

Mitigation Monitoring and Reporting Program

1800 Stewart Street Research Campus Project

Prepared by:

City of Santa Monica
Planning & Community Development Department
1685 Main Street
Santa Monica, CA 90401
Contact: Mr. Bradley Misner, AICP, Principal Planner

Prepared with the assistance of:

Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

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Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the 1800 Stewart Street Research Campus Project proposed in the City of Santa Monica, California. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP prior to approving a project in order to mitigate or avoid significant impacts that have been identified in a Mitigated Negative Declaration (MND). The purpose of the MMRP is to ensure that the required mitigation measures identified in the MND are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the MND for the 1800 Stewart Street Research Campus Project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns will be filled out by the monitoring agency or party and will document monitoring compliance. Where an impact was identified to be less than significant, no mitigation measures were required.

This MMRP will be used by City staff or the City's consultant to determine compliance with permit conditions. Violations of these conditions may cause the City to revoke the operating permit.



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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification	
					Initial	Date Comments
CONSTRUCTION EFFECTS						
<p>CON-1(a) Construction Impact Mitigation Plan. The applicant shall prepare, implement and maintain a Construction Impact Mitigation Plan which shall be designed to:</p> <ul style="list-style-type: none"> •Prevent material traffic impacts on the surrounding roadway network. •Minimize parking impacts both to public parking and access to private parking to the greatest extent practicable. •Ensure safety for both those constructing the project and the surrounding community. •Prevent substantial truck traffic through residential neighborhoods. <p>The Construction Impact Mitigation Plan shall be subject to review and approval by the following City departments: Public Works Department, Fire, Planning and Community Development and Police to ensure that the Plan has been designed in accordance with this Mitigation Measure. This review shall occur prior to commencement of any construction staging for the project. It shall, at a minimum, include the following:</p> <p><u>Ongoing Requirements Throughout the Duration of Construction</u></p> <ul style="list-style-type: none"> •A detailed traffic control plan for work zones shall be maintained. At a minimum, this shall include: parking and travel lane configurations; warning, regulatory, guide and directional signage; and area sidewalks, bicycle lanes and parking lanes. The plan shall include specific information regarding the project's construction activities that may disrupt normal pedestrian and traffic flow and the measures to address these disruptions. Such plans shall be reviewed and approved by the 	<p>Preparation, implementation, and maintenance of a construction impact mitigation plan per the specifications in the measure, and submittal to the following City Departments: Department of Public Works, Fire, Planning and Community Development, and Police. Review and approval of the plan by these departments.</p>	<p>Prior to commencement of any construction staging for the project, and periodically during grading and construction.</p>	<p>Plan review and approval once prior to commencement of any construction staging for the project.</p> <p>Periodic site visits to ensure compliance.</p>	<p>Project Applicant / City of Santa Monica Building and Safety Division</p>		

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<p>Transportation Management Division prior to commencement of construction and implemented in accordance with this approval.</p> <ul style="list-style-type: none"> •Work within the public right-of-way shall be performed between 9:00 a.m. and 4:00 p.m. This work includes dirt and demolition material hauling and construction material delivery. Work within the public right-of-way outside of these hours shall only be allowed after the issuance of an after-hours construction permit. •Streets and equipment shall be cleaned in accordance with established PW requirements. •Trucks shall only travel on a City-approved construction route. Truck queuing/staging shall not be allowed on Santa Monica streets. Limited queuing may occur on the construction site itself. •Materials and equipment shall be minimally visible to the public; the preferred location for materials is to be onsite, with a minimum amount of materials within a work area in the public right-of-way, subject to a current Use of Public Property Permit. •Any requests for work before or after normal construction hours within the public right-of-way shall be subject to review and approval through the After Hours Permit process administered by the Building and Safety Division. •Provision of off-street parking for construction workers, which may include the use of a remote location with shuttle transport to the site, if determined necessary by the City of Santa Monica. <p><u>Project Coordination Elements That Shall Be Implemented Prior to Commencement of Construction</u></p>						

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<ul style="list-style-type: none"> The applicant shall advise the traveling public of impending construction activities (e.g., information signs, portable message signs, media listing/notification, implementation of an approved traffic control plan). The applicant shall obtain a Use of Public Property Permit, Excavation Permit, Sewer Permit or Oversize Load Permit, as well as any Caltrans Permits required, for any construction work requiring encroachment into public rights-of-way, detours or any other work within the public right-of-way. The applicant shall provide timely notification of construction schedules to all affected agencies (e.g., Big Blue Bus, Police Department, Fire Department, Public Works Department, and Planning and Community Development Department) and to all owners and residential and commercial tenants of property within a radius of 500 feet. The applicant shall coordinate construction work with affected agencies in advance of start of work. Approvals may take up to two weeks per each submittal. The applicant shall obtain Transportation Management Division approval of any haul routes for earth, concrete or construction materials and equipment hauling. 	<p>Confirmation that all diesel equipment is operated with closed engine doors and equipped with factory recommended mufflers.</p>	<p>Prior to construction and during construction.</p>	<p>Once prior to construction and periodically during construction.</p>	<p>City of Santa Monica Building and Safety Division and onsite construction manager.</p>		
<p>CON-1(b) Diesel Equipment Mufflers. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory recommended mufflers.</p>						

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CON-1(c) Electrically-Powered Tools. Electrical power shall be used to run air compressors and similar power tools.	Confirmation that electrical power is used to run air compressors and similar power tools.	Prior to construction and during construction.	Once prior to construction and periodically during construction.	City of Santa Monica Building and Safety Division and onsite construction manager.		
CON-1(d) Restrictions on Excavation and Foundation/Conditioning. Excavation, foundation-laying, and conditioning activities (the noisiest phases of construction) shall be restricted to between the hours of 10:00 a.m. and 3:00 p.m., Monday through Friday, in accordance with Section 4.12.110(d) of the Santa Monica Municipal Code.	Confirmation that excavation, foundation-laying, and conditioning activities are restricted to the hours between 10:00 a.m. and 3:00 p.m., Monday through Friday.	During construction.	Periodically during construction.	City of Santa Monica Building and Safety Division and onsite construction manager.		
CON-1(e) Additional Noise Attenuation Techniques. For all noise-generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels to City of Santa Monica noise standards. Such techniques may include, but are not limited to, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.	Confirmation that noise attenuation techniques are used to reduce noise levels.	During construction	Periodically during construction	City of Santa Monica Building and Safety Division and onsite construction manager.		
CON-1(f) Construction Sign Posting. In accordance with Municipal Code Section 4.12.120, the project applicant shall be required to post a sign informing all workers and subcontractors of the time restrictions for construction activities. The sign shall also include the City telephone numbers where violations can be reported and complaints associated with construction noise can be submitted.	Confirmation that the applicant posts a sign informing all workers and subcontractors of time restrictions for construction and City telephone numbers.	Prior to construction and during construction.	Once prior to construction and periodically during construction.	City of Santa Monica Building and Safety Division.		
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1 Asbestos-Containing Material. Due to the age of the building being demolished,	Confirmation that the applicant provides a	Prior to the issuance of any	Once prior to the issuance of any	City of Santa Monica		

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asbestos-containing materials (ACM) may be located in the structure. Exposure to ACM during demolition could be hazardous to the health of demolition workers as well as area residents and employees. Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Building and Safety Division from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found, hazards shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other State and Federal rules and regulations, to the satisfaction of the Building and Safety Division.	letter from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found, confirmation that hazards are abated in compliance with the SCAQMD Rule 1403 as well as other State and Federal rules and regulations.	demolition permit.	demolition permit.	Building and Safety Division.		
TRANSPORTATION/TRAFFIC T-1 Transportation Demand Management. The applicant shall develop and submit for City review and approval a TDM plan designed to reduce vehicle trips associated with operation of the proposed project. The TDM plan shall include, but not be limited to, some or all of the following measures, to the satisfaction of the City Planning and Transportation Management divisions: -Offering a pre-tax commuter benefit plan (commuter choice plan) to employees -Offering one month free EZ pass or equivalent to new employees -Offering a rideshare subsidy equal to at least 50% of the cost of a monthly EZ Pass or equivalent -Offering transit passes for employees, distributed on site -Partnering with nearby business to do pro-active ridesharing of employees into carpools and vanpools throughout the Bergamot area. -Incorporation of the following amenities and features into the final project plans:	Review and approval of a TDM plan designed to reduce vehicle trips associated with operation of the project, per the measures specified in Mitigation Measure T-1.	Review and approval of plan prior to issuance of building or grading permits, inspection for compliance with selected provisions prior to and after occupancy.	Once prior to issuance of building or grading permits, once prior to occupancy and at least once after occupancy..	City of Santa Monica Planning and Transportation Management Division.		

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<ul style="list-style-type: none"> -Bike path/lane with wayfinding signage -Bike parking (short term, and secure long-term parking for employees) -Employee showers and lockers -Preferential parking for carpools and vanpool vehicles -Pedestrian and bike wayfinding signage -Carshare and bikeshare vehicles (company fleet) for use by employees during the work day, with personal bike use allowed (lunch, errands) -Information kiosk with internet access for rideshare information -Racks/display for rideshare information in lobby or other public area accessible to visitors as well as employees 						