

## **11.0 Mitigation Monitoring and Reporting Program**





## 11.0 MITIGATION MONITORING AND REPORTING PROGRAM

Section 1.0 and Section 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the El Segundo South Campus Specific Plan Project. Public Resources Code § 21081.6 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development:

*. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.*

*Public Resources Code* Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, must be defined before certification of the Final EIR.

The mitigation monitoring table below lists mitigation measures that can be included as conditions of approval for the Project. These measures correspond to those outlined in Section 1.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a Mitigation Monitoring and Reporting Program (MMRP) was drafted that identifies the timing and responsibility for monitoring each measure. The applicant/developer of specific future projects will have the responsibility for implementing the measures, and the various City Departments will have the primary responsibility for monitoring and reporting implementation of the mitigation measures.



**EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)**

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Monitoring Phase/Timing	Monitoring Procedure	Implementing Party/Agency	Verification of Compliance			
				Initials	Date	Remarks	
<b>TRANSPORTATION AND TRAFFIC</b>							
TRA-1	Intersection 29 (Nash Street/Maple Avenue) – This intersection is within the City of El Segundo’s jurisdiction. Before the City issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the City for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:  a. Widen the northbound approach from one shared left-turn/through lane and one shared through/right-turn lane to consist of one shared left-turn/through lane, one through lane, and one right-turn lane; and  b. Widen the westbound approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one right-turn lane.	Before Certificate of Occupancy is Issued for any Phase II Building	Coordinate with and obtain concurrence from City  Provide proof of payment of fees	Director of Public Works or Designee  Director of Planning and Building Safety or Designee			
TRA-2	Intersection 32 (Nash Street/El Segundo Boulevard) – This intersection is within the City of El Segundo’s jurisdiction. Before the City issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the City for the improvements outlined below; and 2) Construct, or cause to be constructed, the following improvements:  a. Widen the northbound approach from two left-turn lanes, one shared through/right-turn lane, and one right-turn lane with right-turn overlap signal phasing to consist of two left-turn lanes, one through lane, and two right-turn lanes with right-turn overlap signal phasing.	Before Certificate of Occupancy is Issued for any Phase II Building	Coordinate with and obtain concurrence from City  Verification of completion of improvements	Director of Public Works or Designee  Director of Planning and Building Safety Designee			



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<p>TRA-3 Intersection 48 (Aviation Boulevard/El Segundo Boulevard) – This intersection’s jurisdiction is shared between the Cities of El Segundo and Hawthorne. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the Cities of El Segundo and Hawthorne for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:</p> <p>a. Widen the southbound approach from one left-turn lane, one through lane, one shared through/right-turn lane and one right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane with right-turn overlap signal phasing, which would preclude U-turn movements from eastbound to westbound El Segundo Boulevard; and</p> <p>b. Widen the westbound approach from two left-turn lanes, two through lanes, one shared through/right-turn lane, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.</p>	Before Certificate of Occupancy is Issued for any Phase II Building	Coordinate with and obtain concurrence from El Segundo and Hawthorne Provide proof of payment of fees	El Segundo and Hawthorne Directors of Public Works or Designees  El Segundo Director of Planning and Building Safety or Designee			
<p>TRA-4 Intersection 49 (Aviation Boulevard/Utah Avenue) – This intersection’s jurisdiction is shared between the Cities of El Segundo and Hawthorne. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the Cities of El Segundo and Hawthorne for the improvements outlined below; 2) Pay applicable fair share mitigation fees to fund the following improvements:</p> <p>a. Widen the southbound approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane;</p> <p>b. Widen the eastbound approach from one shared left-turn/through lane and one shared through/right-turn lane to</p>	Before Certificate of Occupancy is Issued for any Phase II Building	Coordinate with and obtain concurrence from El Segundo and Hawthorne  Provide proof of payment of fees	El Segundo and Hawthorne Directors of Public Works or Designees  El Segundo Director of Planning and Building Safety or Designee			



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<p>consist of one shared left-turn/through lane, one through lane, and one right-turn lane; and</p> <p>c. Modify the westbound signal phasing to include a right-turn overlap, which would preclude U-turn movements from southbound to northbound Aviation Boulevard.</p>						
<p>TRA-5 Intersection 50 (Aviation Boulevard/Alaska Avenue) – This intersection’s jurisdiction is shared between the Cities of El Segundo and Hawthorne. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the Cities of El Segundo and Hawthorne for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:</p> <p>a. Widen the southbound approach from one through lane and one shared through/right-turn lane to consist of two through lanes and one right-turn lane.</p>	Before Certificate of Occupancy is Issued for any Phase II Building	<p>Coordinate with and obtain concurrence from El Segundo and Hawthorne</p> <p>Provide proof of payment of fees</p>	<p>El Segundo and Hawthorne Directors of Public Works or Designee</p> <p>El Segundo Director of Planning and Building Safety or Designee</p>			
<p>TRA-6 Intersection 53 (Aviation Boulevard/Marine Avenue) – This intersection’s jurisdiction is shared among the Cities of Hawthorne, Manhattan Beach, and Redondo Beach. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the Cities of Hawthorne, Manhattan Beach, and Redondo Beach for the improvements outlined below; 2) Payment of applicable fair share mitigation fees to fund the following improvements:</p> <p>a. Widen the westbound approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane with right-turn overlap signal phasing, which would preclude U-turn movements from southbound to northbound Aviation Boulevard. The identified mitigation measure would reduce the</p>	Before Certificate of Occupancy is Issued for any Phase II Building	<p>Coordinate with and obtain concurrence from Hawthorne, Manhattan Beach, and Redondo Beach</p> <p>Provide proof of payment of fees</p>	<p>Hawthorne, Manhattan Beach, and Redondo Beach Directors of Public Works or Designee</p> <p>El Segundo Director of Planning and Building Safety or Designee</p>			



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Project-related impact to a level considered less than significant during the a.m. peak hour, however, the impact during the p.m. peak hour would remain significant and unavoidable.						
<p>TRA-7 Intersection 55 (Aviation Boulevard/Manhattan Beach Boulevard) – This intersection’s jurisdiction is shared between the Cities of Manhattan Beach and Redondo Beach. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from the Cities of Manhattan Beach and Redondo Beach for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:</p> <p>a. Restripe the eastbound Manhattan Beach Boulevard approach from one left-turn lane, two through lanes, and one right-turn lane to consist of two left-turn lanes, two through lanes, and one right-turn lane. While the identified mitigation measure will reduce the project-related traffic impact to a level considered less than significant during the a.m. peak hour, the traffic impact during the p.m. peak hour will remain significant.</p>	Before Certificate of Occupancy is Issued for any Phase II Building	<p>Coordinate with and obtain concurrence from Manhattan Beach and Redondo Beach</p> <p>Provide proof of payment of fees</p>	<p>Manhattan Beach and Redondo Beach Directors of Public Works or Designee</p> <p>El Segundo Director of Planning and Building Safety or Designee</p>			
<p>TRA-8 Intersection 13 (Sepulveda Boulevard (SR-1)/Mariposa Avenue) – This intersection is within Caltrans’ jurisdiction. Before the City issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from Caltrans for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:</p> <p>a. Widen the westbound approach from one left-turn lane, one through lane, and one right-turn lane to consist of two left-turn lanes, one through lane, and one right-turn lane.</p>	Before Certificate of Occupancy is Issued for any Phase II Building	<p>Coordinate with and obtain concurrence from Caltrans</p> <p>Provide proof of payment of fees</p>	<p>Caltrans Division of Design</p> <p>El Segundo Director of Planning and Building Safety or Designee</p>			



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TRA-9 Intersection 57 (I-405 Southbound Ramps/El Segundo Boulevard) – This intersection is within Caltrans’ jurisdiction. Before the City of El Segundo issues a Certificate of Occupancy for any building located in Phase II of the Project, the Project Applicant must: 1) Coordinate with and obtain concurrence from Caltrans for the improvements outlined below; and 2) Pay applicable fair share mitigation fees to fund the following improvements:  a. Modify the eastbound signal phasing to include a right-turn overlap, which would preclude U-turn movements from the I-405 Ramps back onto the freeway.	Before Certificate of Occupancy is Issued for any Phase II Building	Coordinate with and obtain concurrence from Caltrans  Provide proof of payment of fees	Caltrans Division of Design  El Segundo Director of Planning and Building Safety or Designee			
TRA-10 Pursuant to ESMC §§ 15-27A-1, <i>et seq.</i> , and before the City of El Segundo issues a Certificate of Occupancy for any building in the ESSCSP, the Project Applicant must pay one time traffic mitigation fees in accordance with City of El Segundo Resolution No. 4443.	Before Certificate of Occupancy is Issued for any Building	Provide proof of payment of fees	El Segundo Planning and Building Safety Department			
<b>AIR QUALITY</b>						
AQ-1 Before the City issues a Grading Permit, the Director of Public Works, or designee, and Director of Planning and Building Safety, or designee, must approve Grading Plan, Building Plans, and specifications that comply with SCAQMD Rule 403, excessive fugitive dust emissions must be controlled by regular watering or other dust prevention measures, and Rule 402, which requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site as specified in the SCAQMD’s Rules and Regulations. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:  <ul style="list-style-type: none"> <li>All active portions of the construction site must be watered every three hours during daily construction activities and when dust is observed migrating from the Project site to prevent excessive amounts of dust.</li> </ul>	Before any Grading Permit is Issued	Review/Approval of Grading Plan and Building Plan Specifications	Director of Public Works or Designee and Director of Planning and Building Safety or Designee			



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<ul style="list-style-type: none"> <li>• Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to particulate matter generation.</li> <li>• Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering must occur if dust is observed migrating from the site during site disturbance.</li> <li>• Any on-site stockpiles of debris, dirt, or other dusty material must be enclosed, covered, watered twice daily, or non-toxic soil binders shall be applied.</li> <li>• All grading and excavation operations must be suspended when wind speeds exceed 25 miles per hour.</li> <li>• Disturbed areas must be replaced with ground cover or paved immediately after construction is completed in the affected area.</li> <li>• Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) are required to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively a wheel washer must be used at truck exit routes.</li> <li>• On-site vehicle speed must be limited to 15 miles per hour.</li> <li>• All material transported off-site must be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site; and</li> <li>• Reroute construction trucks away from congested streets or sensitive receptor areas.</li> </ul>						



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AQ-2 During construction, all trucks hauling excavated or graded material on-site must comply with Vehicle Code § 23114 (Spilling Loads on Highways) regulating the manner for preventing material spilling onto public streets and roads. Before the City issues Grading Permits, the Project Applicant must demonstrate to the Director of Public Works, or designee, how operations comply with Vehicle Code § 23114 during hauling activities, as applicable.	Before any Grading Permit is Issued  During Construction	Review/Approval of Grading Plan Specifications  Verification at Site	Director of Public Works or Designee  Project Applicant/Contractor or Designee			
AQ-3 The following measures must be implemented by the contractor to reduce ROG emissions resulting from application of architectural coatings:  <ul style="list-style-type: none"> <li>• Use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;</li> <li>• Use pre-painted construction materials; and</li> <li>• VOC content of architectural coatings cannot exceed 35 grams per liter.</li> </ul>	Before any Grading Permit is Issued  During Construction	Review/Approval of Grading Plan Specifications  Verification at Site	Director of Public Works or Designee  Project Applicant/Contractor			
AQ-4 Before the City issues a Grading Permit, the construction contractor must provide evidence to the Director of Public Works, or designee, that the following measures are implemented during construction:  <ul style="list-style-type: none"> <li>• Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.</li> <li>• Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.</li> <li>• Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.</li> <li>• Require the use of electricity from power poles rather than temporary diesel or gasoline power generators.</li> </ul>	Before any Grading Permit is Issued  During Construction	Review/Approval of Grading Plan Specifications  Verification at Site	Director of Public Works or Designee  Project Applicant/Contractor			



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<ul style="list-style-type: none"> <li>• Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Director determines that 2010 model year or newer diesel trucks cannot be obtained then trucks that meet EPA 2007 model year NOx emissions requirements may be used.</li> <li>• During Project construction, all internal combustion engines/construction, equipment operating on the project site must meet EPA-Certified Tier 3 emissions standards, or higher according to the following:               <ul style="list-style-type: none"> <li>- Project start, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower must meet Tier 3 off-road emissions standards. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</li> <li>- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower must meet the Tier 4 emission standards, where available. In addition, all construction equipment must be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor must achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</li> <li>- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit must be provided at the time of mobilization of each applicable unit of equipment.</li> </ul> </li> </ul>						



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<b>GREENHOUSE GAS EMISSIONS</b>						
GHG-1  The Project must incorporate the improvements listed below to ensure consistency with applicable law. The Project Applicant must demonstrate compliance with this measure to the satisfaction of the Director of Planning and Building Safety or designee, before the City issues building permits or certificates of occupancy.  <i>Energy Efficiency</i> <ul style="list-style-type: none"> <li>• Design buildings to be energy efficient, 15 percent above CCR Title 24 requirements (Building Permit).</li> <li>• Install light colored “cool” roofs and cool pavements, and strategically placed shade trees (Building Permit).</li> <li>• Install high efficiency lighting, and energy efficient heating and cooling systems (Building Permit).</li> <li>• Reduce unnecessary outdoor lighting (Building Permit).</li> </ul> <i>Water Conservation and Efficiency</i> <ul style="list-style-type: none"> <li>• Install water-efficient fixtures (e.g., faucets, toilets, showers) (Building Permit).</li> </ul> <i>Solid Waste</i> <ul style="list-style-type: none"> <li>• Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) (Building Permit).</li> <li>• Provide interior and exterior storage areas for recyclables and adequate recycling containers located in public areas (Occupancy Permit).</li> </ul>	Before any Building Permit or Certificate of Occupancy is Issued	Review/Approval of Building Plan Specifications	Director of Planning and Building Safety or Designee			



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<b>NOISE</b>						
N-1  Before the City issues grading permits, the Project Applicant must demonstrate, to the satisfaction of the Director of Public Works, or Designee, that the Project complies with the following: <ul style="list-style-type: none"> <li>• All construction equipment must be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.</li> <li>• The contractor must maintain and tune-up all construction equipment to minimize noise emissions.</li> <li>• Stationary equipment must be placed so as to maintain the greatest possible distance to the sensitive receptors.</li> <li>• All equipment servicing must be performed so as to maintain the greatest possible distance to the sensitive receptors.</li> <li>• Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction are required to be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler must be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves must be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures must be used, such as drills rather than impact equipment, whenever feasible.</li> <li>• A qualified "Noise Disturbance Coordinator" will be retained amongst the construction crew to be responsible for responding to any local complaints about construction noise. When a</li> </ul>	Before any Grading Permit is Issued	Review/Approval of Grading Plan Specifications  Verification at site	Director of Public Works  Director of Planning and Building Safety  Noise Disturbance Coordinator			



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<p>complaint is received, the Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning and Building Safety; and</p> <ul style="list-style-type: none"> <li>• Select demolition methods to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers).</li> </ul>						
<b>GEOLOGY AND SOILS</b>						
<p>GEO-1 Before the City issues a Grading Permit or Building Permit, a lot-specific Geotechnical/Soils Investigation must be conducted, to the satisfaction of the Director of Planning and Building Safety, or designee. The Geotechnical/Soils Investigation must:</p> <ul style="list-style-type: none"> <li>• Be prepared in accordance with the latest edition of the California Building Code by a civil engineer registered in this State;</li> <li>• Comply with the recommendations specified in the Geology, Soils, Seismicity Report in Support of Raytheon El Segundo South Campus Specific Plan (D. Scott Magorien, C.E.G., March 6, 2013); and</li> <li>• Recommend the appropriate corrective action, which is likely to prevent structural damage to each structure proposed to be constructed in the area where geotechnical/soils problems exist.</li> </ul>	<p>Before any Grading Permit or Building Permit is Issued</p>	<p>Review/Approval of Geotechnical/Soils Investigation</p>	<p>Director of Planning and Building Safety or Designee</p>			



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<b>HAZARDS AND HAZARDOUS MATERIALS</b>							
HAZ-1	Before a Grading Permit is issued, the actual location of onsite oil/gas wells must be verified with the DOGGR. All onsite wells present must be properly plugged and abandoned per current DOGGR, DTSC, and RWQCB requirements. Further, an environmental consultant with Phase II/site characterization experience must verify through soil sampling that no residual contamination has resulted from historic oil/gas production activities onsite.	Before any Grading Permit is Issued	Verification through DOGGR  Soil Sampling	Director of Planning and Building Safety or Designee  Environmental Consultant			
HAZ-2	Before a Grading Permit is issued, soil sampling must be conducted within the portions of the Project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified Phase II/site characterization specialist. The sampling, conducted in consultation with the El Segundo Fire Department, must determine if pesticide concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities shall be conducted per the applicable regulatory agency requirements, as directed by the El Segundo Fire Department.	Before any Grading Permit is Issued	Review/Approval of Soils Investigation	Fire Chief or Designee			
HAZ-3	Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must determine, based on the Current Conditions Report (CCR), RCRA Facility Investigation Work Plan (RFI Work Plan), and sampling and analysis conducted in accordance with the RFI Work Plan, whether subsurface release of hazardous materials/waste to the soil/groundwater associated with the existing storage facilities has occurred. If subsurface release of hazardous materials/waste to the soil/groundwater has occurred, the environmental consultant must determine if contaminant concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be	Before any Grading Permit is Issued	Review/Approval of Soils Investigation	Director of Planning and Building Safety or Designee			



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required, these activities must be conducted per the applicable regulatory agency requirements.						
<p>HAZ-4</p> <p>Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must prepare a Worker Safety Plan to ensure construction worker safety during grading/excavation activities, based on their review the following documents:</p> <ul style="list-style-type: none"> <li>• Current Conditions Report (CCR);</li> <li>• RCRA Facility Investigation Work Plan (RFI Work Plan);</li> <li>• Findings of the RFI Work Plan's Sampling and Analysis; and</li> <li>• Existing Hazardous Materials Conditions Assessment.</li> </ul>	Before any Grading Permit is Issued	Review/Approval of Worker Safety Plan	Director of Planning and Building Safety or Designee			
<p>HAZ-5</p> <p>An environmental professional with Phase II/site characterization experience must conduct an inspection of existing onsite structures before building renovation/ demolition activities. The inspection must determine whether or not testing is required to confirm the presence or absence of hazardous substances in building materials (e.g., sinks, drains, piping, flooring, walls, ceiling tiles). Should testing be required and results determine that hazardous substances are present in onsite building materials, the Phase II/site characterization specialist must determine appropriate prevention/ remediation measures that are required and/or the methods for proper disposal of hazardous waste at an approved landfill facility, if required.</p>	Before any Building Renovation/ Demolition Activities	Inspection of Onsite Structures  Proper Disposal of Hazardous Wastes, if any	Fire Chief or Designee  Environmental Professional			
<p>HAZ-6</p> <p>If during construction unknown wastes or suspect materials are discovered by the contractor that are believed to involve hazardous waste or materials, the contractor must comply with the following:</p> <ul style="list-style-type: none"> <li>• Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;</li> <li>• Notify the Director of Public Works, or designee, of the City of El Segundo;</li> </ul>	During Construction Activities	Field Verification	Director of Public Works or Designee  Fire Chief or Designee  Applicant/General Contractor			



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<ul style="list-style-type: none"> <li>• Secure the area as directed by the Director of Public Works or designee; and</li> <li>• Notify the El Segundo Fire Department (or other appropriate agency specified by the Director of Public Works). The Fire Department's Environmental Safety Manager can advise the responsible party of further actions that must be taken, if required.</li> </ul>							
HAZ-7	Before any Building Permit is issued, vapor intrusion investigations must be conducted by a qualified Environmental Professional, in consultation with the El Segundo Fire Department. Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with the El Segundo Fire Department, must recommend that specific measures be incorporated into the buildings' design that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by the El Segundo Fire Department.	Before Any Building Permit is Issued	Vapor Intrusion Investigation	Fire Chief or Designee  Environmental Professional			
HAZ-8	At least three business days before any lane closure, the construction contractor must notify the El Segundo Fire Department, El Segundo Police Department, El Segundo Public Works Department, and the El Segundo Planning and Building Safety Department of construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the development area, to allow for uninterrupted emergency access and maintenance of evacuation routes.	During Construction Activities, at least three business days before any lane closure	Notify El Segundo Fire Department, Police Department, Public Works, or Planning and Building Safety	Fire and Police Chiefs or Designees; Directors of Public Works and Planning and Building Safety or Designees  Project Applicant/General Contractor			



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**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Monitoring Phase/Timing	Monitoring Procedure	Implementing Party/Agency	Verification of Compliance		
				Initials	Date	Remarks
<b>HYDROLOGY AND WATER QUALITY</b>						
<p>HWQ-1</p> <p>Before the City issues any grading permit, the Applicant must conduct a Construction Level Hydrology and Hydraulics Study to determine potential storm water runoff rates and peak flows from the Project site per County of Los Angeles methodology. The 50-year storm flows for both existing and proposed Project conditions must be included in the study. The Study must be completed by a qualified professional, approved by the Director of Public Works, and be consistent with standard engineering practices for the region, including the use of the Los Angeles County Manual. The Study must demonstrate the effect of storm water discharges to any City, County, or other agency-owned drainage or flood control facility, as mitigated and be designed and implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.</p> <p>The Study must also determine whether onsite detention is required. If the final hydrology calculations determine that onsite detention is required to avoid downstream impacts, the Study must also identify the necessary flood control mitigation, which may include a surface stormwater detention pond, subsurface detention structure, or subsurface detention pipes. The construction level hydrology calculations and Construction Level Hydrology and Hydraulics Study must be prepared and reviewed by the Director of Public Works and Director of Planning and Building Safety, or designee, before any Grading Permit is issued.</p>	Before Any Grading Permit is Issued	Review/Approval of Construction Level Hydrology and Hydraulics Study	<p>Director of Public Works or Designee</p> <p>Director of Planning and Building Safety, or Designee</p>			
<p>HWQ-2</p> <p>Before the City issues any permit for development of an individual parcel, the Construction Level Hydrology and Hydraulics Study must be updated and submitted to the Director of Public Works for review. The phasing must be implemented to prevent an increase in the rate or amount of storm water runoff above the baseline condition.</p>	Before Any Grading Permit is Issued	Review/Approval of Construction Level Hydrology and Hydraulics Study	Director of Public Works or Designee			



**EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)**

**MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Monitoring Phase/Timing	Monitoring Procedure	Implementing Party/Agency	Verification of Compliance			
				Initials	Date	Remarks	
<b>UTILITIES AND SERVICE SYSTEMS</b>							
USS-1	Before the City issues a building permit, the Applicant's Engineering Representative must coordinate with the Director of Public Works, or designee, to increase capacity of the City's High Pressure Zone in the vicinity of the Project site. This will include, at a minimum, regional system analysis of the City's Water System using the City's system-wide computer model with the goal of reducing system velocities during peak demands adjacent to the Project site. The Director of Public Works, or designee, will determine the system improvement options that are required.	Before any Building Permit is Issued	Review/Approval of Regional System Analysis	Director of Public Works or Designee			
USS-2	Before the City issues a building permit for a building connecting to the northerly sewer trunk line in El Segundo Boulevard, the Director of Public Works, or designee, will determine the required capacity in the northerly sewer trunk line in El Segundo Boulevard. This will include, at a minimum, regional system analysis using the City's sewer master plan computer model. In the event the City approves discharging a portion of the proposed ESSCSP wastewater for the development to the northerly trunk, before the City issues a building permit, an adequately sized relief line, as determined by the Director of Public Works, or designee, must be installed within Douglas Street that connects with the trunk line at Coral Circle and Douglas Street and diverts flow equal to or greater than the additional capacity that is required in the northerly trunk for the proposed development. The sizing and other specifications of the relief sewer are subject to approval by the Director of Public Works or designee.	Before the City Issues a Building Permit for a Building Connecting to the Northerly Sewer Trunk Line In El Segundo Boulevard	Review/Approval of Northerly Trunk Sewer Line Capacity Analysis	Director of Public Works or Designee			



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