

Environmental Mitigation Monitoring Program Green Line Mixed Use Specific Plan

Section 1: Authority

This Environmental Mitigation Monitoring Program has been prepared pursuant to Section 21081.6 of the California Environmental Quality Act, known as CEQA (Public Resources Code Section 21000 et seq.), to provide for the monitoring of mitigation measures required for the Green Line Mixed Use Specific Plan project, as set forth in the Final Environmental Impact Report (FEIR) prepared for the project. This report will be kept on file at the City of Hawthorne located at 4455 West 126th Street, Hawthorne, CA 90250.

Section 2: Monitoring Schedule

The City of Hawthorne as the Lead Agency will be responsible for ensuring compliance with mitigation monitoring applicable to implementation of the project. Staff will prepare or cause to be prepared reports identifying compliance with mitigation measures, as appropriate. Once construction of individual future development has begun and is underway, monitoring of the mitigation measures associated with construction will be carried out by the Lead Agency. Once construction has been completed, the Lead Agency will monitor the individual project as deemed necessary.

Section 3: Changes to Mitigation Measures

Any substantive change in the monitoring program made by the Lead Agency will be reported in writing. Modifications to the mitigation measures may be made by the Lead Agency subject to one of the following findings, documented by evidence included in the record:

a. The mitigation measure included in the FEIR and the Mitigation Monitoring Program is no longer required because the significant environmental impact identified in the FEIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

b. The modified or substitute mitigation measure to be included in the Mitigation Monitoring Program provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the FEIR and the Mitigation Monitoring Program; and

The modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the Council and other responsible hearing bodies in their decision on the FEIR and the proposed project; and

The modified or substitute mitigation measures are feasible, and the Lead Agency, through measures included in the Mitigation Monitoring Program or other Lead Agency procedures, can assure their implementation.

Section 4: Support Documentation

Findings and related documentation supporting the findings involving modifications to mitigation measures will be maintained in the project file with the Mitigation Monitoring Program and will be made available to the public upon request.

Section 5: Format of Mitigation Monitoring Matrix

The mitigation monitoring matrix following Section 10 identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the time frame for monitoring, and the responsible monitoring agencies.

Section 6: Records

The completed monitoring program checklist will be retained in the City project file and will be available for public inspection upon proper request.

Section 7: Fees

The City will charge and collect from project proponent(s) a fee in the amount of the anticipated actual cost to the City for monitoring all mitigation measures, including consultant services and costs of administration, for a project as described in this program. A deposit may be required by the City to be applied toward this fee. Any unused portion of the deposit will be refunded. In the case of a project where the applicant will not be associated with the project after construction, the City will charge the anticipated cost of operation of the mitigation monitoring program for an appropriate period in advance.

Section 8: Agreement

The City may require a separate agreement from project proponent(s) specifying in greater detail the nature of the mitigation monitoring program and the project proponent's fiscal responsibility for the monitoring program, including the manner of payment, penalties for noncompliance, and financial security arrangements (such as performance bonds). The project proponent's responsibilities for monitoring the status of specific mitigation measures will also be included in this agreement, as will any other pertinent issues identified by the City.

Section 9: Sanctions/Penalties

The City may levy sanctions or penalties for violations of conditions listed in the monitoring program. These sanctions and penalties may include:

1. Civil penalties/fines according to City codes
2. "Stop work" orders

3. Revocation of permits
4. Holding issuance of Certificate of Occupancy until completion of work
5. Forfeiture of performance bond
6. City implementation of measures with appropriate charges to the applicant based on mitigation monitoring program agreements
7. Imposition of fines by the City for non-compliance with operational measures such as use of reclaimed water, provision and maintenance of landscaping, and other similar monitoring/enforcement of mitigation measures on the project site to ensure compliance.

Section 10: Dispute Resolution

In the event of a disagreement between the City and an applicant of an individual development project regarding the monitoring program - including manner of payment, penalties for noncompliance, and financial security arrangements, the following procedures will be followed:

1. The City's representative will attempt to resolve the disagreement. If the disagreement cannot be resolved, the City's representative will prepare a report documenting the source of the dispute and the City's position.
2. The City's representative will take the report to the City Council, which will determine the resolution of the disagreement. The decision of the City Council will be final.

Green Line Mixed Use Specific Plan Monitoring Program Checklist

Mitigation Measures	When Applied	Monitoring/ Reporting Agency	Shown on Plans		Install Where Required		Construction/ Operation		Sanction for Non-Compliance
			Verified Date/Init		Verified Date/Init		Frequency to		
Public Services									
1. Impacts on the local school the parks and recreational facilities systems will be mitigated through the collection of school and park fees from the Specific Plan developer(s). These fees are intended to mitigate the effects of the additional demand for these services and facilities.	Prior to building permit issuance	Dept. of Building and Safety					C	C/A	Charge/Fines
Traffic and Circulation									
1. Install traffic signal at the intersection of Crenshaw Boulevard and project main driveway.	Prior to occupancy or as determined by the City	Dept. of Public Works					C	C	BP/C of O/ Fines
2. Provide a dedicated southbound left-turn lane with a minimum storage length of 90 feet at southbound approach of Crenshaw Boulevard and project main driveway.	Prior to occupancy or as determined by the City	Dept. of Public Works					C	C	BP/C of O/ Fines
3. The Specific Plan applicant will provide funding for modification for coordination and interconnect to be installed at the two adjacent signals at Northrop Avenue and El Segundo Boulevard, and for retiming and re-coordination of all traffic signals along the Crenshaw Boulevard corridor.	Prior to occupancy or as determined by the City	Dept. of Public Works					C	C	BP/C of O/ Fines
Utilities and Service Systems									
1. Specific Plan applicant will conduct an assessment and provide information about the area-wide condition of the local water	Prior to issuance of a building	Dept. of Public Works					C	C	BP/C of O/ Fines

All measures shown in conditions of approval		Monitoring Frequency:	Reporting Frequency:	Sanctions for Non-Compliance:		
	Const	- During construction	C	- Once, upon completion	SWO	- Stop work order
	C	- Upon completion	V	- Upon violation	BP	- Withhold building permit
	V	- Upon violation	A	- Annually	C of O	- Withhold certificate of occupancy
	A	- Annually			Charge	- City to perform and recover cost
					Fines	- City to impose a fine

and sewer systems serving the Specific Plan area, to the satisfaction of the City. If the conditions of the local water or sewer lines are not adequate to accommodate flows, the developer(s) will contribute funds to identify area-wide improvements, including replacing the existing water and/or sewer line serving the site with a larger diameter line, as determined by the City.	permit and/or occupancy							
Short-term construction-related air quality (project-specific and cumulative)								
1. During high wind episodes (wind speeds exceeding a sustained rate of 25 miles per hour), grading, demolition, or other high-dust generating activities will be suspended. (Rule 403)	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
2. During Stage 2 smog alerts or higher, all construction activities will be suspended. (Rule 403)	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
3. All construction equipment will be properly tuned. (Rule 403)	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines

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4. Low VOC-content paint, stucco, or other architectural coating materials will be utilized to the extent possible.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
5. Low VOC-content asphalt and concrete will be utilized to the extent possible.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
6. Exposed soils will be watered at least twice daily. (Rule 403)	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
7. Existing ground cover will be replaced in disturbed areas inactive for 10 days or more.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
8. Speeds on unpaved portions of the site will be limited to less than 15 miles per hour. (Rule 403)	Included as a note on the grading and building permit	Dept. of Building and Safety				Const	V	SWO/Fines

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	plans and implemented during construction							
9. All haul trucks that carry contents subject to airborne dispersal will be covered.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
10. All access points to construction sites used by haul trucks will be kept clean.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
11. Haul and delivery trucks will be prohibited from idling in excess of 2 minutes.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
12. Electricity from power poles rather than temporary diesel or gasoline generators will be used to the extent available.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines

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13. Non-toxic soil stabilizers will be applied according to manufacturers' specifications to all previously graded areas inactive for 10 days or more.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
14. Streets will be swept at the end of the day if visible soil is carried into adjacent public paved roads (recommend water sweepers with reclaimed water).	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
15. Wheel washers will be installed where vehicles enter and exit the construction site onto paved roads, or trucks and other equipment leaving the site will be washed off each trip.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
16. Low sulfur diesel will be used for construction equipment.	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
17. Construction parking will be configured to minimize traffic interference.	Included as a note on the grading and building permit	Dept. of Building and Safety				Const	V	SWO/Fines

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	plans and implemented during construction							
18. All construction activities must comply with existing rules and regulations concerning toxic air pollutants, including Rule 1403 (Asbestos Emissions from Renovation/Demolition Activities).	Included as a note on the grading and building permit plans and implemented during construction	Dept. of Building and Safety				Const	V	SWO/Fines
Short-term construction-related traffic (project-specific and cumulative)								
1. Hauling of soil, equipment and materials, and other truck trips will be scheduled during non-peak hours, to the extent feasible. 2. A flagperson will be employed to direct traffic when and if construction vehicles enter or leave the project site, as appropriate. 3. Large truck trips transporting construction equipment and/or materials will be limited to off-peak commute periods.	During construction	Dept. of Public Works				Const	V	SWO/Fines/ Charge
Short-term construction-related noise (project-specific and cumulative)								
1. Construction activities will be limited to the hours of 7:00 am to 6:00 pm, Monday through Friday, and 8:00 am to 5:00 pm on Saturday. No construction will occur on Sundays or Federal holidays.	During construction	Dept. of Building and Safety				Const	V	SWO/Fines
Tribal Cultural Resources								
While the potential for uncovering significant tribal cultural resources at the project site is considered remote, in an unlikely event that such potential resources are discovered during	During construction	Contractor				Const	V	

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project construction, the following measures will be implemented: 1. All earth moving construction activity will be halted until a qualified Native American monitor can visit the site and assess the significance of the potential resource.								SWO/Fines
2. The Native American monitor will then conduct on-site cultural tribal resources monitoring, including inspection of exposed surfaces to determine if such resources are present.	During construction	Contractor				Const	V	SWO/Fines
3. If such resources are present, the Native American monitor will have the authority to divert grading away from exposed resources temporarily to examine the potential significance of such resources.	During construction	Contractor				Const	V	SWO/Fines
4. If such resources are determined significant and the resource cannot be recovered, the resource site will be covered with a layer of stable soil before constructing project facilities on the site, if feasible; or if resource recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the consequential information from and about the tribal cultural resource will be prepared and adopted prior to any excavation being undertaken and implemented during excavation or grading.	During construction	Contractor				Const	V	SWO/Fines

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5. Such significant resources will be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including protecting the confidentiality of the resource.	During construction	Contractor					Const	V	SWO/Fines
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