VI. MITIGATION MONITORING 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 determination with respect to potential environmental effects rests with the lead agency rather than the Monitor or preparer of the EIR. As such, the Santa Monica Community College District (SMC) 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 SMC. No deviations from this program shall be permitted unless the MMRP continues to satisfy the requirements of Section 21081.6 of the California Environmental Quality Act (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 Bundy Campus Master Plan Draft EIR. Subsections of all of the environmental chapters presented in the Draft EIR are provided below in Table VI-1. For environmental issue areas where no mitigation measures were required, the MMRP is noted accordingly.

Table VI -1
Mitigation Monitoring Program

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
IV.B Aesthetics						
(B-1) A Campus Lighting Plan shall be developed to ensure adequate security and safety lighting is provided throughout the Bundy Campus in a manner that minimizes the extent of spillover light and glare impacts on adjacent properties.	• Plan approval	• Pre-construction.	SMC			
(B-2) The proposed New Building on the Bundy Campus shall be constructed of glare-reducing materials that minimize glare impacts on motorists and other persons on and offsite.	• Plan approval	• Pre-construction.	SMC			
IV.C Air Quality						
(C-1) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-2) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-3) All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-4) All materials transported off-site shall be either sufficiently watered or	• Field check to confirm measures are	• Construction.	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
securely covered to prevent excessive amounts of dust.	implemented.					
(C-5) Soil stabilizers shall be applied to inactive construction areas.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-6) Ground cover in disturbed areas shall be quickly replaced.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-7) All haul roads shall be watered twice daily.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-8) All stock piles of debris, dirt, or rusty materials shall be covered with a tarp.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-9) Vehicle speed on unpaved roads shall be reduced to less than 15 miles per hour (mph).	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-10) All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 miles per hour [mph]), so as to prevent excessive amounts of dust.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(C-11) The Project Applicant shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for an extended period of time (i.e., 5 minutes or longer). Contract specifications shall be included in the Master Plan construction documents, which shall be reviewed by the City prior to issuance of an excavation permit.	• Contract approval.	• Pre-construction.	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(C-12) The Project Applicant shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specifications shall be included in the Master Plan construction documents, which shall be reviewed by the City prior to issuance of an excavation permit.	• Contract approval.	• Pre-construction.	SMC			
IV.D Hazards and Hazardous Materials						
(D-1) Prior to demolition of the existing East Building, all asbestos-containing materials identified in Ellis Environmental Management, Inc.'s Asbestos Bulk Sampling for Asbestos, Lead East Building (2 Story), 3171 S. Bundy Drive, Santa Monica, California, prepared December 11, 2003, shall be abated in accordance with all applicable regulations.	• Asbestos removal.	• Pre-construction.	SMC			
(D-2) Prior to demolition of the existing East Building, all lead-based paint identified in Ellis Environmental Management, Inc.'s Asbestos Bulk Sampling for Asbestos, Lead East Building (2 Story), 3171 S. Bundy Drive, Santa Monica, California, prepared December 11, 2003, shall be abated in accordance with all applicable regulations.	• Lead Removal	• Pre-construction.	SMC			
(D-3) Implementation of the Master Plan shall not at any time involve excavation to the depth of the underlying upper aquifer	• Field check to confirm measures are implemented.	• Construction	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(approximately 67 to 68 feet below ground surface) or include wells or groundwater pumping of this aquifer.						
(D-4) Prior to demolition of the existing East Building, environmental concerns related to organochlorine pesticides from termiticides shall be investigated and, if necessary, mitigated, in accordance with Department of Toxic Substances Control's (DTSC) Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead From Lead Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers, dated June 9, 2006.	• Field check to confirm measures are implemented.	• Construction	SMC			
IV.E Hydrology and Water Quality						
(E-1) All waste shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-2) Leaks, drips and spills shall be cleaned immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-3) Hosing down of pavement at material spills shall be prohibited. Dry cleanup	• Field check to confirm measures are	• Construction.	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
methods shall be used whenever possible.	implemented.					
(E-4) Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or covered with tarps or plastic sheeting.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-5) Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-6) All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-7) SMC shall implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard shall be required.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-8) Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.	• Field check to confirm measures are implemented.	• Construction.	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(E-9) Appropriate erosion control and drainage devices shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Outlets of culverts, conduits or channels shall be protected from erosion by discharge velocities by installing rock outlet protection. (Rock outlet protection is physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe.) Sediment traps shall be installed below the pipe-outlet. Outlet protection shall be inspected, repaired, and maintained after each significant rain.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-10) Materials with the potential to contaminate stormwater shall be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-11) Storage areas shall be paved and sufficiently impervious to contain leaks and spills.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-12) Storage areas shall have a roof or awning to minimize collection of stormwater within the secondary containment area.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(E-13) Runoff shall be treated prior to release into the storm drain. Three types of treatments are available: (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove	• Field check to confirm measures are implemented.	• Construction.	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
debris, and oil and grease, and is located underground. Filtration involves catch basins with filter inserts. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table. If utilized, filter inserts shall be inspected every six months and after major storms, cleaned at least twice a year.						
(E-14) Any connection to the sanitary sewer shall require authorization from the City of Los Angeles Department of Public Works, Bureau of Sanitation.	• Field check to confirm measures are implemented.	• Pre-construction; Construction.	LADPW			
IV.F Land Use and Planning						
No mitigation measures are required.	N/A	N/A	N/A	N/A	N/A	N/A
IV.G Noise						
(G-1) The proposed Master Plan shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.	• Field check to confirm measures are implemented.	• Ongoing throughout the life of the project.	SMC			
(G-2) Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday, and prohibited on all Sundays and federal holidays.	• Field check to confirm measures are implemented.	• Construction.	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(G-3) Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.	• Field check to confirm measures are implemented.	• Construction.	SMC			
(G-4) Two weeks prior to the commencement of demolition and construction at the Bundy Campus, notification shall be provided to the Santa Monica Airport administration, off-site residential uses located to the south of the Bundy Campus, the Mar Vista Community Council, as well as on-site posting within the Bundy Campus, disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.	• Notification provided to Santa Monica Airport, off-site residential uses to the south, and the Mar Vista Community Council.	• Pre-construction.	SMC			
(G-5) An information sign shall be posted at the entrance to the Bundy Campus that identifies the permitted construction hours and provides a dedicated telephone number to receive information about the construction process and to report complaints regarding excessive noise levels. An ongoing log of calls received shall be maintained as part of the mitigation monitoring and reporting program.	• Informational sign posted at Project Site.	• Pre-construction.	SMC			
(G-6) All new mechanical equipment associated with the proposed Master Plan shall comply with Section 112.02	• Field check to confirm measures are implemented.	• Construction.	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
of the City of Los Angeles Municipal Code, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than 5 decibels.						
IV.H Public Utilities (Wastewater, Water, Energy Resources)						
No mitigation measures are required	N/A	N/A	N/A	N/A	N/A	N/A
IV.I Public Services (Police, Fire)						
No mitigation measures are required.	N/A	N/A	N/A	N/A	N/A	N/A
IV.J Transportation and Traffic						
(J-1) Bundy Drive and Airport Avenue (Study Intersection 17) – A potential mitigation measure to modify the striping on the eastbound approach to provide one left-turn lane and one shared left-turn/right-turn lane was investigated but found to only partially mitigate the Master Plan impact in the p.m. peak hour. Due to physical constraints, including the ongoing construction of a sidewalk and retaining wall in the southwest corner of the intersection, no other feasible measures were identified and the Master Plan impact would remain significant and unavoidable. Under Access Alternatives C1 and C2, these physical constraints would not be present and a measure to widen the eastbound approach to provide two left-turn lanes and one right-turn lane was tested but also not found to mitigate the Master Plan impact in the p.m. peak hour	• Monitoring of Study Intersection 17.	• Post-construction (Operation)	SMC			

Mitigation Measure/Condition of Approval		Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
	effectively. Nonetheless, this mitigation measure is recommended to partially reduce the impact at this intersection.						
(J-2)	23rd Street/Walgrove Avenue and Airport Avenue (Study Intersection 15) – The most constrained movement at this intersection is the westbound right-turn (operating at LOS F in the a.m. peak hour and LOS C in the p.m. peak hour). The impact at this location is significant only in the a.m. peak hour, when the addition of Master Plan traffic there would result in a significant increase in delay. Therefore the mitigation measure that has been identified to address the impact at this location is to prohibit left turns out from the Bundy Campus at Donald Douglas Loop South onto Airport Avenue during the a.m. peak period (between 7:00 and 9:00 a.m.).	• Monitoring of Study Intersection 15.	• Post-construction (Operation)	SMC			
(J-3)	Bundy Drive and Bundy Driveway (Study Intersection 18) – For all Access Alternatives, it is proposed that the southbound approach be widened to provide two through lanes and a separate right-turn lane. In addition, for Access Alternatives A1, A2, A3, A4, A5 and B1, it is proposed to widen the eastbound approach to provide separate left-turn and right-turn lanes. Under the access alternatives where this location is proposed for signalization, it would also be linked to the City of Los Angeles' Automated Traffic Surveillance and Control System (ATSAC) system.	• Plan approval.	• Pre-construction; Construction.	LADOT			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(J-4) SMC shall continue to operate the SMC intercampus-shuttle between the Bundy Campus and the Main Campus as a means of reducing the number of college-related trips between these two campuses.	• Shuttle operation.	• Post-construction (Operation)	SMC			
(J-5) SMC shall coordinate with the Santa Monica Blue Bus system and, potentially, the Los Angeles Metropolitan Transit Authority (LAMTA) Metro system to ensure continued and potentially expanded bus service to the Bundy Campus in accordance with service needs.	• Communication with Santa Monica Transit Systems.	• Ongoing throughout the life of the project.	Santa Monica Blue Bus System			
(J-6) The Master Plan will seek certification under the United States Green Building Council's (USGBC) Leadership and Energy and Environmental Design – New Construction (LEED-NC) Rating System or a more recently approved LEED rating system applicable to institutions. To obtain LEED certification, the Master Plan shall obtain a minimum of 26 points achievable through incorporation of various credits, such as, but not limited to the following transportation-related credits: • SS Credit 4.1: the Master Plan is currently located within 0.25 mile of two campus/public bus lines; and/or • SS Credit 4.2: the Master Plan may provide bicycle racks, showers, and changing rooms for 5 percent of peak period building users or 0.5	• Plan approval.	• Pre-construction	USGBC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
percent of full-time equivalent (FTE) occupants; and/or • SS Credit 4.3: the Master Plan may provide low-emitting or fuel-efficient vehicles and preferred parking for 3 percent of FTE occupants, provide low-emitting or fuel-efficient vehicles and preferred parking for 5 percent of total site parking capacity, or install alternative-fuel refueling stations for 3 percent of the total site parking capacity.						
IV.K Neighborhood Effects						
For a discussion of the level of significance after mitigation for each of the environmental issue areas, refer to each respective section of this EIR.	N/A	N/A	N/A	N/A	N/A	N/A
Source: Christopher A. Joseph & Associates, January 2007.						