
4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 MITIGATION MONITORING PROGRAM

As the Lead Agency under the California Environmental Quality Act (CEQA), the City of Hermosa Beach (City) is required to adopt a program for reporting or monitoring regarding the implementation of mitigation measures for PLAN Hermosa, if it is approved, to ensure that the adopted mitigation measures are implemented as defined in this environmental impact report (EIR). This Lead Agency responsibility originates in Public Resources Code Section 21081.6(a) (Findings) and the CEQA Guidelines Sections 15091 (d) (Findings) and 15097 (Mitigation Monitoring or Reporting).

4.2 MONITORING AUTHORITY AND ENFORCEMENT RESPONSIBILITY

The purpose of a Mitigation Monitoring, and Reporting Program (MMRP) is to ensure that the measures adopted to mitigate or avoid significant impacts are implemented. An MMRP can be a working guide to facilitate not only the implementation of mitigation measures by the City and/or future project applicants (as appropriate), but also the monitoring, compliance, and reporting activities of the City and any monitors it may designate. The City may delegate duties and responsibilities for monitoring to other environmental monitors or consultants as deemed necessary. The City or its designee(s), however, will ensure that each person delegated any duties or responsibilities is qualified to monitor compliance. Any mitigation measure study or plan that requires the approval of the City must allow at least 60 days for adequate review time. When a mitigation measure requires that a mitigation program be developed during the design phase of a specific project, the applicant must submit the final program to City for review and approval for at least 60 days before any construction activity begins. Other agencies and jurisdictions may require additional review time. It is the responsibility of the environmental monitor to ensure that appropriate agency reviews and approvals are obtained. The City or its designee will also ensure that any deviation from the procedures identified under the monitoring program is approved by the City. Any deviation and its correction shall be reported immediately to the City or its designee by the environmental monitor.

The City is responsible for enforcing the procedures adopted for monitoring through the environmental monitor. Any assigned environmental monitor shall note problems with monitoring, notify appropriate agencies or individuals about any problems, and report the problems to the City or its designee.

4.3 MITIGATION COMPLIANCE RESPONSIBILITY

The City and/or future project applicant, as applicable, is responsible for successfully implementing the mitigation measures in the MMRP, and is responsible for assuring that these requirements are met by all of its contractors and field personnel. Standards for successful mitigation also are implicit in many mitigation measures that include such requirements as coordination with a resource agency or avoiding a specific impact entirely. Other mitigation measures include performance standards. Additional mitigation success thresholds will be established by applicable agencies with jurisdiction through the permit process and through the review and approval of plans for the implementation of mitigation measures.

4.4 GENERAL MONITORING PROCEDURES

Environmental Monitors. The City and the environmental monitor(s) are responsible for integrating the mitigation monitoring procedures into the construction or operation process in coordination with project applicants. To oversee the monitoring procedures and to ensure success, the environmental monitor assigned to a project must be on-site during that portion of the construction or operation that has the potential to create a significant environmental impact or

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other impact for which mitigation is required. The environmental monitor is responsible for ensuring that all procedures specified in the monitoring program are followed.

General Reporting Procedures. Site visits and specified monitoring procedures performed by other individuals will be reported to the environmental monitor. A monitoring record form will be submitted to the environmental monitor by the individual conducting the visit or procedure so that details of the visit can be recorded and progress tracked by the environmental monitor. A checklist will be developed and maintained by the environmental monitor to track all procedures required for each mitigation measure and to ensure that the timing specified for the procedures is adhered to. The environmental monitor will note any problems that may occur and take appropriate action to rectify the problems.

Public Access to Records. The public is allowed access to records and reports used to track the monitoring program. Monitoring records and reports will be made available for public inspection by the City or its designee on request.

4.5 MITIGATION MONITORING AND REPORTING TABLE

Table 4.0-1 lists the monitoring and reporting plan requirements for the mitigation measures identified in Section 4.1 through Section 4.14 of the Draft EIR for PLAN Hermosa. Table 4.0-1 provides the following information, by column:

- Mitigation Measure (description of the mitigation measure, listed in the order they appear in the Draft EIR);
- Compliance Verification (monitoring or plan requirements necessary to verify compliance with the mitigation measure);
- Responsible Party (this is the entity responsible for implementing the mitigation measure)
- Timing (this identifies when the action needs to be taken on the mitigation measure)
- Verification Method (this is how the agency responsible for ensuring the mitigation measure has been implemented); and
- Verification Responsibility (this is the agency that is responsible for assuring compliance with the mitigation measure).

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**TABLE 4.0-1
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Mitigation Measure	Mitigation Requirements	Compliance Verification			
		Responsibility Party	Timing	Verification Method	Verification Responsibility
4.2 Air Quality					
MM 4.2-2a	<p>Construction projects within the city shall demonstrate compliance with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:</p> <ul style="list-style-type: none"> • All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent. • The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind. • All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust. • All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust. • All dirt/soil materials transported off-site shall be required to cover their loads as required by California Vehicle Code Section 23114 to prevent excessive amount of dust. • General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. • Trucks having no current hauling activity shall not idle but shall be turned off. 	Project applicant	During construction	Verification through site inspection	City of Hermosa Beach
MM 4.2-2b	In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to 5 minutes at any location.	Project applicant	During construction	Verification through site inspection	City of Hermosa Beach
MM 4.2-2c	Construction projects within the city shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.	Project applicant	During construction	Verification through site inspection	City of Hermosa Beach

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MM 4.2-2d	Construction projects within the city shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.	Project applicant	During construction	Verification through site inspection	City of Hermosa Beach
MM 4.2-2e	Project applicants shall identify all measures to reduce air pollutant emissions below SCAQMD thresholds prior to the issuance of building permits. Should attainment of SCAQMD thresholds be determined to be infeasible, construction contractors shall provide evidence of this to the City and will be encouraged to apply for SCAQMD SOON funds.	Project applicant	At least 60 days prior to issuance of construction permits	Verification during plan review of project	City of Hermosa Beach
4.3 Biological Resources					
MM 4.3-1	Construction of facilities on the beach that must occur between the months of April and August (roosting season for snowy plovers) will require preconstruction surveys to determine the presence of western snowy plovers or California least terns. If these species are present, no construction may occur until the species leave the roost based on review by a qualified biologist and consultation with the California Department of Fish and Wildlife (CDFW) and the US Fish and Wildlife Service (USFWS). If the project is within a Special Protection Zone, construction activities will not be allowed until western snowy plovers are no longer present. If the area is not within a Special Protection Zone, a qualified biologist will survey the area for western snowy plovers using established protocols and in coordination with the USFWS and CDFW to determine if plovers are present. If they are present, no work will occur until after snowy plovers leave the roost site for the season. The qualified biologist will also survey the area for California least terns using established protocols and in coordination with the USFWS and CDFW to determine if California least terns are present. If surveys are negative for western snowy plovers or California least terns, work may proceed during the roosting period and the biologist will be present to monitor the establishment of the beach landing sites to ensure that no western snowy plovers or California least terns are injured or killed, should they arrive in the area subsequent to work commencing. The project will include fencing/walls that will prevent western snowy plovers or California least terns from entering the work areas. The biologist will conduct weekly site visits to ensure that fencing/walls are intact until construction activities	Project applicant	Prior to construction	Verify preconstruction surveys, agency consultation, and reporting completed	City of Hermosa Beach

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	are finished at the sites and all equipment is removed from the beach. The results of the preconstruction survey will be submitted to the City prior to the establishment of beach landing sites. All biological monitoring efforts will be documented in monthly compliance reports to the City.				
4.4 Cultural Resources					
MM 4.4-3	As a standard condition of approval for future development projects implemented under PLAN Hermosa that involve ground disturbance or excavation: <ul style="list-style-type: none"> For any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits, a qualified paleontologist shall be present during excavation or earthmoving activities. If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. 	Project applicant	During construction	Verification during plan review of project	City of Hermosa Beach
MM 4.4-4a	The City shall require project applicants of discretionary projects to conduct historical resources studies, surveys, and assessment reports on a project-by-project basis, when a project proposes to alter, demolish, or degrade a designated landmark or a potential historic landmark as defined by Hermosa Beach Municipal Code Section 17.53.	Project applicant	At least 60 days prior to issuance of construction permits	Verification during plan review of project	City of Hermosa Beach
MM 4.4-4b	The City shall maintain the "Historical Resources in Hermosa Beach" guide, and shall update the guide so that it is informed by current resource data and its goals and policies are consistent with the Land Use + Design Element.	City of Hermosa Beach	Ongoing, and reviewed every five years at a minimum	Self-reporting	City of Hermosa Beach

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MM 4.4-4c	The City shall develop procedures and nomination applications to facilitate and streamline the designation of local historic sites and historic districts.	City of Hermosa Beach	By 2020 and revisited as the potential historic resources list is updated	Self-reporting	City of Hermosa Beach
MM 4.4-4d	Historical resources studies, surveys, and assessment reports shall be performed by persons who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology and Historic Preservation (48 CFR 44716).	Project applicant	At least 60 days prior to issuance of construction permits	Verification during plan review of project	City of Hermosa Beach
4.6 Greenhouse Gas Emissions					
MM 4.6-1a	The City of Hermosa Beach will utilize the climate action plan, under development by the South Bay Cities Council of Governments, or other appropriate tools to research current data gaps, identify specific actions, and define the responsible parties and time frames needed to achieve the greenhouse gas reduction goals (monitoring milestones) identified in mitigation measure MM 4.6-1b.	City of Hermosa Beach	Ongoing	Self-reporting	City of Hermosa Beach
MM 4.6-1b	The City of Hermosa Beach will re-inventory community GHG emissions and evaluate implementation progress of policies to reduce GHG emissions for the calendar year of 2020 and a minimum of every five years thereafter. The interim reduction goals to be achieved for consistency with long-term state goals include: <ul style="list-style-type: none"> • 2020: 15 percent below 2005 levels • 2025: 31 percent below 2005 levels • 2030: 49 percent below 2005 levels • 2035: 57 percent below 2005 levels • 2040: 66 percent below 2005 levels 	City of Hermosa Beach	Beginning in 2020 and every five years thereafter until 2040	Self-reporting	City of Hermosa Beach
MM 4.6-1c	The City will revise PLAN Hermosa and/or the City's Climate Action Plan when, upon evaluation required in mitigation measure MM 4.6-1b, the City determines that Hermosa Beach is not on track to meet the applicable GHG reduction goals. Revisions to PLAN Hermosa, the Climate Action Plan, or other City policies and programs will include additional regulatory measures that provide a higher degree	City of Hermosa Beach	Beginning in 2020 and every five years thereafter until 2040	Self-reporting	City of Hermosa Beach

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	of certainty that emissions reduction targets will be met. Use of an adaptive management approach would allow the City to evaluate progress by activity sector (e.g., transportation, energy, water, waste) and prescribe additional policies or programs to be implemented in the intervening five years for activity sectors that are not on track to achieve the GHG reduction goals.				
4.7 Hazards and Hazardous Materials					
MM 4.7-2a	For any development activities that would encroach upon or take place at the City's Maintenance Yard, the City shall require the preparation and implementation of a Human Health Risk Assessment (HHRA) and a Remedial Action Plan (RAP) to be approved by the appropriate agencies.	Project applicant	Prior to issuance of construction permits	Verification during plan review of project	City of Hermosa Beach
MM 4.7-2b	Future discretionary projects involving the use of hazardous materials that may be accidentally released or encountered during construction shall be required to implement the following procedures: <ul style="list-style-type: none"> • Stop all work in the vicinity of any discovered contamination or release. • Identify the scope and immediacy of the problem. • Coordinate with responsible agencies (Department of Toxic Substances Control, Regional Water Quality Control Board, or US Environmental Protection Agency). • Conduct the necessary investigation and remediation activities to resolve the situation before continuing construction work as required by state and local regulations. 	Project applicant	During construction	Reporting to City and verification by City	City of Hermosa Beach
4.11 Noise and Vibration					
MM 4.11-2	For development located at a distance within which acceptable vibration standards would be exceeded, the City shall require the applicant to have a structural engineer prepare a report demonstrating the following: <ul style="list-style-type: none"> • Vibration level limits based on building conditions, soil conditions, and planned demolition and construction methods to ensure vibration levels would not exceed acceptable levels where damage to structures using vibration levels in Draft EIR Table 4.11-4 as standards. 	Project applicant	At least 60 days prior to issuance of construction permits	Verification during plan review of project	City of Hermosa Beach

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	<ul style="list-style-type: none"> • Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded. • A monitoring plan to be implemented during demolition and construction that includes post-construction and post-demolition surveys of existing structures that would be impacted. <p>Examples of measures that may be specified for implementation during demolition or construction include but are not limited to:</p> <ul style="list-style-type: none"> • Prohibition of certain types of impact equipment. • Requirement for lighter tracked or wheeled equipment. • Specifying demolition by non-impact methods, such as sawing concrete. • Phasing operations to avoid simultaneous vibration sources. • Installation of vibration measuring devices to guide decision-making for subsequent activities. 				