

LINCOLN MIDDLE SCHOOL REPLACEMENT OF BUILDING C, MODERNIZATION, AND SITE IMPROVEMENTS PROJECT

1501 CALIFORNIA AVENUE, SANTA MONICA, CA 90403

Addendum to Mitigated Negative Declaration

Prepared for
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Introduction

This document is an Addendum to the Final Mitigated Negative Declaration (MND) for the Lincoln Middle School Replacement of Building C, Modernization, and Site Improvements Project (Project) to address proposed minor changes to the Project. The final MND is comprised of the Draft MND and Appendices (dated December 2009) and the Errata to the MND (dated January 2010). The final MND was adopted and the Project was approved by the Santa Monica-Malibu Unified School District (SMMUSD) on February 4, 2010.

According to CEQA Guidelines Section 15164(b), “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

CEQA Guidelines Section 15162(a) states in part:

... when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following: ...

The proposed changes, discussed in more detail below, are considered to be minor. The proposed changes do not constitute new or substitute mitigation and would not alter the findings of significance on the MND. Furthermore, the proposed changes do not meet the criteria of CEQA Guidelines Section 15162(a) requiring a subsequent mitigated negative declaration or a supplemental or subsequent EIR. As such, an Addendum has been determined to be the appropriate environmental document to address the minor changes proposed for the Project. The Project, as altered in this Addendum, will not result in significant impacts to the environment.

Proposed Changes

SECTION 4.3.5 (CLIMATE CHANGE)

It was determined that adequate funding for the installation of solar panels on the roof of the new Building C at the LMS campus may not be available at this time. It is the SMMUSD's intent that if funding becomes available in the future, installation of the solar panels would occur. However, to ensure analysis of the worst-case scenario (no solar panels) with respect to Climate Change and Green House Gases, Table 13 (Projected Energy-Related GHG Emissions) is revised as follows:

Table 13 Projected Energy-Related GHG Emissions	
<i>Emissions Source</i>	<i>CO₂e Emissions Levels (metric tons/year)</i>
Existing Uses to Be Replaced/Improved^a	
Electrical Consumption	74.7
Natural Gas Consumption	18.3
<i>Subtotal</i>	93.0
<i>Percentage of 2004 Statewide Inventory</i>	0.000019%
Proposed Uses^b	
Electrical Consumption	114.4
Natural Gas Consumption	28.1
<i>Subtotal</i>	142.5
<i>Percentage of 2004 Statewide Inventory</i>	0.000029%
Net Operational Emissions (Proposed - Existing)	49.5

SOURCE: SCAQMD CEQA Air Quality Handbook, 1993 kWh = kilowatt-hour; sf = square feet
a. Total square footage for existing = 20,676 sf
b. Total square footage of proposed = 41,284 sf. Reflects 20% exceedance of Title 24 Standards and 2% reduction in emissions from the use of a renewable energy system, per CAPCOA (January 2008).

As shown in Table 13, in the event that the solar panels are not installed, the Project-related energy emissions would be increased by a maximum of 2.3 metric tons per year, increasing the statewide greenhouse gas emissions by 0.000001 percent. Coupled with the Project's exceedance of Title 24 by approximately 20 percent and consistency with other climate action strategies, the removal of solar panels from the Project would not result in a new or exacerbated significant impact. Similar to the analysis in the MND, with this change the Project would still result in less energy usage per square foot than the existing school.

Based on the potential exclusion of the solar panels from the Project, the Project would now be only partially consistent with the following initiative:

California Solar Initiative

The solar initiative includes installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses, increased use of solar thermal systems to offset the increasing demand for natural gas, use of advanced metering in solar applications, and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.

The Project’s design still includes low flow lavatory fixtures, toilets, and urinals; passive heating; cooling, and ventilation systems and other features to achieve a 20 percent exceedance of Title 24 standards that will all contribute to lower GHG emissions than if the Project were built under traditional school building standards. All of these features help reduce the Project’s demand for natural gas and other energies even though solar panels may be excluded. Thus, the Project would be partially consistent with this strategy by reducing demand for natural gas. A partial inconsistency with one strategy out of 39 would not render the Project inconsistent with the goal of AB32. As such, the measure to provide solar panels has been removed from the Project’s Mitigation Monitoring and Reporting Program (MMRP) Amendment.

It is important to note that in the event that funding becomes available, the SMMUSD could move forward with installation of solar panels on the roof of the new Building C. Furthermore, the new Building C will be fitted with infrastructure that will not preclude the installation of solar panels or other energy-efficient measures in the future. No new significant impacts were identified as a result of this change to the Proposed Project.

SECTION 4.3.8 (HAZARDS/HAZARDOUS MATERIALS)

During review of the MND, very minor clarifications were determined necessary to mitigation measures in Section 4.3.8 (Hazards/Hazardous Materials). In mitigation measure MM HAZ-2, the acronym for the previously identified Removal Action Work Plan was added for clarification, as shown below:

MM HAZ-2 *Following the demolition of Building C and modernization activities, the Removal Action Work (RAW) Plan prepared for the Proposed Project will be implemented. PCB-affected soils identified in the Preliminary Environmental Assessment prepared for the proposed project would be excavated and disposed of off-campus, and the Proposed Project site would be cleaned to an acceptable level as per DTSC requirements.*

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 is 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 non-carcinogenic Health Index of 1.0.

In mitigation measure MM HAZ-3, the acronyms for the previously identified Risk Management Plan and Site Health Safety Plan were added for clarification, as shown below:

MM HAZ-3 *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 Proposed Project area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan (RMP) 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 the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Santa Monica Fire Department). If needed, a Site Health and Safety Plan ([SHSP](#)) that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

In mitigation measure MM HAZ-4, the acronym for the previously identified Safe School Plan was added for clarification, as shown below:

MM HAZ-4 Development of the Proposed Project shall require Access Compliance (AC review and Fire and Life Safety (FLS) review by the Division of the State Architect prior to approval of the final Proposed Project plans and specifications. Additionally, the Safe School Plan ([SSP](#)) will be reviewed and revised by the SMMUSD, as necessary, to reflect proposed campus improvements.

In mitigation measure MM HAZ-5, clarification was made, as shown below:

MM HAZ-5 Amend SMMUSD's Safe School Plan to include required training of teachers to keep students away from ruptured pipelines which may be undermining roadways and sidewalks, [as necessary](#).

These minor text clarifications serve to refine the intent of the mitigation measures and do not constitute large changes to the mitigation measures or substitute mitigation measures.

SECTION 4.3.12 (NOISE)

During review of the MND, very minor clarifications were determined necessary to mitigation measures in Section 4.3.12 (Noise) to make clearer the intent of the mitigation measures. Additionally, as discussed in Section 4.3.12 (Noise), it is the intent of the SMMUSD to employ any combination of the identified twelve construction mitigation measures to ensure a less than significant impact. The proposed language changes reflect this. The following changes have been made to mitigation measures in Section 4.3.12 (Noise):

- MM NOI-3 Sound blankets shall be used on construction equipment where technically feasible [and as necessary](#).*
- MM NOI-6 Sound blankets (fabric or foam) on sound walls, fences, or building exteriors will be used, [as necessary when applicable](#).*
- MM NOI-9 Stagger high noise construction activities from one another, [as necessary](#).*
- MM NOI-10 Active noise-cancelling systems will be used, ~~when available~~ [as necessary](#).*
- MM NOI-12 Upgrade the seals of classroom windows and/or doors, [as necessary](#).*
- MM NOI-13 Noise-generating mechanical equipment shall not be located on the side of any building which is adjacent to on-site classrooms or facing any off-site residential use. Roof locations may be used when the mechanical equipment is installed within a sound-rated, parapet enclosure, [as necessary](#).*

SECTION 4.3.16 (TRANSPORTATION/TRAFFIC)

Upon review of the Final MND during the Project bid preparation, it was noted that the intent of one portion of mitigation measure MM TRF-1 was not clear and could potentially conflict with restrictions placed on the Project in another mitigation measure. As such, this Addendum has been prepared to address necessary clarifications in the fourth bullet point of mitigation measure MM TRF-1, as shown below.

MM TRF-1 *The SMMUSD shall implement a Construction Impact Traffic Mitigation Plan that includes the following elements:*

- *Public Information Program: A public information program shall be developed to advise motorists and pedestrians, and the Lincoln Middle School administration, well in advance of impending construction activity. This could include the use of portable message signs and information signs at the construction site.*
- *Coordination with the City, the School, and all Affected Agencies: All construction work shall be coordinated with affected agencies five to ten days prior to the start of the work. SMMUSD shall coordinate with the city in the event that construction detours are needed, construction work encroaches into the public right-of-way, or any use of public streets surrounding the Proposed Project site for construction-related activities is needed. Preconstruction meetings would be held with affected agencies to adequately anticipate and plan for traffic control. Timely notification of schedule changes shall be provided to all involved City departments, such as Police, Fire, Environmental and Public Works Management, and Planning and Community Development.*
- *Traffic Control Plan: A traffic control plan shall be prepared for the streets (California Avenue, Washington Avenue, 14th Street, 15th Street, and 16th Street) surrounding, and providing access to, the Proposed Project site. The traffic control plan will address pedestrian and bicycle access, the circulation of automobile traffic and school buses, and any off-street parking for construction vehicles. The SMMUSD construction contractor shall be prohibited from substantially limiting pedestrian and bicycle access while construction is underway, without prior approval from the City of Santa Monica. SMMUSD is responsible for adequately planning for and mitigating any activities that are anticipated to disrupt the normal flow of automobile and school bus traffic to and from the LMS campus. This could include requiring the queuing of trucks on-site and prohibiting trucks from queuing on the streets surrounding the campus. The SMMUSD shall be required to provide adequate off-street parking for all construction-related vehicles throughout the duration of the Proposed Project. In the event that adequate parking cannot be provided on the construction site, a satellite parking area shall be designated, and a shuttle bus shall be operated to transfer construction workers to and from the campus.*
- *Restriction on Construction Trucking Hours: Construction ~~work~~-trucking (deliveries and export hauling) shall be performed primarily between the hours of 9:00 AM and 2:30 PM, so as to avoid peak ~~hour~~-period traffic (7:00 A.M.–9:00 A.M. and 2:30 P.M.–6:00 P.M.). The hauling away of demolition debris and the delivery of construction material shall be further scheduled so as to minimize the amount of disruption to the surrounding residential neighborhoods, and the impacts to auto, school bus, bike, and pedestrian traffic flows on the surrounding streets and sidewalks.*
- *Emergency Access: Plans and procedures shall be developed and implemented to ensure that emergency access to the LMS campus is maintained at all times during the construction phase.*

Mitigation measure MM TRF-1 was intended to restrict the hours of construction *trucking and hauling*, rather than the hours of construction *activities* on-site, in an effort to reduce congestion on roadways within the vicinity of the school during weekday peak hours, including both citywide rush hours from 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M. and the peak hour pick up/drop off at the school from 7:00 A.M. to 9:00 A.M. and 2:30 P.M. to 4:30 P.M.. The change to mitigation measure MM TRF-1 also reduces a potential wording conflict with text in Section 4.3.12 (Noise) that identified restrictions to the hours of construction activities on-site as follows:

... Section 4.12.110 of the Municipal Code outlines specific noise restrictions placed on construction-related activities. Construction activities are prohibited before 8:00 A.M. or after 6:00 P.M. Monday through Friday, before 9:00 A.M. or after 5:00 P.M. on Saturday, and all day on Sunday and Federal holidays ...

The minor text change proposed herewith in this Addendum serves to refine the intent of mitigation measure MM TRF-1 which is to reduce the total number of vehicles on adjacent roadways, reduce the number of both larger and slower vehicles on adjacent roadways and avoid congestion during peak traffic periods.

CONCLUSION

No new or exacerbated significant impacts were identified as a result of the changes to the Proposed Project as reflected herein. Thus, none of the conditions in CEQA Guidelines Section 15162 would occur. No other changes have been proposed as part of this Addendum and the significance findings of the adopted MND and Errata have not changed. As such, the Project, as altered in this Addendum and mitigated according to the mitigation measures in the Amended MMRP Amendment would not result in any significant impacts to the environment.

LINCOLN MIDDLE SCHOOL REPLACEMENT OF BUILDING C, MODERNIZATION, AND SITE IMPROVEMENTS PROJECT

1501 CALIFORNIA AVENUE, SANTA MONICA, CA 90403

Mitigated Negative Declaration and Addendum

Amendment to Mitigation Monitoring and Reporting Program

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April 2010

Amended Mitigation Monitoring and Reporting Program

INTRODUCTION

This document reflects an Amended Mitigation Monitoring and Reporting Program (MMRP). MMRP requirements are provided under Public Resources Code (PRC) Section 21081.6 and the California Environmental Quality Act (CEQA) Guidelines Section 15097(a) which states in part:

... 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–Malibu Unified School District (SMMUSD) is identified as the enforcement agency for this Mitigation Monitoring and Reporting Program.

PROGRAM MODIFICATION

In general, after review and approval by the lead agency, minor changes to the MMRP are permitted but can only be made by SMMUSD. No deviations from this MMRP shall be permitted unless it continues to satisfy the requirements of PRC Section 21081.6, as determined by the lead agency.

This Addendum to the MMRP intends to make minor modifications to the language of certain mitigation measures for clarification, consistent with changes made in the Addendum to the Mitigated Negative Declaration (MND) for the Lincoln Middle School Replacement of Building C, Modernization and Site Improvements Project (Proposed Project); Refine the language of mitigation measure MM GEO-1 in this document only to refer directly to the recommendations of the site-specific geotechnical report prepared for the Proposed Project, rather than listing the entire recommendation; to remove the measure of providing solar panels; and to refine wording in the “Action Required” columns to ensure that the language reads as an action that can be taken and subsequently monitored by SMMUSD.

MITIGATION MONITORING AND REPORTING PROGRAM

The organization of the MMRP follows the subsection formatting style as presented within the MND, Lincoln Middle School Replacement of Building C, Modernization, and Site Improvements Project, December 2009; Errata to the Mitigated Negative Declaration (MND), Lincoln Middle School Replacement of Building C, Modernization, and Site Improvements Project, February 2010; and Addendum to the Mitigated Negative Declaration (MND), Lincoln Middle School Replacement of Building C, Modernization, and Site Improvements Project, April 2010. Subsections of all of the environmental issues presented in the MND are provided below in Table 1 (Mitigation Monitoring and Reporting Program Matrix). For environmental issue areas where no mitigation measures were required, the MMRP is noted accordingly.

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
Aesthetics						
MM AES-1. To reduce spill lighting and glare impacts, all lighting from the Proposed Project shall be directed onto the campus, and all lighting shall be shielded from adjacent residents.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Construction inspection ■ Maintenance 	■ Pre-construction, construction, and operation	SMMUSD			
MM AES-2. Atmospheric lighting pollution shall be reduced by utilizing shielded lighting fixtures that cut off light directed to the sky.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Construction inspection ■ Maintenance 	■ Pre-construction, construction, and operation	SMMUSD			
MM AES-3. All structures shall incorporate non-reflective exterior building materials in their designs. Glass facades fronting adjacent receptors shall be screened of low-reflectivity or accompanied by a non-glare coating.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Construction inspection ■ Maintenance 	■ Pre-construction	SMMUSD			
Agriculture Resources						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Air Quality						
MM AQ-1. All equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM AQ-2. Electrically powered construction activity shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators (i.e., air compressors) where feasible.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM AQ-3. Engine idling from construction equipment such as dozers and haul trucks shall be limited to five minutes.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
MM AQ-4. The construction contractor shall water exposed soil and debris surfaces three (3) times daily.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
Biological Resources						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Climate Change						
MM AQ-1. All equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM AQ-2. Electrically powered construction activity shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators (i.e., air compressors) where feasible.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM AQ-3. Engine idling from construction equipment such as dozers and haul trucks shall be limited to five minutes.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM AQ-4. The construction contractor shall water exposed soil and debris surfaces three (3) times daily.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>CCAT Standard. Zero Waste—High Recycling: Additional recycling beyond the State’s 50 percent recycling goal.</p> <p>1) Design locations for separate waste and recycling receptacles. 2) Utilize recycled components in the building design.</p>	<ul style="list-style-type: none"> ■ Meet City standards for recycling space and have space dedicated to recycling on campus ■ Recycle compost and/ or salvage at least 75% of non-hazardous construction and demolition debris ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>CCAT Standard. Water Use Efficiency: Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce greenhouse gas emissions.</p> <p>Use both potable and non-potable water to the maximum extent practicable; low flow appliances (i.e., toilets, dishwashers, showerheads, washing machines, etc.); automatic shut off valves for sinks in restrooms; drought resistant landscaping; Place “Save Water” signs near water faucets.</p>	<ul style="list-style-type: none"> ■ Install low flow lavatory fixtures and toilets and urinals ■ Provide landscaping that includes native, drought resistant plants ■ Replacement natural turf with synthetic turf ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>CCAT Standard. Green Buildings Initiative: Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.</p>	<ul style="list-style-type: none"> ■ Exceed the energy design requirements of Title 24 that are in effect at the time of development by a minimum of 20 percent ■ Provide a mechanical ventilation solution to minimize the use of mechanical air-conditioning ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>CCAT Standard. Building Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings).</p> <p>Project required to achieve a greater reduction in combined space heating, cooling and water heating energy compared to the current Title 24 Standards.</p>	<ul style="list-style-type: none"> ■ Provide thermal insulation with performance up to 20% greater than the minimum required by the California Energy Code ■ The heating system's hot-water pipes and ducts would have insulation thickness that exceeds California Energy code by a minimum of 20% ■ Exceed the requirements of Title 24 for minimum thickness for roof and wall insulation ■ Provide a natural and mechanical ventilation solution to minimize the use of mechanical Air-Conditioning ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>CCAT Standard. Urban Forestry: A new statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of local urban forestry programs.</p> <p>Trees near structures shall be planted to act as insulators from weather, thereby decreasing energy requirements. Trees also store carbon.</p>	<ul style="list-style-type: none"> ■ Provide additional landscaping, where appropriate ■ Utilize light-colored paving materials and drought tolerant plant species with water efficient irrigation ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>California Attorney General Strategy, Transportation Emissions Reduction. The project applicant shall promote ride sharing programs e.g., by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, and designating adequate passenger loading and unloading and waiting areas.</p>	<ul style="list-style-type: none"> ■ Provide preferred parking for carpools at the campus (5 percent of the total parking will be dedicated to carpool/vanpool). ■ Bike racks will be provided on campus (totaling 15 percent of total occupants) ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>California Attorney General Strategy, Transportation Emissions Reduction. Provide public education and publicity about public transportation services.</p>	<ul style="list-style-type: none"> ■ Provide preferred parking for carpools (5 percent of the total parking will be dedicated to carpool/vanpool) ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>California Attorney General Strategy. Water Use Efficiency: Require measures that reduce the amount of water sent to the sewer system- see examples in CCAT standard above. (Reduction in water volume sent to the sewer system means less water has to be treated and pumped to the end user, thereby saving energy.)</p>	<ul style="list-style-type: none"> ■ Install low flow lavatory fixtures, toilets and urinals ■ Install synthetic turf on athletic field ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>California Attorney General Strategy. Energy Efficiency and Renewable Energy Standards: Project shall comply with LEED certified green building standards.</p>	<ul style="list-style-type: none"> ■ Comply with, and at times exceed, the requirements of Title 24 ■ Implement CHPS (a standard comparable to LEED) best practices at buildings, where applicable ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>California Attorney General Strategy. Energy Efficiency and Renewable Energy Standards: Incorporate on-site renewable energy production (through, e.g., participation in the California Energy Commission’s New Solar Homes Partnership). Require project proponents to install solar panels, water reuse systems, and/or other systems to capture energy sources that would otherwise be wasted.</p>	<ul style="list-style-type: none"> ■ Provide thermal insulation 20% greater than the minimum required by the California Energy Code. The heating system’s hot-water pipes and ducts would have an insulation thickness that exceeds the California Energy code by a minimum of 20% ■ Utilize low flow appliances on all water closets and urinals; a shut-off valve in each restroom; and push button, ADA-metered, self closing faucets in lavatories ■ Install synthetic turf at the athletic field to reduce water use by approximately 3,768,171 gallons per year, as it relates to use and maintenance of the athletic field¹ ■ Install a natural and mechanical ventilation solution to minimize the use of mechanical air-conditioning. ■ Incorporate into construction contract 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

¹ Calculated as follows: Estimated water demand for natural turf at LMS campus is approximately 3,807,171 gallons per year; Estimated water demand for proposed synthetic turf at LMS campus is approximately 39,000 gallons per year; the difference (i.e., estimated water savings) due to installation of synthetic turf at the LMS athletic field is approximately 3,768,171 gallons per year.

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
	documents <ul style="list-style-type: none"> ■ Field check to confirm measures are implemented 					
<p>California Attorney General Strategy. Energy Efficiency and Renewable Energy Standards: Fund and schedule energy efficiency “tune-ups” of existing buildings by checking, repairing, and readjusting heating, ventilation, air conditioning, lighting, hot water equipment, insulation and weatherization. (Improvement of energy efficiency in existing buildings could offset in part the global warming impacts of new development.)</p>	<ul style="list-style-type: none"> ■ Commission to verify that the fundamental modernized building elements and systems are designed, installed, and calibrated to operate as intended ■ Maintain heating, ventilation, lighting, hot water equipment, insulation, and weatherization to keep energy efficiency high ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction, construction, and operation 	SMMUSD			
<p>California Attorney General Strategy. Lighting Efficiency Standards: Require that the project include efficient lighting. (Fluorescent lighting uses approximately 75 percent less energy than incandescent lighting to deliver the same amount of light.)</p>	<ul style="list-style-type: none"> ■ Design lighting in accordance with recommendations of the Illuminating Engineers Society of North America (IESNA), and lighting power density in accordance with California Energy Code ■ Include efficient lighting such as a centralized lighting control panel with built-in time clock and photocell interface to control the general and exterior lighting automatically include continuously dimming ballasts at classrooms fluorescent lighting fixtures ■ Provide lighting controls for dual lighting levels, as well as interface with occupancy and daylight sensors, to comply with the latest California Energy Code requirements 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 					
Cultural Resources						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Geology and Soils						
MM GEO-1. As required, SMMUSD shall implement all recommendations included in the Geoseismic/Geotechnical Investigation Report prepared for the Proposed Project (full recommendations are included in Appendix E).	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Construction inspection ■ Maintenance 	<ul style="list-style-type: none"> ■ Pre-construction, construction, and operation 	SMMUSD			
Hazards/Hazardous Materials						
<p>MM HAZ-1. Prior to the scheduled demolition of Building C, all items identified and listed in Section 4 (Other Hazardous Materials), in addition to materials listed in Table II (ACM) and Table V (Lead), of the Hazardous Materials Survey Report must be removed in accordance with applicable Federal, State and local regulations.</p> <p>Perform a follow-up inspection of Building C prior to demolition to confirm the hazardous items have been removed to an acceptable level per DTSC requirements before commencing with demolition activities.</p> <p>Prior to the scheduled modernization of the Lincoln Middle School campus all items identified and listed in Section 4 (Other Hazardous Materials), in addition to materials listed in Table II (ACM) and Table V (Lead), of the Hazardous Materials Survey Report must be removed in accordance with applicable Federal State and local regulations.</p> <p>Perform a follow-up inspection of the site prior to the modernization to confirm the hazardous items have been removed to an acceptable level per DTSC requirements before commencing with demolition activities.</p>	<ul style="list-style-type: none"> ■ Remove ACM and lead prior to demolition ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>MM HAZ-2. Following the demolition of Building C and modernization activities, the Removal Action Work Plan (RAW) prepared for the Proposed Project will be implemented. PCB-affected soils identified in the Preliminary Environmental Assessment prepared for the proposed project would be excavated and disposed of off-campus, and the Proposed Project site would be cleaned to an acceptable level as per DTSC requirements.</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 is 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 non-carcinogenic Health Index of 1.0.</p>	<ul style="list-style-type: none"> ■ Implement RAW Plan and remove PCB-affected soils ■ Conduct human health screen evaluation 	<ul style="list-style-type: none"> ■ Pre-construction 	SMMUSD			
<p>MM HAZ-3. 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 Proposed Project area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan (RMP) 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 the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Santa Monica Fire Department). If needed, a Site Health and Safety Plan (SHSP) that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p>	<ul style="list-style-type: none"> ■ If any unknown hazard is uncovered, cease all activity and prepare and implement a RMP ■ Prepare a SHSP, if necessary 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD, SMFD			
<p>MM HAZ-4. Development of the Proposed Project shall require Access Compliance (AC) review and Fire and Life Safety (FLS) review by the Division of the State Architect prior to approval of the final Proposed Project plans and specifications. Additionally, the Safe School Plan (SSP) will be reviewed and revised by the SMMUSD, as necessary, to reflect proposed campus improvements.</p>	<ul style="list-style-type: none"> ■ Conduct AC review and FLS review ■ Review and revise SSP, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction 	SMMUSD, Division of the State Architect			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
MM HAZ-5. Amend SMMUSD's Safe School Plan (SSP) to include required training of teachers to keep students away from ruptured pipelines which may be undermining roadways and sidewalks, as necessary.	<ul style="list-style-type: none"> ■ Teacher education ■ Review and revise SSP, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction and operation 	SMMUSD			
Hydrology and Water Quality						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Land Use and Planning						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Mineral Resources						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Noise						
MM NOI-1. Prior to construction, the contractor shall submit a list of equipment and activities required during construction to the SMMUSD in order to ensure proper planning of the most intense construction activities during time periods that would least impact the campus operation.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents 	<ul style="list-style-type: none"> ■ Pre-construction 	SMMUSD			
MM NOI-2. All construction equipment shall be in proper operating condition and fitted with the best available factory noise attenuation features.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM NOI-3. Sound blankets shall be used on construction equipment where technically feasible and as necessary.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<p>MM NOI-4. 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 either persons on campus or adjacent residential uses, 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. If a 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.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM NOI-5. Temporary and continuous plywood sound walls of double 5/8-inch panel construction. To address construction noise impacts on campus, sound walls will be constructed in accordance with the Revised Construction Noise Barrier Study prepared for the Proposed Project by Steve Rogers Acoustics. To address construction noise impacts at residential uses adjacent to the Proposed Project site along 14th Street, a noise barrier approximately 20 feet high will be constructed.</p>	<ul style="list-style-type: none"> ■ Include in final project design ■ Incorporate into construction contract documents ■ Construction inspection ■ Maintenance during construction ■ Implement to reduce noise impact to less than significant, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM NOI-6. Sound blankets (fabric or foam) on sound walls, fences, or building exteriors will be used when applicable, as necessary.</p>	<ul style="list-style-type: none"> ■ Include in final project design ■ Incorporate into construction contract documents ■ Construction inspection ■ Implement to reduce noise impact to less than significant, as necessary ■ Maintenance during construction 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM NOI-7. Classroom use rescheduling to move active classes away from high noise construction activities will take place, as necessary.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Implement to reduce noise impact to less than significant, as necessary ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
MM NOI-8. Scheduling of interior high noise construction activities during off school hours will take place, as necessary.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Implement to reduce noise impact to less than significant, as necessary ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM NOI-9. Stagger high noise construction activities from one another, as necessary.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Implement to reduce noise impact to less than significant, as necessary ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM NOI-10. Active noise-cancelling systems will be used, as necessary.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Implement to reduce noise impact to less than significant, as necessary ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM NOI-11. SMMUSD's 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.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Implement to reduce noise impact to less than significant, as necessary ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM NOI-12. Upgrade the seals of classroom windows and/or doors, as necessary.	<ul style="list-style-type: none"> ■ Include in final project design ■ Incorporate into construction contract documents ■ Implement to reduce noise impact to less than significant, as necessary ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
MM NOI-13. Noise-generating mechanical equipment shall not be located on the side of any building which is adjacent to on-site classrooms or facing any off-site residential use. Roof locations may be used when the mechanical equipment is installed within a sound-rated, parapet enclosure, as necessary.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Implement to reduce noise impact to less than significant, as necessary ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
Population and Housing						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Public Services						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Recreation and Parks						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Transportation/Traffic						
<p>MM TRF-1. The SMMUSD shall implement a Construction Impact Traffic Mitigation Plan that includes the following elements:</p> <ul style="list-style-type: none"> ■ <u>Public Information Program:</u> A public information program shall be developed to advise motorists and pedestrians, and the Lincoln Middle School administration, well in advance of impending construction activity. This could include the use of portable message signs and information signs at the construction site. ■ <u>Coordination with the City, the School, and all Affected Agencies:</u> All construction work shall be coordinated with affected agencies five to ten days prior to the start of the work. SMMUSD shall coordinate with the city in the event that construction detours are needed, construction work encroaches into the public right-of-way, or any use of public streets surrounding the Proposed Project site for construction-related activities is needed. Preconstruction meetings would be held with affected agencies to adequately anticipate and plan for traffic control. Timely notification of schedule changes shall be provided to all involved City departments, such as Police, Fire, Environmental and Public Works Management, and Planning and Community Development. 	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD, City of Santa Monica			

Table 1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/Party	Compliance Verification		
				Initial	Date	Comments
<ul style="list-style-type: none"> ■ Traffic Control Plan: A traffic control plan shall be prepared for the streets (California Avenue, Washington Avenue, 14th Street, 15th Street, and 16th Street) surrounding, and providing access to, the Proposed Project site. The traffic control plan will address pedestrian and bicycle access, the circulation of automobile traffic and school buses, and any off-street parking for construction vehicles. The SMMUSD construction contractor shall be prohibited from substantially limiting pedestrian and bicycle access while construction is underway, without prior approval from the City of Santa Monica. SMMUSD is responsible for adequately planning for and mitigating any activities that are anticipated to disrupt the normal flow of automobile and school bus traffic to and from the LMS campus. This could include requiring the queuing of trucks on-site and prohibiting trucks from queuing on the streets surrounding the campus. The SMMUSD shall be required to provide adequate off-street parking for all construction-related vehicles throughout the duration of the Proposed Project. In the event that adequate parking cannot be provided on the construction site, a satellite parking area shall be designated, and a shuttle bus shall be operated to transfer construction workers to and from the campus. ■ Restriction on Construction Trucking Hours: Construction trucking (deliveries and export hauling) shall be performed primarily between the hours of 9:00 AM and 2:30 PM, so as to avoid peak period traffic (7:00 A.M.–9:00 A.M. and 2:30 P.M.–6:00 P.M.). The hauling away of demolition debris and the delivery of construction material shall be further scheduled so as to minimize the amount of disruption to the surrounding residential neighborhoods, and the impacts to auto, school bus, bike, and pedestrian traffic flows on the surrounding streets and sidewalks. ■ Emergency Access: Plans and procedures shall be developed and implemented to ensure that emergency access to the LMS campus is maintained at all times during the construction phase. 						
<p>MM TRF-2. The SMMUSD shall be required to provide adequate off-street parking for all employees and visitors to the LMS campus throughout the duration of construction activities of the Proposed Project. In the event that adequate parking cannot be provided at the Proposed Project site due to displacement of parking spaces by construction activities, a satellite parking area shall be designated, and a shuttle bus shall be operated to transfer employees and visitors to and from the campus.</p>	<ul style="list-style-type: none"> ■ Include in final project design ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 1 Mitigation Monitoring and Reporting Program Matrix

<i>Mitigation Measure</i>	<i>Action Required</i>	<i>Monitoring Phase</i>	<i>Responsible Agency/Party</i>	<i>Compliance Verification</i>		
				<i>Initial</i>	<i>Date</i>	<i>Comments</i>
Utilities and Service Systems						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A