

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING CHECKLIST
Addendum to Mitigated Negative Declaration (SCH# 2008081036) for Environmental Assessment No. 844
CITY OF EL SEGUNDO

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE			Party Responsible for Monitoring	Initials	Date	Remarks
		Monitoring and Reporting Process	Monitoring Milestone					
Aesthetics								
AES-1	Construction equipment staging areas must use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations must be identified on Final Development Plans and Grading Plans.	Visual Inspection	During grading and construction	City of El Segundo - Planning and Building Safety Department				
AES-2	All construction-related lighting must include shielding in order to direct lighting down and away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan must be submitted to the City for review concurrent with Grading Permit application.	Visual Inspection	During grading and construction	City of El Segundo - Planning and Building Safety Department				
AES-3	All exterior lighting and advertising (including signage) must be directed onto the specific location intended for illumination (e.g., parking lots, driveways, and walkways) and shielded away from adjacent properties and public rights-of-way to minimize light spillover onto adjacent areas.	Site Plan Processing	Plan Check	City of El Segundo - Planning and Building Safety Department				
AES-4	Before issuance of the Site Development Permit, the applicant must submit a lighting plan to the City of El Segundo for review and approval. The plan must specify the lighting type and placement to ensure that the effects of security and other outdoor lighting are minimized on adjacent uses and do not create spillover effects. The plan must specifically incorporate the following design features: <ul style="list-style-type: none"> • The project must incorporate project design features to shield light and/or glare from vehicles entering or exiting parking lots and from the north face of the proposed structure by providing barriers so that light from vehicle headlights would not illuminate off-site sensitive uses. • The project must incorporate project design features to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare or interference with vehicular traffic, in accordance with the <i>El Segundo Municipal Code</i>. 	Site Plan Processing	Before issuance of Site Development Permit	City of El Segundo - Planning and Building Safety Department				
AES-5	The proposed structure must be designed to maximize the use of textured or other non-reflective exterior surfaces and non-reflective glass.	Site Plan Processing	Plan Check	City of El Segundo - Planning and Building Safety Department				

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Air Quality								
AQ-1	<p>During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions must be controlled by regular water or other dust preventive measures using the following procedures, as specified in the SCAQMD Rule 403.</p> <ul style="list-style-type: none"> • Limit on-site vehicle speed to 15 miles per hour. • Water material excavated or graded sufficiently to prevent excessive amounts of dust. Water at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. • Water or securely cover material transported on-site or off-site sufficiently to prevent generating excessive amounts of dust. • Minimize area disturbed by clearing, grading, earth moving, or excavation operations so as to prevent generating excessive amounts of dust. • Indicate these control techniques in project specifications. Compliance with the measure will be subject to periodic site inspections by the City. • Prevent visible dust from the project from emanating beyond the property line, to the maximum extent feasible. • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more). • Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site must be tarped from the point of origin. 	Visual Inspection	During Grading and Construction		City of El Segundo - Planning and Building Safety Department			
AQ-2	Project grading plans must show the duration of construction. Ozone precursor emissions from construction equipment vehicles must be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure must be subject to periodic inspections of construction equipment vehicles by the City and included in construction bid documents.	Grading Plan Processing, Visual Inspection	Plan Check, During Grading and Construction		City of El Segundo – Director of Public Works/City Engineer			
AQ-3	All trucks that are to haul excavated or graded material on-site must comply with California 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. This provision must be provided in construction bid documents.	Dust Control Compliance	During Grading and Construction		City of El Segundo - Planning and Building Safety Department			

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AQ-4	<p>The following measures must be implemented to reduce ROG emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> Contractors must use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent; Use required coatings and solvents with a VOC content lower than required under Rule 1113; Construct/build with materials that do not require painting; and Use pre-painted construction materials. 	Visual Inspection	During Grading and Construction	City of El Segundo - Planning and Building Safety Department				
AQ-5	Construction hours, allowable work days, and phone numbers of the job superintendent must be clearly posted at all construction entrances to allow for surrounding property owners and residents to contact the job superintendent. If the job superintendent receives a complaint, appropriate corrective actions must be implemented immediately and a report taken to the reporting party.	On-site Notice Posting	During Grading and Construction	City of El Segundo - Planning and Building Safety Department				
AQ-6	Trash receptacles within the project site must have lids that enable convenient collection and loading and must be emptied on a regular basis, in compliance with City of El Segundo regulations for the collection of solid waste.	Visual Inspection	During Grading and Construction	City of El Segundo - Planning and Building Safety Department				
Cultural Resources								
CUL-1	<p>In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until an archeologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel must be informed that unauthorized collection of cultural resources is prohibited.</p> <p>If the resource is determined to be significant, the archaeologist, as appropriate, must prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfied the requirements of §21083.2 of CEQA. The archaeologist must complete a report of excavations and findings, and must submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the County must submit the report to the San Bernardino Archeological Information Center and keep the report on file at the County of San Bernardino. After the find has been appropriately mitigated, work in the area may resume.</p>	Visual Inspection	During Grading	City of El Segundo - Planning and Building Safety Department				

VERIFICATION OF COMPLIANCE							
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CUL-2	<p>A certified paleontologist must be present during initial grading and all soil disturbances on the project site in order to monitor any significant paleontological findings. In the event that paleontological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel must be informed that unauthorized collection of cultural resources is prohibited.</p> <p>If the resource is determined to be significant, the paleontologist, as appropriate, must prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfied the requirements of §21083.2 of CEQA. The paleontologist must complete a report of excavations and findings, and must submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the County must submit the report to the San Bernardino Archeological Information Center and keep the report on file at the County of San Bernardino. After the find has been appropriately mitigated, work in the area may resume.</p>	Visual Inspection	During Grading	City of El Segundo - Planning and Building Safety Department			
CUL-3	<p>If human remains are unearthed, California Health and Safety Code Section 7050.5 requires that no further disturbance must occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.</p>	Visual Inspection	During Grading	City of El Segundo - Planning and Building Safety Department			
Hazards and Hazardous Materials							
HAZ-1	<p>The applicant and construction contractor must comply with existing hazardous materials regulations, which are codified in Titles 8, 22, and 26 of the California Code of Regulations, and their enabling legislations set forth in Chapter 6.95 of the California Health and Safety Code. In addition, the applicant and construction contractor must comply with applicable federal, state, and local laws and regulations pertaining to the transport, use, and disposal of hazardous waste, including but not limited to, Title 49 of the Code of Federal Regulations and as implemented by Title 13 of the CCR.</p>	Visual Inspection	During Grading and Construction	City of El Segundo - Planning and Building Safety Department			
Hydrology and Water Quality							
HYD-1	<p>Before the City issues grading permits, the applicant must prepare, obtain approval from the City's Public Works Department and the Planning and Building Safety Department, and implement a Water Quality Management Plan.</p>	Submittal/approval of a Water Quality Management Plan	Before issuance of grading permits	City of El Segundo – Director of Public Works/City Engineer and Planning and Building Safety Department			

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Noise								
NOI-1	<p>Before the City issues grading permits, the construction contractor must demonstrate to the Planning and Building Safety Director the following:</p> <ul style="list-style-type: none"> • Construction contracts must specify that all construction equipment, fixed or mobile, be equipped with properly operating and maintained mufflers and other State required noise attenuation devices. • Construction noise reduction methods such as shutting off idling equipment, 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, must be used where feasible. • During construction, stationary construction equipment must be placed such that emitted noise is directed away from sensitive noise receptors. • All construction entrances must clearly post construction hours, allowable workdays, and the phone number of the job superintendent. This will allow surrounding owners to contact the job superintendent with concerns. If the developer receives a noise-related complaint, appropriate corrective actions must be implemented and a report taken indicating the action with a copy of the report provided to the reporting party upon request. 	Grading Plan Processing	Before issuance of grading permits	City of El Segundo – Planning and Building Safety Director				
NOI-2	Per the El Segundo Municipal Code, construction cannot occur between the hours of 6:00 PM and 7:00 AM Monday through Saturday or at any time on Sunday or a Federal holiday.	Visual Inspection	During grading and construction	City of El Segundo - Planning and Building Safety Department				
NOI-3	If pile driving occurs within 250 feet of commercial receptors, alternative construction methods such as pre-drilling, drilled piles, Giken silent piling, pile cushioning, or any non-impact drivers must be implemented to significantly reduce vibration levels generated by construction activities.	Site Plan/Construction Plan Processing	Before construction	City of El Segundo - Planning and Building Safety Department				

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Transportation/Traffic								
TR-1	<u>El Segundo Boulevard at Continental Boulevard:</u> The project applicant must fund and install the re-striping of the westbound through/right lane to a dedicated right-turn lane and must fund the manufacturing and installation of the associated signage, subject to approval by the City's Director of Public Works. The City reserves the right at City's expense, as determined by the Director of Public Works, to remove the dedicated right-turn lane in the future if it is unnecessary, as reasonably determined by the Director of Public Works, or if a similar improvement can be substituted..	Plan processing/visual inspection	Prior to construction	City of El Segundo – Director of Public Works/City Engineer				
TR-2	Before the City issues grading permits, a reciprocal agreement must be entered into between the Northrop Grumman Tower and the proposed hotel to allow for the hotel's use of 40 parking spaces. The reciprocal agreement must be provided to the City's Planning and Building Safety Department.	Approval of reciprocal agreement	Before issuance of grading permits	City of El Segundo - Planning and Building Safety Department				
Utilities								
UTL-1	Before the City issues building permits, the project site must be annexed into the Los Angeles County Sanitation District No. 5.	Proof an annexation	Before issuance of building permits	City of El Segundo – Director of Public Works/City Engineer and Planning and Building Safety Department				
UTL-2	Before the City issues building permits, the project applicant must obtain a sewer connection permit from the Los Angeles County Sanitation District to obtain sanitary sewer service. Prior to obtaining a connection permit, the applicant must also pay a sewer connection fee as determined by the County Sanitation District of Los Angeles County.	Submittal of a sewer connection permit	Before issuance of building permits	City of El Segundo – Director of Public Works/City Engineer and Planning and Building Safety Department				
UTL-3	Before the City issues building permits, the project applicant must provide additional local sewer infrastructure as necessary to connect the project site to 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.	Visual Inspection	Before issuance of building permits	City of El Segundo – Director of Public Works/City Engineer and Planning and Building Safety Department				
UTL-4	The project applicant must comply with Title 12 of the ESMC regarding Sewer Facilities.	Visual Inspection	Before issuance of building permits	City of El Segundo – Director of Public Works/City Engineer and Planning and Building Safety Department				

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UTL-5	Before the City issues building permits, the project applicant must submit the Final Working Drawings to the City's Planning and Building Safety Department and the Public Works Department for review and approval.	Submittal of Final Working Drawings	Before issuance of building permits		City of El Segundo – Director of Public Works/City Engineer and Planning and Building Safety Department			
UTL-6	Where feasible, the applicant must install refuse compacting equipment to substantially reduce the number of refuse hauling trips and allow for more effective and sanitary disposal.	Site Plan Processing	Before issuance of grading permits		City of El Segundo - Planning and Building Safety Department			
UTL-7	The applicant must work with a commercial hauler licensed to operate in the City of El Segundo, to coordinate recycling efforts for the entire development.	Proof of service	Before issuance of grading permits		City of El Segundo - Solid Waste Management Coordinator			
UTL-8	The applicant's contractor must reduce construction-generated waste according to State law by 50 percent. The applicant or contractor must submit a construction waste management plan explaining the practices that would be used to achieve this level of reduction. This plan must be reviewed and accepted by the City's Solid Waste Management Coordinator before the City issues grading permits.	Submittal of a construction waste management plan	Before issuance of building permits		City of El Segundo - Solid Waste Management Coordinator			