

CHAPTER 5 MITIGATION MONITORING AND REPORTING PROGRAM

5.1 INTRODUCTION

Section 21081.6 of the *California Public Resources Code* and Sections 15091(d) and 15097 of the *State CEQA Guidelines* require public agencies “to adopt a reporting or monitoring program for 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.”

The following Mitigation Monitoring and Reporting Program (MMRP) is based on the mitigation measures presented in the Final Environmental Impact Report (EIR) prepared by the City of Inglewood to analyze impacts of proposed development associated with the TOD Plan for Downtown Inglewood and Fairview Heights. As lead agency for the proposed development within the TOD Plan areas, and pursuant to AB 3180, the City of Inglewood is responsible for implementation of this MMRP.

Pursuant to the State CEQA Guidelines, a Mitigation Monitoring and Reporting Program must:

- Identify the entity that is responsible for each monitoring and reporting task, be it the City of Inglewood (as lead agency), other agency (responsible or trustee agency), or a private entity (i.e., the project sponsor);
- Be based on the project description and the required mitigation measures presented in the environmental document prepared for the project and certified by the lead agency (Downtown Inglewood and Fairview Heights Transit Oriented Development Final EIR); and
- Be approved by the lead agency at the same time as project entitlement action or approvals.

An Environmental Impact Report (EIR) has been prepared for the proposed Transit Oriented Development Plan for Downtown Inglewood and Fairview Heights that addresses the anticipated environmental impacts of development pursuant to that plan. Where significant impacts are identified, the EIR set forth measures to mitigate these impacts. It is the purpose of this MMRP to identify the implementation strategy for each mitigation measure to ensure that adopted mitigation measures are successfully implemented. Following adoption of the MMRP by the Inglewood City Council, the City will incorporate the mitigation monitoring/reporting requirements in the appropriate site-specific development project approvals and permits. Therefore, in accordance with the aforementioned requirements, this Chapter of the Final EIR lists each mitigation measure, describes the methods for implementation and verification for each measure, and identifies the responsible party or parties as detailed below in the MMRP Implementation section.

Thus, as shown in the following pages, each required mitigation measure for the proposed TOD Plan is listed, with accompanying notation of:

- Monitoring Phase, describing the timing of when the mitigation measure is to be implemented;
- Implementation Party, identifying the party responsible for implementing the mitigation measure;
- Enforcement Agency, specifying the agency with the power to monitor and enforce implementation of the mitigation measure; and
- Monitoring Agency, identifying the agency to which reports involving feasibility, compliance, implementation, and development are to be made.

The MMRP for the Downtown Inglewood and Fairview Heights TOD Plan will be in place throughout all phases of the Plan's implementation. The City's existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to the City shall be at the discretion of the City. Generally, each report will be submitted to the City in a timely manner following completion/implementation of the applicable mitigation measure and project design feature and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the applicants for site-specific project within the TOD Plan areas, shall assure that project construction occurs in accordance with the MMRP. The South Coast Air Quality Management District (SCAQMD) shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed in the MMRP are all departments of the City of Inglewood, unless otherwise noted.

**Table 5-1
MITIGATION MONITORING AND REPORTING REQUIREMENTS**

Mitigation Measure	Implementation	Action to be Completed:	Agency Responsible to Verify Compliance
CULTURAL RESOURCES			
<p>Mitigation Measure CUL-1: Prior to issuance of any permits for projects or demolition activities that would physically affect any listed or potentially eligible historic buildings, structures, or features aged 50 years old or older or negatively affect their historic setting, a cultural resource professional who meets the Secretary of the Interior’s Professional Qualifications Standards for Architectural History shall be retained to determine if the proposed activities would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. The investigation shall include, as determined appropriate by the cultural resource professional and City of Inglewood, the appropriate archival research, including, if necessary, a records search at the South-Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) and a pedestrian survey of the proposed project or activity area to determine if any significant historic period resources would be adversely affected by the proposed action. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any historical resources within the project area and includes recommendations and methods for eliminating or reducing impacts on historical resources. Methods would include, but are not limited to, written and photographic recordation of the resource in accordance with the level of Historic American Building Survey (HABS) documentation that is appropriate to the significance (local, state, national) of the resource. Methods determined to reduce historic impacts, pursuant to the Secretary of the Interiors standards to a less than significant level shall be incorporated into all development plans submitted and included as conditions of approval. In addition, a qualified cultural resource professional shall monitor development activities to ensure that recommended site-specific historic related</p>	<p>A qualified cultural resource professional shall be retained to identify potential historic resources on any site-specific development project containing one or more buildings more than 50 years old. Designers and contractors shall comply with the recommended historic design standards and other measures identified by the historic evaluation. In addition, the qualified cultural resource professional shall monitor development activities to ensure that recommended site-specific historic related design measures are followed during construction.</p> <p>The historic recommendations shall be incorporated into all development plans submitted and included as conditions of approval. The City Planning Division shall review all of the historic assessment reports and the design features of development projects prior to approval of any demolition, grading, or construction permit.</p>	<p>Prior to issuance of a demolition permit.</p> <p>Prior to any site-specific development approval.</p>	<p>Economic & Community Development Department</p>

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design measures are followed during construction.			
<p>Mitigation Measure CUL-2: Prior to the issuance of a grading permit and/or action that would permit site disturbance (whichever occurs first), the applicant/ developer shall provide written evidence to the City Planning Division that a qualified archaeologist has been retained to respond on an as-needed basis to address unanticipated archaeological discoveries and any resulting archaeological requirements shall be incorporated into all development plans submitted and also included as conditions of approval. In the event that archaeological materials, including stone tools, shells, bones, glass shards, ceramics, or other materials older than 50 years in age, are encountered during ground-disturbing activities, work in the immediate vicinity of the resource shall cease until a qualified archaeologist has assessed the discovery and appropriate treatment pursuant to CEQA Guidelines Section 15064.5 is determined.</p> <p>If archaeological resources are found to be significant, the archaeologist shall determine, in consultation with the City and any local Native American groups expressing interest following notification by the City, appropriate avoidance measures or other appropriate mitigation. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, such as data recovery or other appropriate measures, in consultation with the implementing agency and any local Native American representatives expressing interest in prehistoric or tribal resources. If an archaeological site does not qualify as an historical resource but meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site shall be treated in accordance with the provisions of Section 21083.2.</p>	<p>A qualified archaeologist shall be retained by the applicant/developer to respond on an as-needed basis to address unanticipated archaeological discoveries. In addition, any archaeological requirements established by the archaeologist evaluating the discovery shall be incorporated into all development plans submitted and included as conditions of approval.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Economic & Community Development Department</p>

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<p>Mitigation Measure CUL-3: If requested by a Native American Tribe asserting the potential presence of a previously unknown Tribal cultural resource (Consulting Tribe), a qualified Native American Monitor with the same authority of the archaeologist identified in Mitigation Measure CUL-2 shall be retained by the developer and present onsite during construction-related ground disturbance activities, including but not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, trenching, and vegetation removal.</p>	<p>A qualified paleontologist shall be retained by the applicant/developer to respond on an as-needed basis to address unanticipated paleontological discoveries. In addition, the paleontological requirements shall be incorporated into all development plans submitted and included as conditions of approval.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Economic & Community Development Department</p>
AIR QUALITY			
<p>Mitigation Measure AQ-2a: All onsite vehicles and equipment used in construction within the TOD Plan areas that has horsepower greater than 50 shall meet, at a minimum, USEPA Tier IV interim engine certification requirements. If Tier IV interim equipment is not available, the contractor may apply other available technologies available for construction equipment such that it would achieve a comparable reduction in NO_x and PM emissions comparable to that of Tier IV construction equipment. Where alternatives to USEPA Tier IV are utilized, the contractor shall be required to show evidence to the City that these alternative technologies would achieve comparable emissions reductions. Certifications or alternative reduction strategies shall be required prior to receiving a construction permit.</p>	<p>Conditions of approval for site-specific development shall include the requirements of Mitigation Measure 4.F-2a to be incorporated into construction contract documents. These contract documents shall be reviewed by the City prior to the issuance of demolition, grading, and construction contracts.</p>	<p>Prior to any site-specific development approval.</p>	<p>Economic & Community Development Department</p>
<p>Mitigation Measure AQ-2b: All active construction areas shall be watered at least four times daily to reduce fugitive dust emissions from grading, excavation, and other ground preparation. Watering shall be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water shall be used whenever it is available.</p>	<p>Conditions of approval for site-specific development shall include the requirements of Mitigation Measure 4.F-2b to be incorporated into construction contract documents. These contract documents shall be reviewed by the City prior to the issuance of demolition, grading, and construction contracts.</p>	<p>Prior to any site-specific development approval.</p>	<p>Economic & Community Development Department</p>
<p>Mitigation Measure AQ-4.1a: Approval of any conversion of single-family residential use to multi-family development within 500 feet of a freeway shall be permitted only if a health risk assessment demonstrates that health risks to residential receptors within the project would have no greater than a 10</p>	<p>Upon receipt of a development application that includes conversion of single-family residential use to multi-family development within 500 feet of a freeway, the City Planning Division shall cause to be</p>	<p>Prior to any site-specific development approval for conversion of single-family residential use to</p>	<p>Economic & Community Development Department</p>

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in one million increase in cancer risk and no greater than a 1 in one million increase in non-cancer risk.	prepared and review a health risk assessment prepared in accordance with current OEHHA guidance. The proposed project may be approved only if the health risk assessment demonstrates compliance with the health risk standards set forth in Mitigation Measure AQ-4.1a.	multi-family development within 500 feet of a freeway.	
NOISE			
Mitigation Measure NOI-1.1a: All noise-producing demolition and construction activities shall be restricted to the hours from 7:00 am to 7:00 pm on weekdays and on Saturdays between the hours of 9:00 am and 5:00 pm. In order to reduce potential annoyance to persons using the nearby church and cemetery facilities, no noise-producing construction and demolition activities shall take place on Sundays and holidays.	Approvals of site-specific development projects are to be conditioned upon compliance with this mitigation measure.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-1.1b: Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive receptors nearest the project site.	Approvals of site-specific development projects are to be conditioned upon compliance with this mitigation measure.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-1.1c: Internal combustion engine-driven equipment shall be equipped with appropriate sound muffling devices, which are properly maintained and used at all times such equipment is in operation.	As part of the review of proposed construction permits for site-specific development projects, the City will review the project developer’s contract specifications to ensure that requirements for use of appropriate sound muffling devices are provided.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-1.1d: Quiet models of air compressors and other stationary noise sources shall be employed where such technology is commercially available.	As part of the review of proposed construction permits for site-specific development projects, the City will review the project developer’s contract specifications to ensure that requirements for use of quiet models of air compressors and other stationary noise sources are provided.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-1.1e: On-site equipment staging areas shall be located so as to maximize the distance between construction-related noise sources and noise	Approvals of site-specific development projects are to be conditioned upon compliance with this mitigation measure.	Prior to any site-specific development approval.	Economic & Community Development Department

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sensitive receptors nearest the project site during construction.			
Mitigation Measure NOI-1.1f: Unnecessary idling of internal combustion engines shall be prohibited.	As part of the review of proposed construction permits for site-specific development projects, the City will review the project developer’s contract specifications to ensure that requirements for prohibiting unnecessary idling of internal combustion engines on construction sites are provided.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-1.1g: During the demolition and site preparation phases of construction, temporary sound barriers a minimum of 8 feet in height shall be placed around the property boundary project property lines to block the line of sight between on-site stationary construction equipment and any adjacent residential or school uses. These temporary sound barriers shall have a minimum Sound Transmission Class (STC) rating of 32 STC.	Approvals of site-specific development projects are to be conditioned upon compliance with this mitigation measure.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-2.1a: Use of large bulldozers, loaded trucks, and caisson drills on construction sites shall be prohibited within 45 feet of existing residential structures and 35 feet of institutional structures. Instead, small rubber-tired bulldozers shall be used within this area during demolition and/or grading operations to reduce vibration effects.	Approvals of site-specific development projects are to be conditioned upon compliance with this mitigation measure.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-2.1b: The operation of jackhammers shall be prohibited within 25 feet of existing residential structures and 20 feet of institutional structures.	Approvals of site-specific development projects are to be conditioned upon compliance with this mitigation measure.	Prior to any site-specific development approval.	Economic & Community Development Department
Mitigation Measure NOI-2.1c: Any site-specific development project within 50 feet of an historic building shall engage a qualified structural engineer to conduct a pre-construction assessment of the structural integrity of the nearby historic structure(s) and submit evidence that the operation of vibration-generating equipment associated with the new development would not result in structural damage to the adjacent historic building(s). If recommended by the pre-construction assessment, groundborne vibration	As part of the review of proposed construction permits for site-specific development projects within 50 feet of an historic building, the City will review the project developer’s contract specifications to ensure that a certified structural engineer is retained to conduct the required pre-construction assessment	Prior to issuance of building permit.	Economic & Community Development Department

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monitoring of nearby historic structures shall be required.			
<p>Mitigation Measure NOI-3: Each site-specific development project that includes residential uses within the 65 dB CNEL noise contour of LAX shall be designed to include appropriate locations for interior private areas and to implement noise reduction measures, such as double pane windows and insulation features to meet the City’s interior noise standards of 45 dBA CNEL.</p>	<p>Upon receipt of a development application that includes residential uses within the 65 dB CNEL noise contour of LAX, the City Planning Division shall conduct a review of noise generation in the proposed development area and project features to be included to reduce noise levels to meet the City’s Municipal Code requirements.</p>	<p>Prior to any site-specific development approval of residential development.</p>	<p>Economic & Community Development Department</p>
HYDROLOGY AND WATER QUALITY			
<p>Mitigation Measure HWQ-3.1: All portions of landscaping installed as part of site-specific development projects, Green Streets, open space, or infrastructure projects shall be designed to prevent erosion and not result in temporary patches of exposed soil following installation prior to establishment of ground cover.</p>	<p>Approvals of site-specific development projects are to be conditioned upon compliance with this mitigation measure. The City Planning Division shall review proposed landscaping to ensure adequate measures are proposed to prevent erosion and not result in temporary patches of exposed soil following installation prior to establishment of ground cover.</p>	<p>Prior to any site-specific development approval. Prior to approval of landscaping plans.</p>	<p>Economic & Community Development Department</p>
GEOLOGY, SOILS, AND SEISMICITY			
<p>Mitigation Measure GEO-6: Prior to the issuance of a grading permit and/or action that would permit site disturbance in native ground (below soils that were disturbed by previous development activities), {whichever occurs first, the applicant/developer shall provide written evidence to the City Planning Division that a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards (SVP, 2010) has been retained to respond on an as-needed basis to address any unanticipated paleontological discoveries, and that these paleontological requirements have been incorporated into all development plans submitted and included as conditions of approval. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be halted or redirected to provide for a qualified paleontologist to assess the find for significance and, if necessary, develop a</p>	<p>A qualified paleontologist shall be retained by the applicant/developer to respond on an as-needed basis to address unanticipated paleontological discoveries. In addition, the paleontological requirements shall be incorporated into all development plans submitted and included as conditions of approval.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Economic & Community Development Department</p>

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<p>paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming construction activities.</p> <p>The qualified paleontologist shall:</p> <p>(a) Prepare, design, and implement a monitoring and mitigation program for the Project consistent with Society of Vertebrate Paleontology Guidelines. The Plan shall define pre-construction coordination, construction monitoring for excavations based on the activities and depth of disturbance planned for each portion of the site-specific development project, data recovery (including halting or diverting construction so that fossil remains can be salvaged in a timely manner), fossil treatment, procurement, and reporting. The Plan monitoring and mitigation program shall be prepared and approved by the City prior to the issuance of the first grading permit. If the qualified paleontologist determines that the site-specific development project-related grading and excavation activity will not affect Older Quaternary Alluvium, then no further mitigation is required.</p> <p>(b) Conduct construction worker paleontological resources sensitivity training at the site-specific development project kick-off meeting prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.) and present the Plan as outlined in (a). In the event site-specific development project construction crews are phased or rotated, additional training shall be conducted for new construction personnel working on ground-disturbing activities. The training session shall provide instruction on the recognition of the types of paleontological resources that could be encountered within the site-specific development project and the procedures to be followed if they are found. Documentation shall be retained by the qualified paleontologist demonstrating that the appropriate construction personnel attended the training.</p>			

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<p>(c) Direct the performance of paleontological resources monitoring by a qualified paleontological monitor (meeting the standards of the SVP, 2010). Paleontological resources monitoring shall be conducted pursuant to the monitoring and mitigation program developed under (a), above. Monitoring activities may be altered or ceased if determined adequate by the qualified paleontologist. Monitors shall have the authority and shall temporarily halt or divert work away from exposed fossils or potential fossils and establish a 50-foot radius temporarily halting work around the find. Monitors shall prepare daily logs detailing the types of ground disturbing activities and soils observed, and any discoveries.</p> <p>(d) If fossils are encountered, determine their significance, and, if significant, supervise their collection for curation. Any fossils collected during site-specific development project-related excavations, and determined to be significant by the qualified paleontologist, shall be prepared to the point of identification and curated into an accredited repository with retrievable storage.</p> <p>(e) Prepare a final monitoring and mitigation report for submittal to the City in order to document the results of the paleontological monitoring. If there are significant discoveries, fossil locality information and final disposition shall be included with the final report which will be submitted to the appropriate repository and the City. The final monitoring report shall be submitted to the City within 90 days of completion of excavation and other ground disturbing activities that could affect Older Quaternary Alluvium.</p>			