



Mitigation Monitoring and Reporting Program

Project: City of El Segundo Standard Works Project IS/MND

Date: January 18, 2022

* denotes mitigation measure is from the Smoky Hollow Specific Plan

Impact Category	Mitigation Measures*	Implementation Timing	Responsible Monitoring Party	Monitoring/ Reporting Method
Biological Resources	BIO MM 7-1* To avoid impacts to nesting birds, construction activities and construction noise should occur outside the avian nesting season (prior to February 1 or after September 1). If construction and construction noise occurs within the avian nesting season (during the period from February 1 to September 1), areas within 100 feet of a development site shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than five days before commencement of any vegetation removal. If it is determined that the Project Site is occupied by nesting birds covered under the Migratory Bird Treaty Act, mitigation measure 7-2 shall apply.	Any vegetation removal or ground-disturbing activity February 1 to September 1	Planning Department	Retention and monitoring by qualified biologist with final report upon completion
Biological Resources	BIO MM 7-2* If pre-construction nesting bird surveys result in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall take place within an appropriate setback from occupied nests as determined by a qualified biologist. Protective measures (e.g., established setbacks) shall be required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts occur. A report of the findings, prepared by a qualified biologist, shall be submitted to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.	Provide setbacks if active nests are found per BIO MM 7-1	Planning Department	Monitoring by qualified biologist if needed during grading with final report upon completion

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Cultural Resources	CUL MM 8-2* Prior to the commencement of grading or demolition of subsurface structures, a professional archaeologist who meets U.S. Secretary of the Interior’s Professional Qualifications and Standards, shall conduct a brief archaeological and paleontological informational session for construction personnel. The training session may consist of an in-person meeting or a written handout describing: (1) how to identify archaeological and paleontological resources that may be encountered during earth-moving activities and (2) the procedures to be followed in such an event, including contact information for the appropriate entities if archaeological or paleontological resources are discovered.	Prior to grading or other ground-disturbing activities	Planning Department	Qualified archaeologist provides proof of distributing handouts or conducting training for construction staff
Cultural Resources	CUL MM 8-3* In the event that archaeological or paleontological resources are unearthed during ground-disturbing activities, the ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find, where construction activities will not be allowed to continue until a qualified archaeologist or paleontologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside the buffer area. If the archaeologist identifies the find as a tribal cultural resource or suspects it to be a tribal cultural resource, the City will contact the Native American Heritage Commission (NAHC) to report the discovery, and will contact local Native American tribal representatives as directed by the NAHC. Should the newly discovered artifact(s) be determined to be a tribal cultural resource, Native American construction monitoring will be initiated. The City shall coordinate with the archaeologist and tribal representative(s) to develop an appropriate treatment plan for the resources.	During grading or other ground-disturbing activities	Planning Department	Retention of and monitoring by qualified archaeologist with final report upon completion of grading
Cultural Resources	CUL MM 8-4 If human remains are uncovered during Project grading, work must be halted in the immediate area of the find and the County Coroner	During grading or other ground-disturbing activities	Planning Department	County Coroner confirm contact within 24 hours regarding human remains

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	<p>notified in accordance with Health and Safety Code Section 7050.5. The Coroner must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, they must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the area shall also be subject to consultation between appropriate representatives from that group and the local jurisdiction/lead agency involved. This measure shall be implemented to the satisfaction of the City Planning Department.</p>	<p>During grading or other ground-disturbing activities</p>	<p>Planning Department</p>	<p>Contact appropriate Native American tribal representatives</p>
<p>Geology and Soils</p>	<p>MM GEO-1 Prior to issuance of any grading or building permits, the applicant shall demonstrate that all improvements and construction-related activities comply with the recommendations outlined in the Project geotechnical report (CWI 2017). This measure applies to all potential geologic and soil constraints that could affect one or both sites, including but not limited to seismic ground failure, strong seismic shaking, differential settlement, liquefaction, lateral spreading, and subsidence, and landslides/slope stability as appropriate. This measure shall be implemented to the satisfaction of the City Engineer.</p>	<p>Prior to issuance of any grading or building permits</p>	<p>Planning Department</p>	<p>Demonstrate that plans comply with Project Geotech report</p>

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Greenhouse Gas Emissions	EECAP 4.1* <i>Encourage or Require Energy Efficiency Standards Exceeding Title 24.</i> This measure will develop City staff to be resources in encouraging and implementing energy efficiency beyond that required by current Title 24 Standards.	Prior to issuance of building permits	Planning Department	Demonstrate that plans exceed energy requirements of Title 24
Greenhouse Gas Emissions	EECAP 5.2* <i>Promote Water Efficiency Standards Exceeding SB X7-7.</i> In addition to SB X7-7, more actions are being studied or have been taken to exceed water efficiency standards. These efforts include education and outreach practices that could be combined with residential and commercial EECAP actions that emphasize the reuse of recycled/gray water and promote harvesting rainwater.	Prior to issuance of building permits	Planning Department	Demonstrate that plans exceed established water conservation standards
Hazards and Hazardous Materials	MM HAZ-1 Prior to issuance of a Certificate of Occupancy for the North Site (1330 E. Franklin Street), the applicant shall remove and properly decommission the vertical and lateral well network of the former vapor extraction system including abandonment of any groundwater monitoring wells and semi-permanent vapor probes on the property. This measure shall be implemented to the satisfaction of the City with input and regulatory oversight and written signoff by DTSC.	Prior to issuance of a Certificate of Occupancy related to 1330 E. Franklin Street	Planning Department	Confirmation from DTSC that vapor extraction well network has been removed to DTSC satisfaction
Hazards and Hazardous Materials	MM HAZ-2 Prior to issuance of a grading permit for the North Site (1330 E. Franklin Street), the applicant shall prepare and process a Soils Management Plan through the state Department of Toxic Substances Control (DTSC) for review and approval. Prior to issuance of a building permit, the applicant shall provide written confirmation from DTSC to the City that the Soil Management Plan has been implemented as approved.	Prior to issuance of a grading permit related to 1330 E. Franklin Street Prior to issuance of a building permit related to 1330 E. Franklin Street	Planning Department Planning Department	Demonstrate DTSC approval of Soils Management Plan Demonstrate Soils Management Plan has been implemented to DTSC satisfaction
Hazards and Hazardous Materials	MM HAZ-3 Prior to issuance of any demolition or building permits for South Site (1475 E. El Segundo Boulevard) or North Site (1330 E. Franklin Street), the applicant shall identify and effectively remediate any asbestos-containing materials (ACMs) associated with the onsite buildings. This remediation may be accomplished by either in-place encapsulation or removal as appropriate. The applicant shall retain a	Prior to issuance of a demolition or grading permit	Planning Department	Demonstrate absence, removal, or treatment of ACMs as appropriate

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	qualified asbestos contractor to conduct this work and shall provide the City with a final report within 45 days of completion of all remediation activities, including appropriate documentation of disposal of any onsite ACMs at an approved landfill. This measure shall be implemented to the satisfaction of the City Planning Department.			
Transportation	MM VMT-1 Unbundle Parking Cost. This measure implements workplace parking pricing and unbundles the cost of parking from the lease. The Project shall include parking in the access-controlled parking structure. The property owner shall include language in the lease agreement which provides reduced lease rates if parking is not required by the tenant. The developer shall implement a monthly cost for parking spaces by charging a parking fee per access card. The range of VMT reduction from this measure is between 2.6% and 13%. Based on the calculations, a \$50 per month/employee parking cost will result in a VMT reduction of 5.1%.	Within one year of issuance of Certificates of Occupancy for the North and South Sites	Planning Department	Demonstrate achievement of VMT reduction as appropriate
Transportation	MM VMT-2 Parking Management Strategies. Strategies to encourage efficiency in parking facilities and improve the quality of service to parking users results in reduction of VMT. This includes signage and directions, providing preferential carpool/vanpool parking spaces closer to the building entrance to and from the destination, etc. This encourages carpooling/vanpooling and also reduces the amount of time patrons drive around to find the best parking area to minimize walking. The maximum reduction from this measure is 3%.	Within one year of issuance of Certificates of Occupancy for the North and South Sites	Planning Department	Demonstrate achievement of VMT reduction as appropriate
Transportation	MM VMT-3 Mandatory Travel Behavior Change Program, Promotions & Marketing. This involves the development of a travel behavior change program that targets individuals' attitudes, goals, and travel behaviors, educating participants on the impacts of their travel choices and the opportunities to alter their habits. The project shall provide a web site that allows employees to research other modes of transportation for commuting. If a website is planned for the development, links to Google Transit, and/or local bus	Within one year of issuance of Certificates of Occupancy for the North and South Sites	Planning Department	Demonstrate achievement of VMT reduction as appropriate

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	operators should be provided on the website. If a website is not planned, QR Codes could be provided in the parking structure and the building lobbies to enable users an easy way to access information about transit routes. The maximum reduction due to this measure is 1%.			
Transportation	MM VMT-4 Implement Commute Trip Reduction Marketing. This involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials. The project shall implement marketing strategies to reduce commute trips. The project will implement marketing strategies to reduce commute trips. Information sharing and marketing are important components to successful commute trip reduction strategies. Implementing commute trip reduction strategies without a complementary marketing strategy will result in lower VMT reductions. Marketing strategies may include new employee orientation of trip reduction and alternative mode options, event promotions, and printed material. CAPCOA states that the range of reduction is between 0.8% to 4%, but states that in some literature, the VMT reduction has been as much as 15%, especially for urban areas. For this project, a conservative reduction of 3% has been assumed.	Within one year of issuance of Certificates of Occupancy for the North and South Sites	Planning Department	Demonstrate achievement of VMT reduction as appropriate
Transportation	MM VMT-5 Include Bike Parking in Excess of City Code. This implements short and long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations. Based on discussion with the applicant, bike parking in excess of City code shall be provided. The City's code requires a minimum of 4 spaces for non-residential buildings up to 15,000 square feet, plus a minimum of 5 percent of the required vehicle spaces for the portion above 15,000 square feet. The maximum number of bicycle parking required under City code is 25 spaces. For the project, the number of bicycle parking spaces required under code is 17 spaces, and therefore, it is	Within one year of issuance of Certificates of Occupancy for the North and South Sites	Planning Department	Demonstrate achievement of VMT reduction as appropriate

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	recommended that the project provide at least 18 spaces. This results in a VMT reduction of 0.625%.			
Transportation	MM VMT-6 Include Secure Bike Parking and Showers. This implements additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel. Based on discussion with the applicant, each building shall include shower facilities and secure bike parking facilities shall be provided. This results in a VMT reduction of 0.625%.	Within one year of issuance of Certificates of Occupancy for the North and South Sites	Planning Department	Demonstrate achievement of VMT reduction as appropriate
Tribal Cultural Resources	<p>MM TCR-1 Native American Monitoring. Prior to the commencement of any ground disturbing activity at the Project site, the Project applicant shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation and the Gabrielino Tongva Indians of California, the tribes that consulted on this Project pursuant to AB 52 and SB 18 (the “Tribes” or the “Consulting Tribes”). Copies of the executed contracts shall be submitted to the City of El Segundo Development Services Department prior to the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The Tribal monitors shall only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribes as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitors shall complete daily monitoring logs that will provide descriptions of the day’s grading and related earth-disturbing activities, including type and extent of construction activities, location of work, soil and any cultural materials identified, or other items potentially related to cultural resources. The on-site monitoring shall end when all ground-disturbing activities on the Project site are completed, or when the Tribal Representatives and Tribal Monitors have indicated that all upcoming ground-disturbing activities at the Project site have</p>	Prior to grading or other ground-disturbing activities	Planning Department	Qualified tribal monitor retained and agreement in place

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	<p>little to no potential for impacting Tribal Cultural Resources.</p> <p>Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by Project activities shall be evaluated by the Consulting Tribes approved Tribal monitors. If the resources are Native American in origin, the Consulting Tribes shall retain it/them in the form and/or manner the Tribes deem appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]).</p>			

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