

**Draft MITIGATION MONITORING AND REPORTING PROGRAM
650 PACIFIC COAST HIGHWAY PROJECT**

No.	Environmental Factor	Mitigation Measure	Actions Required	When Monitoring Occurs	Responsible Agency or Party	Monitoring Agency or Party
AES-1	Aesthetics	Prior to issuance of a building permit, the Project applicant must submit a lighting plan to the City for review and approval by the Director of Planning and Building Safety. The plan must include the location, height, number of lights, foot-candles by area, and estimates of maximum illumination on-site with no spill at the property lines. The plan must also demonstrate that all lighting fixtures on the buildings and throughout the entire project site are designed and installed so as to contain light on the subject property and will not create spillover effects or be directed toward adjacent properties or public rights-of-way.	Provide lighting plan to the City for review and approval.	Prior to issuance of building permits.	Project Developer	City of El Segundo, Planning and Building Safety Department
AES-2	Aesthetics	Prior to issuance of a building permit, the Project applicant must submit the Final Design Plans to the City for review and approval by the Director of Planning and Building Safety. The plans must identify the material use that meets the Visible Light Reflection (VLR) performance of the following: i) The new west-facing façade of Building A and the south-facing façade of Building C shall employ a high-performance glazing system comprising a commercial glazing equal to Vitro Solarban 70(2) + Clear with exterior visible light reflection (VLR) of 13% or less; ii) Exterior metal cladding on the Building A curtainwall facing Pacific Coast Highway to be finished with aluminum composite panels	Provide Final Design Plans to the City for review and approval.	Prior to issuance of building permits.	Project developer	City of El Segundo, Planning and Building Safety Department

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		<p>(ACP), with matte white or matte, clear anodized aluminum finish; and,</p> <p>iii) Concrete on the north and south elevations of Building A will be painted with low sheen paint and clad limitedly in matte finish ACP with matte white or matte, clear anodized aluminum finish.</p>				
CUL-1	Cultural Resources	<p>Archaeological and Native American monitoring shall be conducted for any grading-related ground disturbing activity have the potential to disturb native soils (i.e., non-engineered fill) within the Project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending upon the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted at the discretion of the qualified archaeologist. The archaeologist shall complete a report of excavations and findings and submit the report to</p>	<p>Applicant to hire a qualified archaeologist and submit evidence of this contracted archaeologist to the City.</p>	<p>Applicant to submit evidence of a contracted, qualified archaeologist to the City prior to issuance of building permits.</p>	<p>Project developer</p>	<p>City of El Segundo, Planning and Building Safety Department</p>

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		the Director of Planning and Building Safety. After the find is appropriately mitigated, work in the area may resume.				
Paleo-1	Geology and Soils	Prior to the issuance of any grading permits, the applicant shall retain a qualified paleontologist who meets the qualifications established by the Society of Vertebrate Paleontology (SVP) to develop a Worker Environmental Awareness Program (WEAP), which shall be in compliance with SVP guidelines. The paleontologist shall present the training to all construction staff to provide them with a basic understanding of the types of fossils that may be encountered and the laws protecting them, and the procedures to follow in the event the finds are encountered. In the event that paleontological resources are encountered during earth disturbance activities, all construction activities in the area of the find shall be temporarily halted and the paleontologist shall be notified to evaluate the find and determine the appropriate treatment in accordance with SVP guidelines for identification, evaluation, disclosure, avoidance, or recovery, and curation, as appropriate.	Applicant to hire a qualified paleontologist and submit evidence of this contracted paleontologist to the City. This paleontologist to provide WEAP training to all construction staff.	Applicant to submit evidence of a contracted qualified paleontologist to the City prior to issuance of building permits. WEAP training shall be administered prior to the start of earthwork activities and shall be administered to any new construction workers involved in excavation efforts associated with the Project.	Project developer	City of El Segundo, Planning and Building Safety Department
HAZ-1	Hazards and Hazardous Materials	The applicant shall conduct additional investigation and potential remediation actions associated with the previous USTs and clarifier uses. As identified in the Phase I ESA (Appendix E), the following investigations will be conducted to identify and confirm the location of the eight 1,000-gallon USTs and clarifier at 700 Pacific Coast Highway and the potential UST	Conduct additional investigation and potential remediation associated with previous USTs and clarifier uses.	Applicant to provide evidence of the presence/absence of a UST at 650 N. Pacific Coast Highway, and submit the results	Project developer	City of El Segundo, Planning and Building Safety Department and El Segundo Fire Department

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		<p>at 650 Pacific Coast Highway (associated with 690 North Sepulveda Boulevard).</p> <ul style="list-style-type: none"> • Eight 1,000-gallon USTs at 700 Pacific Coast Highway: A geophysical survey and Phase II subsurface investigation shall be conducted to identify the location of the former USTs and to sample at the depth of the UST to determine the concentrations of constituents of concern (petroleum hydrocarbons, volatile organic compounds, and metals). In the event that the analyte concentrations exceed appropriate use standards, as designated by the El Segundo Fire Department (local Certified Unified Program Agency [CUPA]), the Project shall implement applicable protective measures in accordance with an approved remedial action plan, including: 1) installation of a soil vapor barrier adequate to protect against vapor transmission; 2) implement a soil-vapor extraction system; and/or 3) conduct remedial excavation activities. Based on information provided by the CUPA, if passive or active systems are utilized to prevent vapor migration, a Land Use Covenant would be required, and recorded, and an Operation and Maintenance (O&M) Plan would be developed for the systems. • Clarifier at 700 Pacific Coast Highway: A geophysical survey and Phase II subsurface investigation shall be conducted to identify the location of the former clarifier and to sample adjacent soils to determine the extent, if any, of 		<p>of the geophysical surveys and Phase II Investigations and incorporate applicable treatment procedures in the final design plans to the City prior to issuance of grading and/or building permits.</p>		

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		<p>prior release of tetrachloroethylene. In the event that the analyte concentrations exceed appropriate use standards, as designated by the El Segundo Fire Department (local CUPA), the Project shall implement applicable protective measures in accordance with an approved remedial action plan, including: 1) installation of a soil vapor barrier adequate to protect against vapor transmission; 2) implement a soil-vapor extraction system; and/or 3) conduct remedial excavation activities.</p> <ul style="list-style-type: none"> • Potential UST at 650 North Pacific Coast Highway: The applicant shall conduct review of pending agency records for the UST listed at 690 North Sepulveda Boulevard to determine whether a UST is located on the Project site. In the event the documentation indicates that a UST has the potential to be present, the applicant shall conduct a geophysical survey and Phase II subsurface investigation to identify the location of the former UST and to sample at the depth of the UST to determine whether any concentrations of constituents of concern (petroleum hydrocarbons, volatile organic compounds, and metals) are present in surround soils. In the event that the analyte concentrations exceed appropriate use standards, as designated by the El Segundo Fire Department (local CUPA), the Project shall implement applicable protective measures in accordance with an approved remedial action plan, including: 1) installation of a soil vapor 				

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		barrier adequate to protect against vapor transmission; 2) implement a soil-vapor extraction system; and/or 3) conduct remedial excavation activities.				
HAZ-2	Hazards and Hazardous Materials	Prior to commencement of renovation activities on Buildings A and B, a hazardous building materials survey shall be conducted on both buildings to identify asbestos, lead-based paint, and other potentially hazardous building materials (such as mercury thermometers, lighting and electrical appurtenances). Following results of the hazardous materials survey, renovation plans and contract specifications shall incorporate abatement procedures for the removal of materials containing asbestos and lead. All abatement work shall be done in accordance with federal, state, and local regulations, including those of the U.S. EPA, Occupational Safety and Health Administration, California Occupational Safety and Health Administration, and the SCAQMD.	Conduct a hazardous building materials survey on Buildings A and B and incorporate required abatement work.	-	Project developer	City of El Segundo, Planning and Building Safety Department and El Segundo Fire Department
TRANS-1	Transportation	The applicant shall prepare and implement a Project-specific TDM program that will reduce the Project's daily trips by 254. The TDM program shall consist of a list of approved strategies, guided by the California Air Pollution Control Officers Association (CAPCOA) recommendations to promote carpool, bicycling, walking, and transit in place of individual vehicle trips to and from the Project. These elements may change or be adjusted to adapt to changing commute	Develop and implement a Project-specific TDM program.	Applicant to provide a TDM Program to the City for review, with approval completed prior to Building Permit Final or issuance of the first certificate of occupancy. The success of the	Project developer	City of El Segundo, Planning and Building Safety Department

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		<p>trends and to maximize the efficiency and performance of the program. The following is a preliminary list of applicable strategies that provide feasible means to adequately reduce the Project VMT:</p> <ul style="list-style-type: none"> • Safe and Well-Lit Access to Transit: Enhance the route for people walking or bicycling to nearby transit stops, such as those located on Pacific Coast Highway and Mariposa Avenue. (Maximum reduction of 23 trips) • Transit Subsidies: Provide subsidization of transit fare for employees of the project site. This strategy helps reduce single-occupancy vehicle trips by utilizing transit service already present in the project area. (Maximum reduction of 116 trips) • Travel Behavior Change Program: Provide a web site that allows employees to research other modes of transportation for commuting. (Maximum reduction of 46 trips) • Promotions & Marketing: Provide 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. (Maximum reduction of 46 trips) 		<p>program will be monitored and the tenant commute patterns will be reviewed, with updates of adjustments and changes to be provided in an annual monitoring report, or the TDM shall include a mechanism to report to the City on the progress.</p>		

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		<ul style="list-style-type: none"> • Commute Assistance Center: Provide a computer kiosk that allows employees to research other modes of transportation for commuting. (Maximum reduction of 46 trips) • Preferential Carpool / Vanpool Parking Spaces: Provide reserved carpool/vanpool spaces closer to the building entrance. (Maximum reduction of 116 trips) • Passenger Loading Zones: Provide passenger loading zones for easy access to carpools or vanpools. (Maximum reduction of 58 trips) • Bike Share: Implement bike share to allow people to have on-demand access to a bicycle, as-needed. (Maximum reduction of 3 trips) • Bike Parking and Facilities: Include secure bike parking and showers to provide additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel. Provide on-site bicycle repair tools and space to use them supports on-going use of bicycles for transportation. (Maximum reduction of 35 trips) • Traffic Calming Improvements: Implement traffic calming measures throughout and around the perimeter of the Project site that encourage people to walk, bike, or take 				

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		<p>transit within the development and to the development from other locations. (Maximum reduction of 12 trips)</p> <ul style="list-style-type: none"> • Pedestrian Network Improvements: Implement pedestrian network improvements throughout and around the Project site that encourages people to walk (Maximum reduction of 23 trips) • Parking Cash Out: Provide employees a choice of forgoing current parking for a cash payment to be determined by the employer. (Maximum reduction of 58 trips) • Alternative Works Schedule: Implement Flextime, Compressed Work Week (CWW), and staggered shifts for employees. (Maximum reduction of 173 trips) 				
TCR-1	Tribal Cultural Resources	<p>Prior to the commencement of any grading-related ground disturbing activity having the potential to unearth native soils (i.e., non-engineered fill), the Project applicant shall retain a Native American Monitor that is culturally affiliated with the area to be present on-site during ground-disturbing activities in native soils. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of the Interior's Professional</p>	<p>Applicant to retain a Native American Monitor that is culturally affiliated with the area to be present on-site during ground-disturbing activities in native soils.</p>	<p>Applicant to submit evidence of a contracted Native American Monitor to the City prior to issuance of building permits.</p>	<p>Project developer</p>	<p>City of El Segundo, Planning and Building Safety Department</p>

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		<p>Qualifications Standards for archaeology (National Park Service 1983).</p> <p>If tribal cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the Qualified Archaeologist or the Tribal Monitor. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD). If resources are discovered that are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate. The on-site</p>				

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		monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.				

Mitigation Compliance

As a means of ensuring compliance of above mitigation measures, the project proponent and subsequent owner(s) are responsible for funding of all mitigation measures and monitoring efforts, for submitting regular compliance reports to the Director of Planning and Building Safety for review, and for replenishing the mitigation monitoring account if necessary, until such time as all mitigation measures have been implemented and completed.