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## VII. MITIGATION MONITORING AND REPORTING PROGRAM

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### 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. 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 Student Services Replacement, Bookstore Modernization and Pico Promenade Improvements Project. Subsections of all of the environmental issues presented in the IS/MND are provided below in Table VII-1. For environmental issue areas where no mitigation measures were required, the MMRP is noted accordingly.

**Table VII-1  
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
<b>I. Air Quality</b>						
1. All unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
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.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
3. All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
4. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
5. Soil stabilizers shall be applied to inactive construction areas.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>					
6. Ground cover in disturbed areas shall be quickly replaced.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
7. All haul roads shall be watered three times daily.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
8. All stock piles of debris, dirt, or rusty materials shall be covered with a tarp.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
9. Vehicle speed on unpaved roads shall be reduced to less than 15 miles per hour (mph).	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			

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<b>II. Aesthetics</b>						
10. To reduce spillover lighting impacts, all Project lighting shall be directed onto the site, and all lighting shall be shielded from adjacent roadways and off-site properties. And, the Project shall use low wattage security lighting.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	SMCCD			
11. Atmospheric lighting pollution shall be minimized by utilizing lighting fixtures that cut-off light directed to the sky.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	SMCCD			
12. All structures shall incorporate non-reflective exterior building materials in their designs. Any glass to be incorporated into the facades of the buildings should either be of low-reflectivity or accompanied by a non-glare coating.	<ul style="list-style-type: none"> <li>Plan approval</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	SMCCD			
<b>III. Biological Resources</b>						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
<b>IV. Cultural Resources</b>						
13. If any archaeological or paleontological materials are encountered during the course of the project development, the project shall be halted in the area of discovery. The services of a professional archaeologist or paleontologist shall be secured by contacting the Center for Public	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			

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Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist and/or the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Museum to assess the resources and evaluate the impact. Based on the significance of any discovery, the consulting archaeologist or paleontologist shall provide recommendations to mitigate any potential impacts.						
14. Copies of the archaeological or paleontological surveys, studies or reports shall be submitted to the UCLA Archaeological Information Center.	<ul style="list-style-type: none"> <li>• Incorporate into construction contract;</li> <li>• Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>• During construction.</li> </ul>	SMCCD			
15. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code and Public Resources Code. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased	<ul style="list-style-type: none"> <li>• Incorporate into construction contract;</li> <li>• Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>• During construction.</li> </ul>	SMCCD			

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Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent remains.						
<b>V. Geology and Soils</b>						
16. The Project shall comply with all applicable building and safety guidelines, restrictions, and permit regulations, including the Uniform Building Code for Seismic Zone 4 and the California Department of Conservation, Division of Mines and Geology Requirements.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction, construction, and operation.</li> </ul>	SMCCD			
17. Appropriate erosion control and drainage devices shall be incorporated to minimize erosion to the maximum extent feasible.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			
18. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			
<b>VI. Hazards and Hazardous Materials</b>						
19. Prior to the issuance of a demolition permit, the applicant shall provide a letter to the SMC Office of Facilities Planning from a qualified asbestos	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	SMCCD			

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abatement consultant stating that no ACMs are present in the structures. If ACMs are found to be present, such materials will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as other state and federal rules and regulations.	implemented.					
20. Development of the Proposed Project would 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 Project plans and specifications.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and operation.</li> </ul>	SMCCD			
<b>VII. Hydrology and Water Quality</b>						
21. During construction, the Project applicant shall implement all applicable BMPs in accordance with the SUSMP and City of Santa Monica Stormwater Management Program. These BMPs shall include, but not be limited, to the following: <ul style="list-style-type: none"> <li>Incorporate a BMP or a combination of BMPs best suited to maximize the reduction of pollutant loadings in runoff to the maximum extent practicable;</li> <li>All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING-DRAINS TO OCEAN") and/or graphical icons to discourage</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and construction.</li> </ul>	SMCCD			

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<ul style="list-style-type: none"> <li>illegal dumping;</li> <li>Legibility of stencils and signs must be maintained;</li> <li>Trash container areas must have drainage from adjoining roofs and pavement diverted around the areas;</li> <li>Trash container areas must be screened or walled to prevent off-site transport of trash;</li> <li>As part of project review, if a project applicant has included or is required to include Structural or Treatment Control BMPs in project plans, SMC shall require that the project contractor provide verification of maintenance provisions through such means as may be appropriate, including but not limited to, legal agreements, covenants, and/or CEQA mitigation requirements.</li> </ul>						
<p>22. SMC shall implement stormwater BMPs to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the County of Los Angeles Standard Urban Stormwater Mitigation Plan. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard shall be required.</p>	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and operation.</li> </ul>	SMCCD			



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23. 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.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During operation.</li> </ul>	SMCCD			
24. Appropriate erosion control and drainage devices shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures. Outlets of culverts, conduits or channels shall be protected from erosion by discharge velocities by installing rock outlet protection. (Rock outlet protection is physical device 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.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and operation.</li> </ul>	SMCCD			
25. 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.	<ul style="list-style-type: none"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and operation.</li> </ul>	SMCCD			
26. Storage areas shall be paved and sufficiently impervious to contain leaks and spills.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and operation.</li> </ul>	SMCCD			

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	confirm measures are implemented.					
27. Storage areas shall have a roof or awning to minimize collection of stormwater within the secondary containment area.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and operation.</li> </ul>	SMCCD			
28. 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 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.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction, construction, and operation.</li> </ul>	SMCCD			
29. Any connection to the sanitary sewer shall require authorization from the City of Santa Monica.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and during construction.</li> </ul>	SMCCD			

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<b>VIII. Noise</b>						
30. Pursuant to Section 4.12.110 of the 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"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			
31. 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"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	SMCCD			
32. If it is determined that construction noise would exceed 90 dBA at a distance of 50 feet or greater, the use of the equipment which produces such noise would be limited to between the hours of 10 a.m. to 3 p.m.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			
33. All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			
34. Sound blankets shall be used on all construction equipment where technically feasible.	<ul style="list-style-type: none"> <li>Incorporate into construction contract;</li> <li>Field check to</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			

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	confirm measures are implemented.					
35. 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"> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			
36. 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"> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>During construction.</li> </ul>	SMCCD			
37. Noise-generating mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot. Roof locations may be used when the mechanical equipment is installed within a sound rated, parapet enclosure.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and during construction.</li> </ul>	SMCCD			
<b>IX. Public Services</b>						
38. The following fire safety measures shall be incorporated into the building plans and shall be submitted to the Fire Department for approval prior to the approval by the Division of the State Architect. The plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; and all structures must be within 300 feet of an	<ul style="list-style-type: none"> <li>Plan approval.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction.</li> </ul>	SMCCD			

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				Initial	Date	Comments
approved fire hydrant.						
<b>X. Transportation/Circulation</b>						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
<b>XI. Utilities</b>						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
<b>XII. Neighborhood Effects</b>						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
<b>XIII. Construction Impacts</b>						
39. The Proposed Project shall include a construction management plan to ensure all construction activities would be implemented in a manner to limit adverse and temporary impacts to the maximum extent feasible. All construction activities would be required to comply with all federal, state, and local guidelines, restrictions and regulations.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and during construction.</li> </ul>	SMCCD			

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
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40. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the SMCCD shall contact the Site Mitigation Unit (SMU) of the Health Hazardous Materials Division, Los Angeles County Fire Department. The SMU will determine the appropriate investigation and/or remediation method(s) to ensure protection of public health and the environment.	<ul style="list-style-type: none"> <li>Plan approval;</li> <li>Incorporate into construction contract;</li> <li>Field check to confirm measures are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Pre-construction and during construction.</li> </ul>	SMCCD			