

MITIGATION MONITORING AND REPORTING PROGRAM

1.0 PURPOSE

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring/reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the mitigation measures (MMs) applicable to the proposed Beach Cities Sports Headquarters Project (the Project). This MMRP has been prepared in accordance with City of El Segundo (City) monitoring requirements and Public Resources Code §21081.6. Specifically, Public Resources Code §21081.6 states the following:

(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

State CEQA Guidelines §15097 clarifies mitigation monitoring and reporting requirements and provides guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during Project implementation. The City of El Segundo is the Lead Agency for the Project and is therefore responsible for ensuring MMRP implementation. The MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

As discussed in the Beach Cities Sports Headquarters Project, Substantial Conformance Memorandum (Environmental Assessment No. EA-1391) (Kimley-Horn, November 6, 2025), the proposed Project is subject to compliance with the MM identified in the Beach Cities Media Campus Project Environmental Impact Report (EIR) (Environmental Assessment (EA) No. EA-1201 [EA-1201]) (State Clearinghouse No. 2017121035). The El Segundo City Council adopted Resolution No. 5159 certifying the EIR on August 6, 2019.

This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of mitigation measures identified for the proposed Project. The required mitigation measures are listed below and categorized by resource area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the Project during which the mitigation measure must be monitored;
 - Pre-Construction, including the design phase
 - Construction
 - Post-Construction
- The Implementing Party, the agency with the power to implement the mitigation measure;
- The Enforcement Agency, the agency with the power to enforce the mitigation measure, and
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMRP for the proposed Project will be in place throughout all phases of the Project. The Applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The Applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program. The substance and timing of each certification report that is submitted to Planning and Building Safety Department shall be at the discretion of the Planning and Building Safety Department. Generally, each report will be submitted to the Planning and Building Safety Department in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The Planning and Building Safety Department in conjunction with the Applicant shall ensure that Project construction occurs in accordance with the MMRP. The South Coast Air Quality Management District (SCAQMD) shall be responsible for implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. The departments listed below are all City of El Segundo departments, unless otherwise noted.

2.0 MITIGATION MEASURES AND PROJECT DESIGN FEATURES

The MM listed below, which are as identified in the Beach Cities Media Campus Project EIR, are applicable to the proposed Project.

A. Aesthetics

No specific Project Design Features are proposed with regard to aesthetics. No mitigation measures are required.

B. Agricultural and Forestry Resources

No specific Project Design Features are proposed with regard to agricultural and forestry resources. No mitigation measures are required.

C. Air Quality

No specific Project Design Features are proposed with regard to air quality. No mitigation measures are required.

D. Biological Resources

No specific Project Design Features are proposed with regard to biological resources. No mitigation measures are required.

E. Cultural Resources***i) Project Design Features***

No specific Project Design Features are proposed with regard to cultural resources.

ii) Mitigation Measures

MM B-1: A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities at the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. If paleontological materials are encountered, the paleontologist shall temporarily divert or redirect grading and excavation activities in the area of the exposed materials to facilitate evaluation and, if necessary, salvage. The paleontologist shall then assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The Project Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Planning and Building Safety Department
Monitoring Agency:	Planning and Building Safety Department

MM B-2: A qualified professional archaeologist shall monitor all ground disturbing activities of the Project. If buried unique archaeological resources are discovered during ground-disturbing activities, work shall cease within 50 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, invoke appropriate treatment measures. Such measure(s) may include avoidance, preservation in place, Phase III data recovery and associated documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that will be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determines necessary, appropriate and feasible. Within 60 days after grading activities are completed, the Monitor shall prepare and submit a final report to the City and the State Office of Historic Preservation. The report shall include documentation of any recovered unique archaeological resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

F. Geology and Soils

i) Project Design Features

PDF C-1: A Project design-specific geotechnical and engineering report is required to be prepared by a California-licensed geotechnical engineer, California- certified engineering geologist, and civil engineer with expertise in geotechnical issues registered in the State of California during Project design and prior to Project construction in compliance with the most current City of El Segundo Department of Public Works guidelines. The investigation is required to address the proposed Project foundation and structure design to minimize effects from adverse soil conditions including any liquefiable or otherwise unstable/consolidation-prone soils; bedrock characteristics; subsidence; earthquake ground shaking; slope instability; subsurface gas; groundwater; and/or other geotechnical and engineering geologic hazards. The design and construction recommendations will be incorporated into the foundation and structural design of Proposed Project components, implemented in accordance with the design, and subjected to on-going inspection by the relevant entities/agencies. Prior to Grading Plan approval and issuance of permits, all construction/development plans will be approved by the City for construction of such improvements. Construction will occur in accordance with the approved plans.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Public Works Department
Monitoring Agency: Planning and Building Safety Department, Public Works Department

ii) Mitigation Measures

No mitigation measures are required.

G. Greenhouse Gas Emissions

i) Project Design Features

No specific Project Design Features are proposed with regard to greenhouse gas emissions.

ii) Mitigation Measures

MM D-1: The Project applicant shall provide sidewalks within the Project boundary connecting off-site.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

MM D-2: The Project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

MM D-3: The Project applicant shall require that ENERGY STAR-compliant appliances are installed wherever appliances are required on-site.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

MM D-4: The Project applicant shall require that high-efficiency lighting (such as LED lighting that is 34 percent more efficient than fluorescent lighting) be installed within buildings on-site.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

H. Hazards and Hazardous Materials

i) Project Design Features

No specific Project Design Features are proposed with regard to hazards and hazardous materials.

ii) Mitigation Measures

MM E-1: Prior to the issuance of grading permits, the Applicant shall submit final design plans and a design-level geotechnical engineering report to the City of El Segundo Building and Safety Division for review and approval. The design-level geotechnical engineering report shall provide the location of the Standard Oil Company and Standard Gasoline Company pipe line easement.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

I. Hydrology/Water Quality

i) Project Design Features

PDF F-1: Construction BMPs will be designed and maintained as part of the implementation of the local SWPPP (which includes an Erosion Control Plan) in compliance with the General Permit. The Erosion Control Plan shall be implemented when construction commences and before any

site clearing or demolition activity. During construction, the Erosion Control Plan will be referred to regularly and amended as changes occur throughout the construction process.

Monitoring Phase: Construction, Post Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Public Works Department
Monitoring Agency: Planning and Building Safety Department, Public Works Department

PDF F-2: The Project shall implement the following construction-specific BMPs:

- Disposing of waste in accordance with all applicable laws and regulations;
- Cleaning up leaks, drips, and spills immediately;
- Conducting street sweeping during construction activities;
- Limiting the amount of soil exposed at any given time;
- Covering trucks;
- Keeping construction equipment in good working order; and
- Installing sediment filters during construction activities.

Monitoring Phase: Construction, Post Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Public Works Department
Monitoring Agency: Planning and Building Safety Department, Public Works Department

PDF F-3: The Project shall meet the applicable requirements of the SUSMP adopted by the Los Angeles Regional Water Quality Control Board through the preparation and implementation of a Project-specific SUSMP.

Monitoring Phase: Construction, Post Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-4: The Project shall comply with all NPDES Permit and waste discharge requirements.

Monitoring Phase: Construction, Post Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-5: The Project shall comply with the requirements of the Los Angeles County MS4 Permit, which controls quality of runoff entering municipal storm drains in Los Angeles County.

Monitoring Phase: Construction, Post Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-6: The Project shall comply with City grading permit regulations, which require necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion.

Monitoring Phase: Construction, Post Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board
Monitoring Agency: Planning and Building Safety Department, Los Angeles Regional Water Quality Control Board

PDF F-7: The Project shall comply with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

PDF F-8: All trash facilities shall be covered and isolated from stormwater runoff.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

ii) Mitigation Measures

MM F-1: The applicant must prepare a hydrology study of the development on the Project Site. Such study must be reviewed and approved by the City of El Segundo and any other applicable agency.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

MM F-2: The applicant must prepare runoff studies for the development on the Project Site so that the runoff from the Project area would not flow onto another area without the owner's consent. Such studies must be reviewed and approved by the City of El Segundo and any other applicable agency.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

MM F-3: The applicant must prepare a master drainage plan for the development on the Project 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. This plan 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 plan must be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Los Angeles County Department of Public Works
Monitoring Agency: Planning and Building Safety Department, Los Angeles County Department of Public Works

MM F-4: The applicant must design a conveyance and detainment system to meet the Los Angeles County Department of Public Works limits on the storm drains that would convey the Project Site's discharge for the development on the Project Site.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Los Angeles County Department of Public Works
Monitoring Agency: Planning and Building Safety Department, Los Angeles County Department of Public Works

MM F-5: The Project must comply with City of El Segundo Ordinance No. 1347 and No. 1348, which establishes storm water and urban pollution controls.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

MM F-6: The Project owner/developer must maintain all structural or treatment control BMPs for the life of the project.

Monitoring Phase: Construction, Post Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department, Public Works Department
Monitoring Agency: Planning and Building Safety Department, Public Works Department

J. Land Use/Planning

No specific Project Design Features are proposed with regard to land use/planning. No mitigation measures are required.

K. Mineral Resources

No specific Project Design Features are proposed with regard to mineral resources. No mitigation measures are required.

L. Noise

No specific Project Design Features are proposed with regard to noise. No mitigation measures are required.

M. Population, Housing, and Employment

No specific Project Design Features are proposed with regard to population, housing, and employment. No mitigation measures are required.

N. Public Services

i) Fire Protection

1) Project Design Features

PDF J-1: The Project shall implement a Construction Management Plan (“CMP”) that would include street closure information, a detour plan, haul routes and a staging plan. The CMP would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The CMP shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site and shall include, but not be limited to: prohibition of construction worker parking on nearby residential streets; worker parking would be provided on- site or in designated off-site public parking areas;

temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men); scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, to reduce the effect on traffic flow on surrounding streets; construction-related vehicles shall not park on surrounding public streets; and safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate, especially as it pertains to maintaining safe routes to schools.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

PDF J-2: Provide an automatic fire sprinkler system throughout each office/studio building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of the NFPA 13.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Planning and Building Safety Department

PDF J-3: Provide a manual fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Planning and Building Safety Department

PDF J-4: Provide a manual standpipe system in each stairwell of the proposed parking garage, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 14.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Fire Department
Monitoring Agency: Planning and Building Safety Department

2) Mitigation Measures

No mitigation measures are required.

ii) *Police Protection*

No specific Project Design Features are proposed with regard to police protection. No mitigation measures are required.

iii) Schools

No specific Project Design Features are proposed with regard to schools. No mitigation measures are required.

iv) Parks

No specific Project Design Features are proposed with regard to parks. No mitigation measures are required.

v) Other Public Facilities

No specific Project Design Features are proposed with regard to other public facilities. No mitigation measures are required.

O. Recreation

No specific Project Design Features are proposed with regard to recreation. No mitigation measures are required.

P. Transportation/Traffic**i) Project Design Features**

PDF K-1: Prior to the start of construction, the Project Applicant shall prepare a Construction Traffic Management Plan and submit it to the City of El Segundo Traffic Division for review and approval. The Construction Management Plan shall include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. Furthermore, the Construction Traffic Management Plan and Worksite Traffic Control Plan shall include, but not be limited to, the following measures:

- Maintain access for land uses in the vicinity of the Project Site during construction;
- Schedule construction material deliveries during off-peak periods to the extent practical;
- Minimize obstruction of traffic lanes adjacent to the Project Site to the extent feasible;
- Organize Project Site deliveries and the staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to the surrounding roadways;
- Coordinate truck activity and deliveries to ensure trucks do not wait to unload or load at the Project Site and impact roadway traffic, and if needed, utilize an organized off-site staging area;
- Control truck and vehicle access to the Project Site with flagmen;
- Prepare a haul truck route program that specifies the construction truck routes to and from the Project Site;
- Limit sidewalk and lane closures to the maximum extent possible, and avoid peak hours to the extent possible. Where such closures are necessary, the Project's Worksite Traffic Control Plan will identify the location of any sidewalk or lane closures and identify all traffic control measures, signs, delineators, and work instructions to be implemented by

the construction contractor through the duration of demolition and construction activity; and/or

- Parking for construction workers will be provided either on-site or at off- site, off-street locations.

Monitoring Phase:	Pre-Construction, Construction
Implementation Party:	Applicant
Enforcement Agency:	Public Works Department, Traffic Division
Monitoring Agency:	Planning and Building Safety Department

ii) Mitigation Measures

MM K-1: Transportation Demand Management Program. A TDM program will be implemented as part of the mitigation package for the Project. Several TDM program elements are project design features that are currently proposed for implementation. Other TDM program elements would be developed as part of preparation of a detailed TDM plan, to be approved by City of El Segundo prior to approval of a final certificate of occupancy for the Project.

TDM strategies are aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation such as carpooling, taking transit, walking, and biking. Strategies that are suggested as appropriate for this site, as targeted for the office land use, include:

- Commuter Trip Reduction (CTR) Program, Voluntary – The Project could implement a CTR program that encourages alternative modes of transportation such as carpooling, taking transit, walking, and biking. The voluntary program does not require monitoring and reporting and no performance standards are established. The CTR program would provide employees with assistance in the following.
 - Carpool encouragement,
 - Ride-matching assistance,
 - Preferential carpool parking,
 - Flexible work schedules for carpools,
 - Half time transportation coordinator; and
 - Vanpool assistance.
- Due to the importance of information sharing and marketing, marketing strategies to reduce commute trips would be included as part of the CTR Program. Some marketing strategies may include:
 - New employee orientation of trip reduction and alternative mode options,
 - Event promotions; and
 - Publications.
- Car Share Program – This Project could implement a car-sharing program to allow people to have on-demand access to a shared fleet of vehicles on an as-needed basis. User costs are typically determined through mileage or hourly rates, with deposits and/or annual membership fees. The car-sharing program could be created through a local partnership

or through one of many existing car-share companies. Employer-based programs provide a means for business/day trips for alternative mode commuters and provide a guaranteed ride home option.

- Site Design – Project site will be designed to encourage walking, biking, and transit. Amenities could include new, wider sidewalks and street trees along the site perimeter and bicycle parking, showers, and secure lockers.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

MM K-2: Driveway 1. A proposed mitigation for the Project is to signalize Driveway 1. Currently proposed as a full-access unsignalized intersection, adding a signal will improve operations and increase safety (see the site access analysis in Chapter 6 of the Traffic Study). The intersection would remain full access, but the installation of a signal would allow for more controlled and efficient movements. Installation of the signal would require approval from both the City of El Segundo and City of Manhattan Beach.

With the proposed mitigation of a signal at Driveway 1, Project related vehicular traffic would shift. Intersections directly affected by this shift would include those in close proximity to Driveway 3, such as Intersection 11: Nash Street & Park Place and Intersection 16: Nash Street & Rosecrans Avenue. Other intersections east of the Project Site would see minor changes in vehicular volume due to the shifting of Project traffic from primarily using Driveway 3 to access the site and instead using Driveway 1. The mitigation analysis takes into account this shift in traffic due to the proposed signal.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department, City of Manhattan Beach Public Works Department
Monitoring Agency: Public Works Department, City of Manhattan Beach Public Works Department

MM K-3: Intersection 12. Douglas Street & Park Place. The mitigation involves signalizing the intersection that is currently stop-controlled. Special attention would be needed in the signal design for the westbound movement, which currently consists of two separate driveways. Signals may be needed that accommodate two separate westbound phases, or coordination with the private property owners may be needed to consolidate the two driveways. The measure would mitigate the significant impact under Existing and Future plus Project conditions. Installation of the signal would require approval from the City of El Segundo.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Public Works Department

MM K-4: Intersection 21. Isis Avenue & Rosecrans Avenue. This mitigation involves restriping the southbound lanes from one shared through left and one right to a left-only lane and a shared through/right lane. The southern portion of the intersection has one receiving through lane. This intersection is in the City of Hawthorne and the improvement would require approval of Hawthorne. The measure would mitigate the significant impact under Existing and Future plus Project conditions.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department, City of Hawthorne
 Public Works Department
Monitoring Agency: Public Works Department, City of Hawthorne
 Public Works Department

MM K-5: Intersection 24. I-405 Northbound On-/Off-Ramps & Rosecrans Avenue. This mitigation involves restriping the northbound off-ramp lanes from two lefts and one right to two left and one shared left/right. The western portion of the intersection has three receiving lanes for the left-turn movement. The existing median along Rosecrans Avenue may need to be cut back in order to accommodate the third left turning movement. This intersection is under Caltrans jurisdiction and the improvement would require approval of Caltrans. The measure would mitigate the significant impact under Existing and Future plus Project conditions.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department, Caltrans
Monitoring Agency: Public Works Department, Caltrans

Q. Tribal Cultural Resources

i) Project Design Features

No specific Project Design Features are proposed with regard to tribal cultural resources.

ii) Mitigation Measures

MM L-1: Prior to issuance of a grading permit, the Applicant shall retain a qualified Native American Monitor (Monitor) from the Gabrieleno Band of Mission Indians-Kizh Nation to monitor all grading and excavation activities within the Project Site. The Monitor shall photo-document the grading and excavation activities and maintain a daily monitoring log that contains descriptions of the daily construction activities, locations and mappings of the graded areas, soils, and documentation of any identified tribal cultural resources. On-site monitoring shall end when the Project Site grading and excavation activities are completed, or when the Tribal Representatives and Monitor have indicated that the Project Site has a low potential for archaeological resources. If tribal cultural resources are encountered during monitoring, all ground-disturbing activities within 50 feet of the find shall cease and the Monitor shall evaluate the significance of the find, and if significant, recommend a formal treatment plan and appropriate measure(s) to mitigate impacts. Such measure(s) may include avoidance, preservation in place, archaeological data recovery and

associated laboratory documentation, or other appropriate measures. The City shall determine the appropriate and feasible measure(s) that will be necessary to mitigate impacts, in consideration of the measure(s) recommended by the Monitor. The Applicant shall implement all measure(s) that the City determined necessary, appropriate and feasible. Within 60 days after grading and excavation activities are completed, the Monitor shall prepare and submit a final report to the City and the California Native American Heritage Commission. The report shall include documentation of any recovered tribal cultural resources, the significance of the resources, and the treatment of the recovered resources. In addition, the Monitor shall submit the monitoring log and photo documentation, accompanied by a photo key, to the City.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

R. Utilities/Service Systems

i) Water

1) Project Design Features

PDF M.1-1: Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices shall be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property. In addition, any unused water laterals shall be abandoned and properly capped at the City main. The Contractor shall obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

2) Mitigation Measures

No mitigation measures are required.

ii) Wastewater

1) Project Design Features

PDF M.2-1: The Project Applicant shall submit a Utility Plan to the City of El Segundo Public Works Department for review and approval. The Utility Plan shall show all existing and proposed utility improvements (sewer, water, gas, storm drain, electrical, etc.), their sizes and associated easements around the Project Site, and traffic control plans for work in the public right-of-way.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

PDF M.2-2: The Project Applicant shall submit a Sewer Study to the City Engineer for review and approval. Any capacity deficiencies identified in the Sewer Study shall be addressed through upgrades. In addition, any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor shall obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Public Works Department
Monitoring Agency: Planning and Building Safety Department

2) Mitigation Measures

No mitigation measures are required.

iii) Solid Waste

1) Project Design Features

PDF M.3-1: During construction, the Project would implement a construction waste management plan to recycle non-hazardous construction debris. Off-site recycling centers, such as asphalt or concrete crushers, would be utilized to provide crushed materials for roadbed base.

Monitoring Phase: Pre-Construction, Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

PDF M.3-2: All structures constructed or uses established within any part of the Project shall be designed to be permanently equipped with clearly marked, durable, source sorted recycling bins at all times to facilitate the separation and deposit of recyclable materials.

Monitoring Phase: Construction
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety Department
Monitoring Agency: Planning and Building Safety Department

PDF M.3-3: Primary collection bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on- or off- site recycling facilities.

Monitoring Phase: Construction, Operation
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety
 Department
Monitoring Agency: Planning and Building Safety
 Department

PDF M.3-4: The Applicant or its successor shall continuously maintain in good order clearly marked, durable, and separate recycling bins on the same lot or parcel to facilitate the deposit of recyclable or commingled waste metal, cardboard, paper, glass, and plastic therein; maintain accessibility to such bins at all times for the collection of such wastes for transport to on- or off-site recycling plants; and require waste haulers to utilize local or regional material recovery facilities as feasible and appropriate.

Monitoring Phase: Construction, Operation
Implementation Party: Applicant
Enforcement Agency: Planning and Building Safety
 Department
Monitoring Agency: Planning and Building Safety
 Department

2) Mitigation Measures

No mitigation measures are required.

iv) Energy

No specific Project Design Features are proposed with regard to energy. No mitigation measures are required.