Site.
- I-4** As stated in the City of El Segundo Municipal Code, construction must be restricted to the hours of 7:00 a.m. to 6 p.m. Monday through Saturday, and prohibited at anytime on Sunday or a Federal holiday.

- I-5** Temporary plywood noise barriers must be constructed along the property lines of the 4.5 net acre portion of the Plaza El Segundo site south of the UPRR tracks during construction, which must be high enough to block the line-of-site (a minimum of 8 feet above existing grade) between the Plaza El Segundo site and receptor property locations to the southwest, north, and east.

Public Services

Fire Protection

- K.1-6.** The applicant must pay the City of El Segundo a Fire Service Mitigation Fee of \$0.14 per gross square foot of building area prior to the issuance of a certificate of occupancy.
- K.1-7.** A fire life safety plan, which must include definitive plans and specifications, must be submitted to the ESFD for review and approval prior to commencement of construction of any portion of the proposed development.
- K.1-8.** The applicant must provide fire access roadways to and throughout the property and submit a layout plan to the ESFD for approval.
- K.1-9.** The applicant must provide water flow and on-site fire hydrants as required by the ESFD.
- K.1-10.** The following installations require separate Fire Department approval. The applicant must submit separate plans for Fire Department review:
- Automatic fire sprinklers;
 - Fire alarm system;
 - Underground fire service mains;
 - Fire pumps;
 - Emergency generators; and
 - Any aboveground or underground storage tank including elevator sumps and condensation tanks.

Police Protection

- K.2-3.** The applicant must pay the City of El Segundo a Police Service Mitigation Fee of \$0.11 per gross square foot of building area prior to the occupancy of each building.
- K.2-4.** A strategic security plan, which must include definitive plans and specifications, must be submitted to the El Segundo Police Department (ESPD) for review and approval prior to commencement of construction of any portion of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The strategic security plan must include, but not be limited to, the following item:
- Depending upon the size of the structure and its location in relation to the streets, the size of the displayed address may vary from a minimum of 4" to as much as 24".

- Building entrances and exits must be limited in number and located in a manner to increase security and visibility of the building.
- All landscaping must be low profile especially around perimeter fencing, windows, doors and entryways taking special care not to limit visibility and provide climbing access.
- Adequate street, walkway, building and parking lot lighting must be provided to enhance security.
- Provisions for on-site security personnel.

Transportation and Traffic

The following mitigation measures L-13 through L-16 were included in the Certified EIR for the Plaza El Segundo Development, but are no longer applicable to the 2013 Revised Project because these measures were fully implemented during the construction of Phase 1A.

- L-13** El Segundo Boulevard and Sepulveda Boulevard – Convert the existing eastbound right-turn only lane to a shared through/right-turn lane. There exists three receiving lanes on the east leg of the intersection. In addition, modify the raised center median to convert the westbound shared through left-turn lane to a dedicated second left turn lane and additional through lane.
- L-14** El Segundo Boulevard and Aviation Boulevard – Not required for Plaza El Segundo Reduced Traffic Generation Alternative
- L-15** Rosecrans Avenue and Sepulveda Boulevard – On the westbound approach of Rosecrans Avenue dedicate additional right-of-way on the north side of Rosecrans Avenue to provide a free flow right-turn lane. Widen the east side of Sepulveda Boulevard along the project frontage to provide the acceptance lane for the free westbound right-turn lane. This additional lane on Sepulveda should be improved to the new Park Place connection where a right turn lane will be provided. This intersection’s jurisdiction is shared with Manhattan Beach and Caltrans. Coordination and concurrence of these agencies for implementation of these improvements would be required.
- L-16** Rosecrans Avenue and Continental Way – Not required for Plaza El Segundo Reduced Traffic Generation Alternative.

The following mitigation measures L-17 through L-19 would continue to be applicable to the 2013 Revised Project.

- L-17** The project applicant must promote rideshare programs (bikes, rideshare matching, and transit options) as required by the City of El Segundo Transportation Demand Management Program (TDM). In addition to the tradition TDM program and to provide additional trip reduction measures, the project applicant must promote access to the Commuter View System which is being implemented by the City to provide information on congested routes. The project applicant must provide a transit connection system must be established and/or shared with other nearby retail projects to promote use of the existing Metro Green Line service, remote

employee lot during seasonal peaks and local circulator service. Based upon typical usage patterns, an approximately three percent reduction in trips to and from the site during peak periods is anticipated with these enhancements.

- L-18** The South Bay area will be enhanced with an area-wide signal system upgrade prior to project completion in 2012. This system is already funded and will be implemented with or without the proposed project. The improvement will provide for intelligent transportation systems (ITS) which provide real time adjustment to signal timing based upon current conditions thereby increasing capacity along major corridors. ITS system enhancements are currently being tested and evaluated which provide further enhanced capacity. These enhancements provide advanced communication upgrades to the users of the roadway systems. Items include Advanced Traveler Information System (ATIS) and Advanced Traffic Management Systems (ATMS). ATIS provides commuters with information to make route and time of day decisions. The enhanced ATIS system that would be included within the South Bay ITS system will enable private sector partners to disseminate freeway and arterial traffic information to the public via paid subscription services. ATMS manages the traffic system on surrounding streets.

Applicants for development projects within the proposed Sepulveda/Rosecrans Rezoning Site must provide for connectivity to the systems described above. Project applicants must provide access to information disseminated by the ATIS system to patrons and employees by including at least one television monitor or equivalent equipment that is compatible with and connected to the ATIS system and that displays current commuter information from the ATIS system during all hours that the development is open for business. The monitor or equivalent equipment shall be placed in a centralized location within the development, shall be specifically identified on directory maps of the facility, shall be specifically and clearly identified as the location for obtaining current travel information and shall be identified elsewhere throughout the development with signage that directs patrons to the location.

Project applicants must also facilitate dissemination of information provided by the ATIS system to project employees by working with project tenants to offer fully or partially subsidized monthly subscriptions to employees (currently estimated at full cost of \$5.00 per month per user). Project applicants (or successors in interest) must provide any new project tenant with information regarding subscription programs available to employees and costs thereof and shall encourage tenants to provide subsidized monthly subscriptions to their employees.

- L-19** In order to assist in addressing future cumulative traffic deterioration, the project applicant must comply with the City of El Segundo Traffic Congestion Mitigation Fee Ordinance and make a "fair share" contribution for programmed roadway improvements. In addition, project implementation of the signal system enhancements described above will benefit the entire system and reduce cumulative impacts along the roadway corridors.

Utilities

Sewer

- M.1-11.** The Sepulveda/Rosecrans Rezoning site must be annexed to Los Angeles County Sanitation District No. 5.
- M.1-12.** The project applicant must be required to obtain a sewer connection permit from the Los Angeles County Sanitation Districts (District 5) to obtain sanitary sewer service.
- M.1-13.** Additional local sewer infrastructure must be provided by the applicant as necessary to connect the Plaza El Segundo site with existing sewer infrastructure. This provision must be coordinated with the Project applicant and may be the partial responsibility of the applicant, as determined by the City.
- M.1-14.** The existing 15-inch sanitary sewer line must be removed and replaced with an 18-inch line. Plans must identify the point of connection for the proposed ten-inch sanitary sewer to the existing sanitary sewer main on Allied Way.
- M.1-15.** Project applicants must comply with the City's Sewer Ordinance No. 1093, of the City of El Segundo Municipal Code, Title 12, Chapter I General Provisions, Policies and Procedures.
- M.1-16.** Prior to a building permit being issued the project applicant must submit the Final Working Drawings to the City of El Segundo Planning and Building Safety Department and the Public Works Department for review and approval.
- M.1-17.** Closed circuit television (CCTV) inspection of existing on-site and adjacent off-site sewer mains must be conducted to determine the present condition of the infrastructure which the project will connect to.
- M.1-18.** New businesses that generate Fats, Oils, or Greases (e.g., restaurants and grocery stores) must be required to install grease interceptors with a minimum 30 minute retention period to ensure these contaminants do not block the sewerage system.

Water

- M.2-11** Water distribution mains must be installed in the eastward extension of Park Place and the extension of Allied Way to Park Place in order to complete the existing water grid and provide water distribution to the interior of the Plaza El Segundo site. Connecting pipes should be a minimum of ten inches.
- M.2-12** Development on the proposed Plaza El Segundo Site must include dual water connections to allow for landscaping to be irrigated by reclaimed water.

- M.2-13** Reclaimed water must be used as the water source to irrigate landscaped areas on the Plaza El Segundo Development.
- M.2-14** Efficient irrigation systems must be installed which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors).
- M.2-15** Automatic sprinkler systems must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.
- M.2-16.** Selection of drought-tolerant, low water consuming plant varieties must be used to reduce irrigation water consumption.
- M.2-17.** Project applicants must comply with the City's Conservation Program, Ordinance No. 1194, of the City of El Segundo Municipal Code, Title 10-Parks and Recreation, Chapter 2 Water Conservation in Landscaping and Resolution No. 3806.
- Prior to a building permit being issued the Project Applicant must submit the Final Working Drawings to the City of El Segundo Planning and Building Safety Department for review and approval relative to compliance with the City's Water Conservation Ordinance and Guidelines for Water Conservation in Landscaping.

Solid Waste

- M.3-4.** Where economically feasible, the proposed Plaza El Segundo Development must incorporate the use of recycled materials in building materials, furnishing operations and building maintenance.
- M.3-5.** The proposed Plaza El Segundo Development must recycle all construction debris in a practical, available, and accessible manner, to the maximum extent feasible, during the demolition and construction phases.
- M.3-6.** The design of the proposed Plaza El Segundo Development must allocate space for a recycling collection area for use by both on-site employees and visitors, the design of which will adhere to siting requirements in the City's recycling ordinance. The design of the collection area will facilitate source separation and collection of additional materials that may be designated as recyclable by the City in the future.

Electricity

M.5-4 The applicant must consult with SCE during the design process of the proposed Plaza El Segundo Development regarding potential energy conservation measures for the project. Examples of such energy conservation measures include:

- Design windows (e.g., tinting, double pane glass, etc.) to reduce thermal gain and loss and thus cooling loads during warm weather, and heating loads during cool weather.
- Install thermal insulation in walls and ceilings that exceed requirements established by the State of California Energy Conservation Standards.
- Install high-efficiency lamps for all internal streetlights and outdoor security lighting.
- Time control interior and exterior lighting. These systems must be programmed to account for variations in seasonal daylight times.
- Finish exterior walls with light-colored materials and high emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and thus increase lighting efficiency.

M.5-5 All on-site electrical lines must be placed underground, except for high voltage transmission lines located along Rosecrans Avenue.

M.5-6 Electrical transformers must be screened from view from the public right-of-way.