

V. MITIGATION MONITORING PROGRAM

A. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The purpose of the MMP is to ensure that mitigation measures provided in the Environmental Impact Report (EIR) minimize or avoid significant adverse effects. The MMP is also a working guide to facilitate not only the implementation of mitigation measures by the project’s proponent, but also the monitoring, compliance, and reporting activities of the implementing agency and any monitors it may designate.

In response to established CEQA requirements, the proposed MMP shall be submitted to the Santa Monica Community College District (the designated Lead Agency) for consideration prior to completion of the environmental review process to enable the decision-makers appropriate response to the Proposed Project. Although the Lead Agency may delegate reporting or monitoring responsibilities to other agencies or entities, it “...remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.” (State CEQA Guidelines Section 15097(a).)

The MMP describes the procedures for the implementation of the mitigation measures to be adopted for the Proposed Project as identified in the EIR. The MMP for the Proposed Project will be in place through all phases of the Proposed Project, including design (pre-construction), construction, and operation (post-construction both prior to and post-occupancy). SMCCD shall be responsible for administering the MMP activities or delegating them to staff, other responsible agencies, consultants, or contractors. SMCCD will also ensure that monitoring is documented through reports (to the extent required) and that deficiencies are promptly corrected. The designated environmental monitor (e.g. project contractor, certified professionals, etc.) will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems.

B. Organization

Each mitigation measure (MM) is categorized by environmental topic area and corresponding number, with identification of:

- **Enforcement Agency:** the agency with the power to enforce the MM.
- **Monitoring Agency:** the agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** the phase of the Project during which the MM shall be monitored.
- **Monitoring Frequency:** the frequency at which the MM shall be monitored.
- **Action(s) Indicating Compliance:** the action(s) by which the Enforcement or Monitoring Agency indicates that compliance with the required MM has been implemented

C. Mitigation Monitoring Program

A. AESTHETICS

AES-MM-1 The Project contractors shall ensure the perimeter of active construction areas are securely fenced off and screened from public view. Perimeter fencing shall provide a visual barrier to effectively block the line of sight from the pedestrian viewshed. Fencing and plywood barriers, if used, shall be periodically inspected for graffiti and illegal postings.

- **Enforcement Agency:** SMCCD
- **Monitoring Agency:** SMCCD
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Throughout construction activities
- **Action(s) Indicating Compliance:** Field inspection sign-off

G. NOISE

NOI-MM-1 **Phase 1 – Police Headquarters.** Temporary construction sound barriers shall be erected along the eastern, western, and southern boundaries of the Campus Police Headquarters site prior to demolition and remain in place throughout construction activities. The construction sound barriers shall be a minimum of 8 feet in height and designed to provide a minimum 5 dBA reduction in noise level at Sensitive Receptors 1, 2, and 3.

Alternatively, the Applicant may utilize other means and methods to ensure the construction activities do not exceed 20 dBA L_{eq} during construction activities. Such means and methods may include but are not limited to installing temporary noise shields or baffles around heavy duty construction equipment, limiting the number of pieces of heavy-duty equipment operating within the same time and space, and minimizing construction noise activity levels to the maximum extent feasible.

- **Enforcement Agency:** SMCCD
- **Monitoring Agency:** SMCCD
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Throughout construction activities
- **Action(s) Indicating Compliance:** Field inspection sign-off

NOI-MM-2 Phase 3 – Pearl Street Replacement Buildings. Temporary construction sound barriers shall be erected along the eastern, western, and southern boundaries of the Pearl Street Replacement Buildings prior to demolition and will remain in place throughout construction activities. The construction sound barriers shall be a minimum of 8 feet in height and designed to provide a minimum 5 dBA reduction in noise level at Sensitive Receptors 1 and 3.

Alternatively, the Applicant may utilize other means and methods to ensure the construction activities do not exceed 20 dBA L_{eq} during construction activities. Such means and methods may include but are not limited to installing temporary noise shields or baffles around heavy duty construction equipment, limiting the number of pieces of heavy-duty equipment operating within the same time and space, and minimizing construction noise activity levels to the maximum extent feasible.

- **Enforcement Agency:** SMCCD
- **Monitoring Agency:** SMCCD
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Throughout construction activities
- **Action(s) Indicating Compliance:** Field inspection sign-off

NOI-MM-3 Phase 3 - Art Complex and Welcome Lawn. Temporary construction sound barriers shall be erected along the eastern boundary of the Art Complex construction site during building demolition and surface grading activities. The construction barrier shall be a minimum of 8 feet in height and designed to provide a minimum 5 dBA reduction in noise at Sensitive Receptor 13.

Alternatively, the Applicant may utilize other means and methods to ensure the construction activities do not exceed 20 dBA L_{eq} during construction activities. Such means and methods may include but are not limited to installing temporary noise shields or baffles around heavy duty construction equipment, limiting the number of pieces of heavy-duty equipment operating within the same time and space, and minimizing construction noise activity levels to the maximum extent feasible.

- **Enforcement Agency:** SMCCD
- **Monitoring Agency:** SMCCD
- **Monitoring Phase:** Pre-Construction; Construction
- **Monitoring Frequency:** Throughout construction activities
- **Action(s) Indicating Compliance:** Field inspection sign-off

NOI-MM-4 On-Site Sensitive Receptors. The following measures shall be implemented to reduce potential impacts to on-site noise sensitive receptors.

- During the active construction periods, equipment and trucks used for construction shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds) wherever feasible.
- Stationary equipment such as generators and air compressors, construction staging areas, and material stockpiling area should be located as far away from on-site instructional areas as feasible.
- Temporary sound walls and/or acoustic blankets shall be installed as necessary to block the line-of-sight between the sensitive receptor and the noise source to ensure an interior noise level of 50 dBA or lower is achieved for any occupied interior classroom spaces.

- **Enforcement Agency:** SMCCD
- **Monitoring Agency:** SMCCD
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Throughout construction activities
- **Action(s) Indicating Compliance:** Field inspection sign-off