

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

SANTA MONICA HIGH SCHOOL CAMPUS PLAN PROJECT

ENVIRONMENTAL IMPACT REPORT

SCH No. 2017101057

MITIGATION MONITORING PROGRAM

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

FACILITY IMPROVEMENT PROJECTS

1651 SIXTEENTH STREET

SANTA MONICA, CA 90405

Prepared by:

Michael Baker

INTERNATIONAL

3900 KILROY AIRPORT WAY, SUITE 270

LONG BEACH, CA 90806



PLACEWORKS

700 SOUTH FLOWER STREET, SUITE 600

LOS ANGELES, CA 90017

FEBRUARY 2019

INTRODUCTION

This section reflects the Mitigation Monitoring Program (MMP) requirements of Public Resources Code (PRC) Section 21081.6. California Environmental Quality Act (CEQA) Guidelines Section 15097 states:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

ENFORCEMENT

In accordance with CEQA, the primary responsibility for making determinations with respect to potential environmental effects rests with the lead agency rather than with the monitor or preparer. As such, the Santa Monica–Malibu Unified School District (SMMUSD) is identified as the enforcement agency for this Mitigation Monitoring Program.

MITIGATION MONITORING PROGRAM

As the lead agency, the SMMUSD will be responsible for monitoring compliance with all mitigation measures. Different departments are responsible for various aspects of the Santa Monica High School Campus Plan Project (Project). The MMP identifies the responsibility party for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMP is presented in tabular form on the following pages. The components of the MMP are described briefly below.

- **Resource Section:** Identifies which resource section in the EIR the mitigation measure applies to.
- **Mitigation Measure:** Identifies details for each mitigation measure required. Each mitigation measure is listed in order by project phase.
- **Responsible Party:** Identifies the party with responsibility for mitigation monitoring.
- **Timing/Implementation:** Identifies at which stage of the project the mitigation must be completed and when.

MITIGATION MONITORING PROGRAM

MITIGATION MONITORING PROGRAM – PHASE 1 & 2 THROUGH PHASE 9

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
3.1 Aesthetics										
MM AES-1: Project Lighting. All Project lighting shall be designed and installed in conformance with the lighting schedule as approved by the Division of the State Architect for the Santa Monica High School athletic field improvements.	X	X	X	X	X	X	X	X	SMMUSD	Prior to installation of lighting
MM AES-2: Minimize Nighttime Lighting. The SMMUSD shall minimize the effects of new sources of nighttime lighting by incorporating the following measures into the Project design and operation: a. All athletic field lighting shall be shielded and directed downward onto the athletic fields to minimize potential light escape and/or spillover onto adjacent properties. b. All lighting delineated as night lighting shall shut off automatically at 10:00 p.m. on school nights. c. When operation of night lighting is necessary after 10:00 p.m., the SMMUSD, as operator of the athletic fields, shall provide notice to the community by posting such notice on the campus website and the school message board and marquee.	N/A	N/A	N/A	N//A	N/A	N/A	X	X	SMMUSD	Prior to installation of lighting for outdoor athletic fields for Phases 8 and 9
MM AES-3: Comprehensive Lighting Study for Athletic Fields. All field lighting that exceeds a 0.5 foot-candle threshold shall require a comprehensive photometric analysis (lighting study) that shall be consistent with the City of Santa Monica	N/A	N/A	N/A	N/A	N/A	N/A	X	X	SMMUSD	Prior to installation of lighting for outdoor athletic fields for Phases 8 and 9

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
lighting standards or SMMUSD standards and final lighting plans shall be approved by the Division of the State Architect for the Santa Monica High School athletic field improvements.										
3.2 Air Quality										
MM AQ-1: Construction Equipment Shall Meet Tier 3 Emission Standards. During Phase 1 & 2 of Project construction, all internal combustion engines/construction equipment operating on the Project site shall meet EPA-certified Tier 3 emissions standards according to the following: <ul style="list-style-type: none"> All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards, where available. In addition, all construction equipment shall be outfitted with best available control technologies (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 	X	N/A	N/A	N/A	N/A	N/A	N/A	N/A	SMMUSD/ Contractors	Construction of Phase 1 & 2

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
3.3 Cultural Resources										
MM CUL-1: The Project shall include an art salvage plan to ensure the protection and reinstallation of the “Westward II” Mural, “Senior Bench,” “The Viking” Sculpture Fountain, and the “Workers” Relief. The plan shall include appropriate measures for the documentation, removal, packing, storage, relocation, reinstallation, interpretation of these WPA art pieces, and a qualified professional that meets the Secretary of the Interior Standards for Architectural History shall prepare applicable Department of Parks and Recreation 523 Forms to document the historical resource evaluation before impacts and conditions after impacts. The Project team shall consult with a qualified art conservator throughout the Project. Note that WPA artwork is Federal property. Additional information regarding its appropriate treatment is available from the Office of Inspector General, U.S. General Services Administration (GSA).	N/A	X	X	N/A	N/A	N/A	N/A	N/A	SMMUSD	Prior to Phase 3 and Phase 4
MM CUL-2: A qualified professional that meets the Secretary of the Interior Standards for Architectural History, and Historic Architecture, if applicable, shall prepare an Action Plan that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to confirm the construction of the “enclosed link” between the new Music building and south façade of Barnum Hall shall conform to the Secretary of the Interior’s Standards for	N/A	N/A	N/A	N/A	N/A	X	N/A	N/A	SMMUSD	Prior to Phase 7

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
Rehabilitation. Construction of the link shall be conducted in a manner that minimizes the loss or replacement of existing historic materials. The Action Plan shall include a project description, historical resources description, impacts analysis including impacts of proposed utilities, conditions proposed, consulting parties, construction monitors, and responsible parties with applicable Department of Parks and Recreation 523 Forms to document the historical resource evaluation before impacts and conditions after impacts. Develop a work plan for installation and/or relocation of utilities that would minimize and/or avoid disturbance of historic resources (applicable to work near Barnum Hall and the Greek Amphitheatre).										
MM CUL-3: A qualified professional that meets the Secretary of the Interior Standards for Architectural History, and Historic Architecture, if applicable, shall prepare an Action Plan that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to confirm the construction of the alterations to the Greek Amphitheater, with special consideration of the proposed demolition of Drake Pool, shall conform to Secretary of the Interior's Standards for Rehabilitation. The Action Plan shall include a project description, historical resources description, impacts analysis including impacts of proposed utilities, conditions proposed, consulting parties, construction monitors, and responsible	N/A	N/A	N/A	N/A	N/A	X	N/A	N/A	SMMUSD	Prior to Phase 7

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
parties with applicable Department of Parks and Recreation 523 Forms to document the historical resource evaluation before impacts and conditions after impacts.										
MM CUL-4: Preconstruction Meeting. An archaeologist that meets the Secretary of the Interior Standards for Archeology will provide a preconstruction meeting for all construction workers who will be disturbing the ground in the Project area. The preconstruction meeting will cover archaeological resources sensitivity, safety, and next steps if a resource is identified.	X	X	X	X	X	X	X	X	SMMUSD	At the start of construction for each phase: Phase 1 & 2 through Phase 9
MM CUL-5: Archaeological Construction Monitoring. An archaeologist that meets the Secretary of the Interior Standards for Archeology will monitor ground disturbance in the Project area. If an archaeological resource is identified, the archaeologist will assess the find and evaluate if for inclusion in the California Register of Historical Resources, if applicable.	X	X	X	X	X	X	X	X	SMMUSD	At the start of construction for each phase: Phase 1 & 2 through Phase 9
MM CUL-6: Preconstruction Meeting. A principal paleontologist that meets the Caltrans standard will provide a preconstruction meeting for all construction workers who will be disturbing the ground in the Project area. The preconstruction meeting will cover paleontological resources sensitivity, safety, and next steps if a resource is identified.	X	X	X	X	X	X	X	X	SMMUSD	At the start of construction for each phase: Phase 1 & 2 through Phase 9

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
MM CUL-7: Paleontological Construction Monitoring. A paleontological monitor that meets the Caltrans standard will monitor ground disturbance beginning at a depth of 5 feet below surface in the Project area. If a paleontological resource is identified, the paleontological monitor will assess the find to determine if it is significant. If it is significant, the resource will require documentation and curation.	X	X	X	X	X	X	X	X	SMMUSD	At the start of construction for each phase: Phase 1 & 2 through Phase 9
3.6 Hazards										
MM HAZ-1: Removal of Asbestos-Containing Material (ACMs): Prior to disturbance of any building or structure that may contain ACMs, the District shall require the construction contractor to prepare a site-specific Asbestos-Containing Material Removal/ Remediation Plan. Included among the specific requirements are procedures for worker training, permitting, air monitoring, personnel protection, development of emergency plans, waste management, and reporting. Specific procedures are outlined for the performance of asbestos abatement, including maintenance of regulated areas through polyethylene sheeting and air filtration equipment, wet cleaning and vacuum cleaning of exposed surfaces, and posting of signs. Contractors must verify the presence or absence of asbestos content in building materials prior to impacting these materials during construction remodeling or demolition work. Prior to disturbance, materials that are suspected of containing	X	X	X	X	X	X	X	X	SSMUSD	Prior to the start of demolition

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
<p>asbestos are tested for asbestos content using accredited laboratories. Demolition and/or renovation all asbestos-containing material shall be abated by certified Prior SMMUSD to start of demolition asbestos removal contractor(s) in accordance with local, state, and federal requirements.</p> <p>Asbestos-containing/contaminated waste shall be packaged and label in accordance with EPA regulation 40 CFR 61.152(b)(1)(iv), Cal/OSHA (Title 8 CCR Sections 1529 and 5208), SCAQMD Rule 1403, and if applicable Title 22 CCR Section 66504. Asbestos is to be handled only by qualified and certified contractors. Asbestos contractors/subcontractors must be approved in accordance with applicable federal, state, and local regulations and must be approved by the District to perform abatement and disposal of ACM and asbestos-containing construction materials (ACCM). All asbestos abatement/removal work must follow all regulations of the EPA and/or applicable state agency, OSHA, and the SCAQMD. The completion of the abatement activities shall be documented by a qualified environmental professional(s) and submitted to the SMMUSD for review along with applications for issuance of and demolition and construction permits.</p>										
<p>MM HAZ-2: Removal of Lead-Based Paint (LBP) Material. Prior to disturbance of any building or structure that may contain LBPs, the District shall require the construction contractor to prepare a site-</p>	X	X	X	X	X	X	X	X	SMMUSD	Prior to the start of demolition

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
<p>specific Lead-Based Paint Material Removal/Remediation Plan. Included among the specific requirements are procedures for worker training, permitting, air monitoring, personnel protection and medical monitoring, development of emergency plans, and waste management. Procedures specific to waste disposal are testing requirements for determining the hazardous properties of the lead-containing materials using prescribed federal and state testing procedures. Specific procedures are outlined for the abatement of lead-based paint, including its removal by sanding, chemical agents, or water jets, or its isolation by encapsulation.</p> <p>Lead abatement, as defined, is to be performed by contractors or subcontractors whose workers are certified by the California Department of Public Health. Lead-related construction work may be performed by contractors' or subcontractors' workers who have been trained in lead awareness. Evidence of certification and/or training is required to be provided to the District's environmental representative prior to the commencement of work.</p> <p>Contractor must identify any lead-based paint or coatings and assumed lead-containing coatings in or on the materials to be impacted within the proposed scope of work prior to any construction, remodeling, or demolition activities. No lead abatement will proceed until the District's representative has given written</p>										

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
<p>approval of the lead abatement contractor's written abatement work plan.</p> <p>The lead abatement contractor or general contractor performing monitoring of lead-related construction work will be responsible for characterizing the waste stream (e.g., paint chips, components) and disposing of waste according to the characterization. Hazardous waste will be transported under a Uniform Hazardous Waste Manifest. Lead wastes shall be packaged and labeled as required by 8 CCR § 1532.1 and 22 CCR § 66504.</p> <p>No work by contractors other than the lead abatement contractor will be permitted to work in regulated areas until clearance is provided by the District's representative. The completion of the abatement activities shall be documented by a qualified environmental professional(s) and submitted to the SMMUSD for review along with applications for issuance of demolition and construction permits.</p>										
<p>MM HAZ-3: Disposal of Hazardous and Non-Hazardous Construction Waste. All non-hazardous construction and demolition waste, including trash and litter, garbage, and other solid waste, shall be containerized as appropriate and disposed of in a manner that satisfies the requirements for waste characterization and disposal in accordance with the requirements of Title 22 of the California Code of Regulations, Section 66243, et seq., and Section 25157.8, et seq., of the</p>	X	X	X	X	X	X	X	X	SMMUSD	During demolition, construction, and operation

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
California Health and Safety Code. Petroleum products, and other potentially hazardous materials, shall be removed to a hazardous waste facility permitted or otherwise authorized to treat, store, or dispose of such materials.										
MM HAZ-4: Hazardous Substance Control and Emergency Response Plan. The District's construction contractor shall prepare a Hazardous Substance Control and Emergency Response Plan for the Project, and a copy shall be kept on site (or in vehicles) during construction and maintenance of the Project. In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction in the Project area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers and the public from exposure to potential site hazards. Such measures could include a range of options, including but not limited to physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on	X	X	X	X	X	X	X	X	SMMUSD	During demolition, construction, and operation

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
the nature of contamination, if any, appropriate agencies shall be notified (e.g., Los Angeles County Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.										
MM HAZ-5: Removal Action Workplan (RAW). SMMUSD construction contractors shall be required to conduct further soil sampling and prepare a RAW, which would identify and evaluate viable remedial alternatives for the remediation of soil affected with lead and pesticides, as well as the elimination of potential exposure pathways. The approach to remediation of the soil at the Project site contained in the RAW shall be based on the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) removal process and focus on the physical removal and appropriate disposal of affected soil based on an analysis of risk to human health.	X	X	X	X	X	X	N/A	N/A	SMMUSD	Prior to the start of demolition and scraping/grading for Phase 1 & 2 through Phase 7
MM HAZ-6: Soil Sampling and Testing for Exterior Lead-Based Paints and Pesticide Compounds. SMMUSD contractors shall conduct step-out soil sampling and testing around those locations with sample results exceeding the residential screening level for exterior lead-based paints and pesticide compounds that have impacted the near-surface soils. Soil samples shall be collected in construction areas where the land has historically	N/A	X	X	X	X	X	N/A	N/A	SMMUSD	Prior to the start of demolition and scraping/grading Phase 3 through Phase 7

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
<p>contained or currently contains lead and/or pesticide contamination. The construction contractor shall prepare a Removal Action Workplan (RAW) for the areas impacted by REC-3 and REC-7 based upon the results of the soil sampling. The RAW shall be prepared in a manner consistent with the technical procedures approved by the DTSC. Following excavation of the affected soils across the Samohi campus site, samples will be collected to confirm that soils with pesticide and LBP concentrations above the preliminary cleanup goals (PCGs) as established by the RAW have been removed from the Samohi site. If COPC concentrations exceeding the PCGs are present, additional soil would be excavated until sample analytical results indicate that the concentrations of pesticides and PCBs remain in site soil are less than PCGs.</p> <p>Upon completion of remediation activities, a human health screen evaluation will be conducted on the final confirmation sampling data set to ensure that the detected analytes are at or below the target of 1×10^{-6} and that the cumulative Health Index (HI) from any detected analytes is at or below the noncarcinogenic Health Index of 1.0.</p>										
3.8 Noise										
MM NOI-1: Submit Construction Equipment List. Prior to construction, the contractor shall submit a list of equipment and activities required during construction to the Santa Monica-Malibu	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
Unified School District (SMMUSD) to ensure proper planning of the most intense construction activities during time periods that would least impact the campus operation.										
MM NOI-2: Maintain Construction Equipment. Construction equipment shall be properly maintained per manufacturer specifications and fitted with the best available noise suppression devices. All impact tools shall be shrouded or shielded and all intake and exhaust ports on power equipment shall be muffled or shielded.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-3: Construction Hours. Construction operations and related activities associated with the Project shall comply with the operational hours outlined in the City of Santa Monica Municipal Code, i.e., construction operations shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. through 5:00 p.m. on Saturdays.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-4: Idle Equipment. Construction equipment shall not idle for extended periods of time near noise-sensitive receptors.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-5: Stationary Equipment. Fixed/stationary equipment (generators, compressors, and cement mixers) shall be located as far as possible from noise-sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
MM NOI-6: Sound Blankets. Sound blankets shall be used on construction equipment where technically feasible.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-7: Locate Staging Areas Away from Sensitive Receptors. Construction contractors and subcontractors shall be required through contract specifications to locate construction staging areas, construction worker parking, and material stockpiling as far away from vibration- and noise-sensitive sites as possible. Additionally, these activities shall be located away from occupied buildings on campus, occupied residential dwellings adjacent to the campus, and other sensitive receptors, where feasible.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-8: Schedule Construction Times. The most noise-intensive construction activities shall be conducted during the time when classrooms have the least number of students.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-9: Stagger Construction Activities. Stagger high noise construction activities from one another.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-10 Classroom Rescheduling. Classroom use rescheduling to move active classes away from high noise construction activities will take place, as necessary.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-11 Interior Construction Activities. Scheduling of interior high noise construction activities during off school hours will take place, as necessary.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
MM NOI-12 Noise Cancelling. Active noise-cancelling systems will be used, when available.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-13 Acoustical Consultant. A qualified acoustical consultant shall conduct an exterior-to-interior noise study in the nearest classroom during construction activities to determine the acoustical transmission loss from the classroom building facade wall assembly relative to construction noise.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-14: Window and Door Seals. Upgrade the seals on classroom windows and doors.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-15: Construction Liaison. A construction relations officer shall be appointed by the SMMUSD to act as a public liaison concerning on-site construction activity. If complaints regarding exterior noise are received by the construction relations officer from persons either on campus or in adjacent residential uses, the SMMUSD shall enforce all mitigation measures and noise maximums that will be included in the construction contract(s). If complaints regarding interior classroom noise levels are received by the construction relations officer, additional intermittent noise monitoring will take place on-site to ensure that a sustained noise level equivalent to 50 dBA is maintained within operating classrooms and noise levels will not exceed 50 dB Leq for 15 minutes. If a	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
sustained interior noise level equivalent to 50 dBA is not maintained, construction activities must be altered, rescheduled, or reduced to ensure that this noise level is attained.										
MM NOI-16: Temporary Sound Walls. During construction, temporary sound walls and/or building wrap shall be installed to reduce noise to residential uses as well as multi-family residences and hotels from proposed pile-driving activities.	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9
MM NOI-17: Interior Noise Levels. The SMMUSD shall ensure that upon completion, interior noise levels attributable to traffic noise would achieve applicable interior noise standards for interior noise levels (CHPS and acoustic goal requirements of background noise levels in unoccupied classrooms ranging from 35 dB to 45 dB Leq and a reverberation of 0.6-second maximum). The measures for achieving project specific classroom acoustic goals include but are not limited to: <ul style="list-style-type: none"> Construction plans for classroom buildings shall include external wall assemblies and interior finishing materials within classrooms to comply with CHPS acoustical goal requirements as stated above; External walls to classrooms shall be designed to achieve a minimum sound transmission class of 46; 	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of Phase 1 & 2 through Phase 9

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
<ul style="list-style-type: none"> Post construction exterior-to-interior traffic noise levels shall be confirmed by a qualified acoustical consultant. 										
3.10 Recreation										
MM REC-1: Master Joint Use Agreement. Prior to demolition of existing facilities, the SMMUSD would execute a Memorandum of Understanding, which coordinates the joint use of any off-site recreational facilities during the Project demolition and/or construction phase.	N/A	N/A	N/A	N/A	N/A	N/A	X	X	SMMUSD	Prior to the start of demolition for Phases 8 and 9
3.11 Transportation and Traffic										
MM TR-1: Traffic Control at 4th Street/Pico Boulevard during special events on Saturdays. To alleviate traffic impacts at the intersection of 4 th Street and Pico Boulevard during special events for Saturday conditions, it is recommended that the number two westbound shared through/right-turn lane be converted to a dedicated right-turn lane using temporary traffic control officers along with temporary delineators and signage. The dedicated right-turn lane would operate as an overlap right-turn movement, thus the equivalent of receiving green time during both the westbound Pico Boulevard phase as well as the southbound 4 th Street left-turn movement phase. Prior to construction of the 3,500-seat football/soccer stadium the District shall coordinate with the City to implement this roadway improvement.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	X	SMMUSD/ Contractors	Prior to the construction of Phase 9
MM TR-2: Construction Staging and Traffic Management Plan. Prior to	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During demolition, construction of

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
<p>construction of each Phase of the SCP, the construction contractor through the SMMUSD shall prepare and submit a Construction Staging and Traffic Management Plan to the City for approval. The plan shall mitigate construction impacts during each phased activity. The plan would include the following specific elements:</p> <ul style="list-style-type: none"> • The construction contractor shall install a construction fence around the site perimeter, complying with City requirements, before excavation begins. • The construction contractor shall be required to maintain a minimum sidewalk width of 5 feet during the construction period. • The construction contractor shall also erect protective sidewalk canopies to enhance pedestrian safety along the construction site. • A flag person shall be provided whenever trucks entering or leaving the Project site may impede the flow of pedestrian, bicycle or automotive traffic. <p>The designated truck route for the Project site shall be Lincoln Boulevard for trucks coming from the east or the west.</p>										Phase 1 & 2 through Phase 9
3.12 Tribal Cultural Resources										
MM TCR-1: Retain a Native American Monitor/Consultant. The Project applicant shall be required to retain and compensate for the services of a tribal monitor/consultant who is approved by	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During construction of Phase 1 & 2 through Phase 9

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
the Gabrieleño Band of Mission Indians–Kizh Nation Tribal Government and is listed under the NAHC’s Tribal Contact list for the area of the Project location. This list is provided by the Native American Heritage Commission. The monitor/consultant will only be present on-site during the construction phases that involve ground-disturbing activities. The monitor/consultant will be notified 48 hours prior to ground-disturbing activities. The absence of the monitor/consultant will not preclude ground-disturbing activities. Ground-disturbing activities are defined by the Gabrieleño Band of Mission Indians–Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching in the Project area. The tribal monitor/consultant will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed or when the tribal representatives and the monitor/consultant have indicated that the site has a low potential for impacting tribal cultural resources.										
MM TCR-2: Unanticipated Discovery of Tribal Cultural and Archaeological Resources. Upon discovery of any tribal cultural resources, construction activities	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During construction of Phase 1 & 2 through Phase 9

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
shall cease in the immediate vicinity of the find until the find can be assessed. All tribal cultural resources unearthed by Project construction activities shall be evaluated by the tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians–Kizh Nation. The Gabrieleño Band of Mission Indians–Kizh Nation shall coordinate with the landowner regarding the treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project area while evaluation and, if necessary, mitigation takes place. If a resource is determined by the Tribe to constitute a “tribal cultural resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.										
MM TCR-3: Treatment Measures. Prior to the continuation of ground-disturbing activities, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect	X	X	X	X	X	X	X	X	SMMUSD/ Contractors	During construction of Phase 1 & 2 through Phase 9

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
<p>the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure container on-site if possible. These items should be</p>										

MITIGATION MONITORING PROGRAM

Mitigation Measure	Phase								Responsible Party	Timing
	1 & 2	3	4	5	6	7	8	9		
retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.										