

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This section reflects the mitigation monitoring and reporting program (MMRP) requirements of Public Resources Code Section 21081.6. 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 the Monitor or preparer. As such, the Santa Monica Community College District (SMCCD) is identified as the enforcement agency for this Mitigation Monitoring and Reporting Program.

PROGRAM MODIFICATION

After review and approval by the lead agency, minor changes to the MMRP are permitted but can only be made by SMCCD. No deviations from this program shall be permitted unless the MMRP continues to satisfy the requirements of Section 21081.6 of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING AND REPORTING PROGRAM

The organization of the MMRP follows the subsection formatting style as presented within the IS/MND for the Santa Monica College Art Complex Replacement Project. Subsections of all of the environmental issues presented in the IS/MND are provided below in Table 1. For environmental issue areas where no mitigation measures were required, the MMRP is noted accordingly.

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
1. Aesthetics						
AES-1 The Applicant shall retain a qualified lighting professional to work with the architect and community stakeholders to prepare a lighting plan for the southern portion of the Project Site that addresses the community's concerns regarding spillover lighting impacts from the parking lot and pedestrian walkways.	Retain Lighting Professional, Engage with Neighbors	Planning, Architectural Design	SMCCD	N/A	N/A	N/A
AES-2 The Applicant shall form a task force that includes Bay Street neighbors to determine architectural and site design solutions that address neighborhood concerns and consider suggestions to incorporate design elements such as a living wall, a stepped roof line, and transitional landscaping along the southerly fence line along Bay Street.	Engage with Neighbors	Planning, Architectural Design	SMCCD			
2. Agriculture and Forestry Resources						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
3. Air Quality						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
4. Biological Resources						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
5. Cultural Resources						

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<p>ARCHAEO-1 In the event that archaeological resources are inadvertently discovered during surface grading or construction activities, work shall cease in the area within 50 feet of the find until a Registered Professional Archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the Proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project Site proposed to be developed. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. If the archaeologist determines that the find may qualify for listing in the California Register of Historic Resources (CRHR), the site shall be avoided, or a data recovery plan shall be developed. Work shall not resume until authorization is received from SMC's Director of Facilities Management.</p>	<ul style="list-style-type: none"> • Incorporate into contractor specifications. • Field inspection. 	Construction	SMCCD			
<p>ARCHAEO-2 If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to</p>	<ul style="list-style-type: none"> • Incorporate into contractor specifications. • Field inspection. 	Construction	SMCCD			

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<p>PRC Section 5097.98. if the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the College, inspect the site of the discovery of the Native American remains and may recommend to the College or the contractor responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the College to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the College shall ensure that the immediate vicinity, according the generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the College has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The College shall discuss and confer with the descendants all reasonable options</p>						

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<p>regarding the descendant's preferences for treatment.</p> <p>If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the College rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the College, the College shall inter the human remains and items associated with the Native American human remains with appropriate dignity on the facility property in a location not subject to further and future subsurface disturbance.</p>						
6. Energy						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
7. Geology and Soils						
<p>PALEO-1</p> <p>If construction or other Project personnel discover any potential fossils during construction, work at the discovery location shall cease in a 50-foot radius of the discovery until a Qualified Paleontologist meeting the Society of Vertebrate Paleontology (SVP) standards has assessed the discovery and made recommendations as to the appropriate treatment. If the find is deemed significant, it shall be salvaged following the standards of the SVP (2010) and curated with a certified repository.</p>	<ul style="list-style-type: none"> • Incorporate into contractor plans and specifications. •Field inspection. 	Construction	SMCCD			

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8. Greenhouse Gas Emissions						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
9. Hazards and Hazardous Materials						
<p>HAZ-1</p> <p>A Soil Management Plan shall be prepared and approved by the City prior to construction activities pursuant to SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) to provide a framework under which work can proceed safely and contaminated soils and groundwater can be properly handled, segregated, stockpiled and disposed of at a licensed disposal facility. The plan shall include all necessary procedures to ensure that excavated materials and fluids generated during construction are stored, managed, and disposed of in a manner that is protective of human health and in accordance with applicable laws and regulations. The plan shall include the following information:</p> <ul style="list-style-type: none"> • Step-by-step procedures for evaluation, handling, stockpiling, storage, testing, and disposal of excavated material, including criteria for reuse and offsite disposal. All excavated materials shall be inspected prior to initial stockpiling, and spoils that are visibly stained and/or have a noticeable odor shall be stockpiled separately to minimize the amount of materials that may require special handling. • To ensure appropriate containment of 	<ul style="list-style-type: none"> • Incorporate into contractor plans and specifications. • Field inspection. 	Construction	SMCCD			

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<p>excavated materials, excavated affected soils that exceed state hazardous waste criteria would be placed in lined, sealed containers or wrapped and enclosed by tarps and transported by licensed hazardous waste haulers and disposed of at a licensed hazardous waste management facility approved for the specific hazardous materials to be disposed of. The contractor shall follow all procedural requirements and regulations for proper removal and disposal of affected soils.</p> <ul style="list-style-type: none"> • Procedures to be implemented if unknown subsurface conditions or contamination are encountered, such as previously unreported tanks, wells, or contaminated soils. • Detained control measures for use and storage of hazardous materials to prevent the release of pollutants to the environment, and emergency procedures for the containment and cleanup of accidental releases of hazardous materials to minimize the impacts of any such release. These procedures shall also include reporting requirements in the event of a reportable spill or other emergency incident. At a minimum, the City or its contractor shall notify applicable agencies in accordance with guidance from the Fire Department and RQCB. • Procedures for containment, handling and disposal of groundwater generated from construction dewatering, the method used to analyze groundwater for hazardous materials likely to be encountered at specific locations 						

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and the appropriate treatment and/or disposal methods. • Prior to the issuance of any building permit, the Applicant shall obtain a sign-off from the Fire Department and RWQCB indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated to an acceptable standard of risk for the future development under the Proposed Project.						
10. Hydrology and Water Quality						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
11. Land Use and Planning						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
12. Mineral Resources						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
13. Noise						
N-1 Pursuant to Section 4.12.110 of the Santa Monica Municipal Code, no demolition of buildings, excavation/grading or construction activity is permitted before 8 a.m. or after 6 p.m. on Monday through Friday, before 9 a.m. or after 5 p.m. on Saturday, all day on Sunday, and on all national holidays.	<ul style="list-style-type: none"> • Incorporate into construction contract; • Field Inspection. 	Construction	SMCCD			

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N-2 Pursuant to Section 4.12.110 (d) of the Santa Monica Municipal Code, any construction activities that exceed 80 dBA equivalent noise level shall occur between the hours of 10:00 A.M. and 3:00 P.M., Monday through Friday.	<ul style="list-style-type: none"> •Incorporate into construction contract; •Field Inspection. 	Construction	SMCCD			
N-3 Prior to construction, the contractor shall submit a list of equipment and activities required during construction to the SMC Office of Facilities Planning.	<ul style="list-style-type: none"> •Incorporate into construction contract; •Field Inspection. 	Construction	SMCCD			
N-4 All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features.	<ul style="list-style-type: none"> •Incorporate into construction contract; •Field Inspection. 	Construction	SMCCD			
N-5 Sound blankets shall be used on all construction equipment where technically feasible.	<ul style="list-style-type: none"> •Incorporate into construction contract; •Field Inspection. 	Construction	SMCCD			
N-6 A construction relations officer shall be appointed by the College to act as a liaison with neighbors and residents concerning on-site construction activity.	<ul style="list-style-type: none"> •Incorporate into construction contract; •Field Inspection. 	Construction	SMCCD			
N-7 Stockpiling and vehicle staging areas shall be located away from occupied dwellings and other sensitive receptors to the extent feasible.	<ul style="list-style-type: none"> •Incorporate into construction contract; •Field Inspection. 	Construction	SMCCD			
14. Population and Housing						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A

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15. Public Services						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
16. Recreation						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
17. Transportation						
<p>TR-1 A detailed Construction Impact Mitigation Plan, including street closure information, detour plans, haul routes, and staging plans, would be prepared and submitted to Public Works Department, SMFD, Planning and Community Development (Transportation Engineering and Management Division), and SMPD for review and approval. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Impact Mitigation Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and should include the following elements as appropriate:</p> <ul style="list-style-type: none"> • Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation. • Prohibition of construction worker or equipment parking on adjacent streets. 	<ul style="list-style-type: none"> • Incorporate into construction contract; • Field Inspection. 	<ul style="list-style-type: none"> • Pre-Construction • Construction 	SMCCD			

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<ul style="list-style-type: none"> • Temporary pedestrian, bicycle, and vehicular traffic controls (i.e., flag persons) during all construction activities adjacent to public rights-of-way to ensure traffic safety on public roadways. These controls shall include, but not be limited to, flag people trained in pedestrian and bicycle safety. • Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag persons). • Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets. • Potential sequencing of construction activity to reduce the amount of construction-related traffic on arterial streets. • Containment of construction activity within the Project Site boundaries. • Prohibition of construction-related vehicles/equipment parking on surrounding public streets. • Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers shall be implemented as appropriate. • Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible. • Large oversize trucks shall be limited to off-peak commute periods. 						
18. Tribal Cultural Resources						

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<p>TCR-1 In the event that any suspected Tribal Cultural Resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 50-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained to assess whether the find is of tribal origin. The Gabrieleño Band of Mission Indians – Kizh Nation shall be contacted if any such find occurs. The qualified archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the Lead Agency, and tribal representatives from the Gabrieleño Band of Mission Indians – Kizh Nation. The Lead Agency shall, in good faith, consult with the tribal representative on the disposition and treatment of any Tribal Cultural Resource if encountered during the project grading.</p>	<ul style="list-style-type: none"> • Incorporate into construction contract; <p>Field Inspection.</p>	Construction	SMCCD			
19. Utilities and Service Systems						
<p>MM-UTIL-1 Prior to the issuance of the first building permit, the College shall submit a water study that shows that the City’s water system can accommodate the entire development for fire flows and all potable needs. The College shall be responsible to upgrade any water flow/pressure deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated.</p>	<ul style="list-style-type: none"> • Study/Plan Submittal; • Connection Permit. 	Pre-Construction	SMCCD/ City of Santa Monica			

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Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.						
MM-UTIL-2 Prior to commencement of any grading activities, the College shall prepare an updated sewer study to be reviewed and approved by the City of Santa Monica's Water Resources Engineer. Such study shall determine if future project flows will cause the City's sewer lines to exceed the hydraulic planning criteria in the City's Sanitary Sewer System Master Plan. If the study indicates exceedances of the hydraulic planning criteria due to project flows, the College shall perform sewer upgrades prior to issuance of a Certificate of Occupancy for the proposed building.	<ul style="list-style-type: none"> •Study/Plan Submittal; •Connection Permit. 	Pre-Construction	SMCCD/ City of Santa Monica			
MM-UTIL-3 Prior to the issuance of the first building permit, the College shall submit a hydrology study of all drainage to and from the site to demonstrate adequacy of the existing storm drain system for the entire development. The College shall be responsible to upgrade any system deficiencies, to the satisfaction of City Engineer, if calculations show that the project will cause such facilities to receive greater demand than can be accommodated. All reports and improvement plans shall be submitted to Engineering Division for review and approval. The study shall be performed by a Registered Civil Engineer licensed in the State of California.	<ul style="list-style-type: none"> •Study/Plan Submittal; •Connection Permit. 	Pre-Construction	SMCCD/ City of Santa Monica			

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20. Wildfire						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
21. Mandatory Findings of Significance						
See MM-ARCHAEO-1, ARCHAEO-2, PALEO-1, and TCR-1, above.						
Notes: SMCCD= Santa Monica Community College District						