

January 2022 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2020080350

MALIBU MIDDLE AND HIGH SCHOOL CAMPUS SPECIFIC PLAN PROJECT

for Santa Monica-Malibu Unified School District

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2020080350. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and Santa Monica-Malibu Unified School District (SMMUSD or District) Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
- (b) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based. A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation

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measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

The Mitigation Monitoring and Reporting Program (MMRP) will serve to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with development under the Malibu Middle and High School Campus Specific Plan Project (Proposed Project).

1.2 PROJECT LOCATION

The Santa Monica–Malibu Unified School District (SMMUSD or District) property is located at 30215 Morning View Drive (Assessor’s Parcel Map Numbers (APN) 4469-017-900, 4469-018-900, 4469-018-901, 4469-018-902, 4469-018-903, 4469-018-904, 4469-019-900, 4469-019-901, 4469-019-902) in the city of Malibu, Los Angeles County, California. The SMMUSD property consists of approximately 87 acres over nine parcels that includes the existing Malibu Equestrian Park in the eastern part of the property, the existing Malibu Middle and High School (MMHS) campus in the center, and the former Juan Cabrillo Elementary School (JCES) campus in the west (Project Site). The Project Site is situated on three of nine parcels: APN 4469-017-900 (40.06 acres), 4469-018-900 (9.4 acres), and 4459-018-904 (2.57 acres). The total acreage of the Project Site is 52.03 acres. The majority of the Malibu Middle and High School Campus Specific Plan Project (Proposed Project) would be developed within the existing MMHS campus and the former JCES campus, with one component of the Proposed Project in the Malibu Equestrian Park. The Project Site is set amid rolling hills, and its buildings and athletic fields are terraced into the hillside setting. The Project Site is in the City of Malibu Institutional (I) Zoning District that authorizes public educational institutions with a conditional use permit.

The Project Site is approximately 0.25-mile northeast of the Pacific Coast Highway (PCH) and Zuma Beach, and is bounded by Merritt Drive to the east, Via Cabrillo Street to the west, and Morning View Drive to the south. Single-family homes border the Project Site to the north.

1.3 PROJECT SUMMARY

The Proposed Project would redevelop and modernize the existing MMHS campus and former JCES campus to create generally three separate and distinct areas: Middle School Core, High School Core, and shared facilities. Implementation of the Proposed Project would result in demolition of all 7 buildings and 9 portables on the former JCES campus and 6 buildings and associated amenities on the MMHS campus, totaling 154,904 square feet of demolition. The existing 25-meter lighted, outdoor pool complex would be demolished, and new 50-meter lighted, outdoor pool complex would be developed. The existing Building E and Buildings A/B at the Project Site would remain, and all other structures would be removed. No changes to the existing main

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football/track sports field, baseball, or softball fields would be made with the exception of minor improvements, including the development of new field houses and additional parking adjacent to the softball field. The Proposed Project would relocate the existing on-campus Bus Barn to a disturbed location on the adjacent, District-owned Malibu Equestrian Park. It would also include restoration in the campus-adjacent Environmentally Sensitive Habitat Area (ESHA) and establishment of a new trail along the ESHA that would connect to the existing, larger trail network around the campus. The Proposed Project would result in 32 classrooms, 8 labs and maker spaces, and support spaces—a total of 173,595 square feet of building space, providing the middle/high school campus with a total of 51 classrooms and 12 labs and a total of 222,425 square feet of building space.

1.1 ENVIRONMENTAL IMPACTS

1.1.1 Impacts Considered Less Than Significant

During preparation of the Initial Study, SMMUSD determined that four environmental impact categories would not be significantly affected by the proposed Malibu Middle and High School Campus Specific Plan Project. These categories are not discussed in detail in this DEIR.

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Tribal Cultural Resources

The DEIR determined that eight environmental factors would have less than significant impacts if the Proposed Project is implemented.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation
- Utilities and Service System

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- Wildfire

1.1.2 Potentially Significant Adverse Impacts That Can Be Mitigated

The DEIR determined that seven environmental factors would have potentially significant impacts without mitigation.

- Air Quality
 - Construction-related pollutants
- Biological Resources
 - Impact to sensitive species
 - Loss of sensitive habitat types
 - Impact approximately 0.033 acres of USACE, RWQCB and CDFW Jurisdiction
 - Require compliance with the local tree ordinance
- Cultural Resources
 - Impacts on archaeological resources
- Geology and Soils
 - Hazards arising from off-site landslide, lateral spreading, subsidence, collapsible soils, or expansive soils
 - Impact to paleontological resources or unique geologic feature
- Noise
 - Permanent operation-related noise
- Transportation
 - Potentially hazardous conditions and potential conflicting uses
- Wildfire
 - Exacerbate wildfire risks
 - Exposure to risks, including downslope or downstream flooding or landslides

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1.1.3 Unavoidable Significant Adverse Impacts

This DEIR identifies two significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the Proposed Project. Unavoidable adverse impacts may be considered significant on a project-specific, cumulatively significant, and/or potentially significant basis. If a project is determined to have a significant impact, the District must prepare a “statement of overriding considerations” before it can approve the project, where in the decision-making body must find and determine whether the benefits of the Proposed Project were balanced against the project’s unavoidable significant environmental effects outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impact that was found in the DEIR to be significant and unavoidable is:

- Aesthetics
 - Additional light and Glare
- Noise
 - Construction-generated noise

2. Monitoring and Reporting Requirements

2.1 MITIGATION MONITORING PROGRAM ORGANIZATION

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Pub. Resources Code, § 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the DEIR, specifications are made herein that identify the action required and the monitoring and reporting that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program. To effectively track and document the status of mitigation measures, a mitigation matrix has been prepared (see Table 2-1, *Mitigation Monitoring Requirements*).

2. Mitigation Monitoring Process

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2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.1 AESTHETICS				
AES-1 To minimize spill lighting and glare impacts, all lighting from the Proposed Project, including from pool lighting, shall be LED, have full-cutoff shielding, be aimed specifically to direct areas.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-2 Atmospheric lighting pollution shall be reduced by using full cut-off shielded lighting fixtures that eliminate light directed to the sky. Marquee sign lighting shall be dimmable in the evenings when not required for student/community communication.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-3 Santa Monica-Malibu Unified School District (SMMUSD) shall minimize the effects of new sources of night lighting. Such measures, which may include the following and/or other measures, will be incorporated into each phase of the Proposed Project's design and operation: <ul style="list-style-type: none"> All exterior lighting shall be delineated as either "night lighting" or "security lighting" and controlled by separate automatic timers. Lights delineated as security lighting shall be determined by the campus principal, security, and facility manager. All lighting delineated as "night lighting" shall be shut off automatically at 10:00 p.m. on school nights. This includes pool lights. When operation of "night lighting" is necessary after 10:00 p.m., SMMUSD as operator of the Project Site shall provide notice to the community by posting such notice on the campus website and the school message board and marquee. When school is not in session (such as summer and winter break and weekends), "night lighting" shall not be permitted, and only required security lighting shall be illuminated. 	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-4 All structures shall incorporate nonreflective exterior building materials in their designs, and the use of reflective glass shall be prohibited.	Construction Contractor, Santa Monica-Malibu Unified School District	During design of each phase of the Project	Santa Monica-Malibu Unified School District	
AES-5 The pool lighting shall be designed to meet safety requirements of 30 foot candles over the pool and 20 foot candles over the deck as measured at the water level, while also minimizing light spill, glare, and skyglow to the extent feasible to ensure proper lighting levels necessary for competitive water polo play. Pool lighting shall be turned off within ½ hour of aquatic use and the 2-	Construction Contractor, Santa Monica-Malibu Unified School District	During design of the pool phase (before construction and operation)	Santa Monica-Malibu Unified School District	

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Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
foot candle safety perimeter lighting shall be turned off with all other automatic campus lighting.				
5.2 AIR QUALITY				
<p>AQ-1 Construction bids for Phase 1 through 4 activities at the Project Site shall specify use of offroad equipment that meets the United States Environmental Protection Agency (US EPA) Tier 4 interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated that such equipment is not available. In the event the equipment is not available, as demonstrated by the contractor, Tier 3 equipment retrofitted with a California Air Resources Board's Level 3 Verified Diesel Emissions Control Strategy (VDECS) shall be used. The following shall be specified in the construction bid:</p> <ul style="list-style-type: none"> • Construction contractors shall use engines that meet US EPA Tier 4 Interim emission standards for equipment over 50 horsepower. • Construction contractors shall maintain a list of all operating equipment in use on the Project Site in use for more than 20 hours for verification by the District. The construction equipment list shall state the makes, models, and number of construction equipment on-site. • Construction contractors shall ensure that all equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. • Construction contractors shall communicate with all sub-contractors in contracts and construction documents that all non-essential idling of construction equipment is restricted to five minutes or less in compliance with CARB Rule 2449. Construction contractors shall be responsible for ensuring that this requirement is met. 	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
5.3 BIOLOGICAL RESOURCES				
<p>BIO-1 Pre-Construction Burrowing Owl Surveys and Avoidance: In the year prior to initiation of Proposed Project activities in Phase 4, <u>and/or before recommencing construction activities if suspended/delayed for six months or more</u>, a qualified biologist shall conduct pre-construction burrowing owl surveys in accordance with the 2012 CDFW Burrowing Owl Consortium Survey Protocol and Mitigation Guidelines (CDFW 2012). If wintering or</p>	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of Phase 4 of the Project	Santa Monica-Malibu Unified School District	

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breeding burrowing owl are observed adjacent to the impact area, mitigation shall be conducted in accordance with the CDFW guidelines (CDFW 2012).				
<p>BIO-2 Pre-Construction Nesting Bird Surveys: To the extent possible, vegetation removal shall be conducted during the non-breeding season (i.e., September 1 to January 31) in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the breeding season for nesting birds/raptors (i.e., February 1–August 31), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). If construction activities are delayed or suspended for more than 7 days during the breeding season, nesting bird surveys shall be repeated before construction activities can begin or restart. In addition, nesting bird surveys shall be conducted prior to starting phased Project construction and activities. The absence of nesting birds and raptors shall be considered valid only until the following breeding season. The area will be surveyed for 2 hours between dawn and 10:00 AM on five occasions with at least one week between surveys. If there is appropriate habitat for owls on site, on at least three of the surveys, surveys will also be conducted during the period immediately before nightfall. The nesting bird/raptor Survey Area will include a buffer of 300 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors (including burrowing owl). If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed.</p> <p>If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted by increased activity around the nest, the Biologist shall determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 300 feet for nesting birds; 300 to 500 feet for nesting raptors. The active nest will be protected within the designated buffer until nesting activity has ended. Any protective buffers will be mapped on construction plans and designated as “Environmentally Sensitive Areas”. Construction can proceed within the</p>	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

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<p>protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest or the nest has failed).</p>				
<p>BIO-3 Vegetation Assessments: Vegetation types shall be verified prior to work activities occurring in Phases 2 and 4 if seven years have elapsed from the latest point in time the vegetation mapping described in this Biological Assessment was conducted (April 15, 2021). Vegetation types in the BSA shall be assessed during a field visit and compared to the vegetation types mapped and described herein. Any changes shall be documented in a revised vegetation map and provided to the City of Malibu and the District. Special status vegetation types shall be identified, and if impacts are anticipated, the Proposed Project shall comply with Mitigation Measure, BIO-4.</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of Phases 2 and 4 of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	
<p>BIO-4 Special Status Vegetation Types: The loss of special status vegetation types within the impact area is considered a significant impact. These vegetation types will be restored onsite or, if appropriate, offsite at a ratio of not less than 1:1, as agreed to by the City of Malibu and the District. A revegetation program shall be implemented in accordance with a City-approved landscape palette on all graded areas not utilized for improvements or structures. The revegetation program will be submitted to the City of Malibu for review and approval by a qualified biologist prior to issuance of grading permits. Restoration will consist of seeding and container planting of appropriate species. Impacts are considered less than significant after implementation of the following measures: A detailed restoration program will be developed prior to map recordation and implemented, and will contain the following items:</p> <ul style="list-style-type: none"> • <i>Responsibilities and qualifications of the personnel to implement and supervise the plan.</i> The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan will be specified. • <i>Site selection.</i> The site(s) for mitigation will be determined in coordination with the District and the City of Malibu. The site will be located in a dedicated open space area and will be contiguous with other natural open space areas. 	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	

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Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • <i>Site preparation and planting implementation.</i> The site preparation will include the following: 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse (i.e., duff), 4) soil treatments (i.e., imprinting, decompacting), 5) erosion control measures (i.e., rice or willow wattles), and 6) native seed mix application. • <i>Schedule.</i> Establishment of restoration/revegetation sites will be conducted between October 1 and January 30. Seeding and planting of container plants will take place immediately after preparation of the restoration sites. • <i>Maintenance plan/guidelines.</i> The maintenance plan will include the following: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. • <i>Monitoring Plan.</i> The monitoring plan will include the following: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the City, 4) monthly reports for the first year and bimonthly reports thereafter, and 5) annual reports which will be submitted to the City for three to five years. The monitoring will be conducted for three to five years, depending upon the performance of the mitigation site. • <i>Long-term preservation.</i> Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. • <i>Performance standards will be identified and will apply for the revegetation of special status vegetation types.</i> Revegetation will be considered successful at three years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored, and created habitat areas. <p>In addition, earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas</p>				

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Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the Project biologist. These limits will be identified on the grading plan. The District will submit a letter to the City of Malibu verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside of the construction boundary.</p>				
<p>BIO-5 RWQCB and CDFW Jurisdiction Areas: Upon completion of construction activities, impacts to approximately 0.033 acre of non-wetland RWQCB and CDFW jurisdictional waters will be mitigated within the Proposed Project boundaries at a minimum ratio (i.e., no less than) of 1:1 through the creation of 0.033 acre of non-wetland jurisdictional waters. Acquisition of a § 1602 “lake or streambed alteration” agreement from the CDFW and waste discharge requirements from the RWQCB would be required. Prior to the final submittal of a Report of Waste Discharge from the RWQCB, and/or CDFW notification of lake or streambed alteration, the District will develop a mitigation plan for the RWQCB, CDFW, and City of Malibu. The objective of the mitigation is to ensure no net loss of habitat values as a result of the Proposed Project. The detailed restoration program shall contain the following items:</p> <ul style="list-style-type: none"> • <i>Responsibilities and qualifications of the personnel to implement and supervise the plan.</i> The responsibilities of the landowner, specialists and maintenance personnel that would supervise and implement the plan will be specified and shall include the demonstration of having successfully completed at least 3 mitigation projects of similar size and scope within the last 5 years including the design and implementation of an irrigation system to ensure that the plantings and seeds are irrigated during periods of below average rainfall. The specialists that would supervise and implement the plan would include habitat restoration specialists, wildlife biologists, arborists, botanists, landscape contractor, and irrigation specialists. • <i>Site selection.</i> The site(s) for the mitigation will be determined in coordination with the Project Applicant and resource agencies. The site will be located in a dedicated open space area and will be contiguous with other natural open space. 	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	

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<ul style="list-style-type: none"> • <i>Site preparation and planting implementation.</i> The site preparation will include the following: 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse (i.e., duff), 4) soil treatments (i.e., imprinting, decompacting), 5) temporary irrigation installation, 6) erosion control measures (i.e., rice or willow wattles), 7) native seed mix application, and 8) native container species. • <i>Schedule.</i> A schedule will be developed which includes planting and seeding to occur in late fall and early winter, between October 1 and January 30 in order to optimize the successful establishment and germination of native plants and seeds. • <i>Maintenance plan/guidelines.</i> The maintenance plan will include the following: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. • <i>Monitoring Plan.</i> The monitoring plan will include the following: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bimonthly reports thereafter, and 5) annual reports which will be submitted to the resource agencies for three to five years. Coordination will take place on a regular basis between the biological monitor, landscape contractor and irrigation specialist with regard to non-native species targeted for removal as well as irrigation schedule to ensure that the restoration is on track for achievement of performance criteria. In addition, remedial as well as contingency measures shall also be specified should the site not meet specified performance standards. The site will be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the District may request from RWQCB and CDFW to be released from monitoring requirements. • <i>Long-Term Preservation.</i> Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. 				

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Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> Performance standards will be identified and will apply for the restoration of riparian habitat. Revegetation will be considered successful at three years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing and restored and/or created habitat areas. The qualifications of the personnel to implement and supervise the plan would include the demonstration of having successfully completed at least 3 mitigation projects of similar size and scope within the last 5 years including the design and implementation of an irrigation system to ensure that the plantings and seeds are irrigated during periods of below average rainfall. The specialists that would supervise and implement the plan would include habitat restoration specialists, wildlife biologists, arborists, botanists, landscape contractor, and irrigation specialists. 				
<p>BIO-6 Adherence to City of Malibu Tree Protection Ordinance: Prior to initiation of Proposed Project activities in each Phase of the Proposed Project, the tree survey map created for the Proposed Project (Appendix C) shall be consulted and if impacts to any protected trees are anticipated, the Proposed Project shall comply with mitigation included in the Malibu Local Coastal Program Native Tree Protection Ordinance.</p>	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
5.4. CULTURAL RESOURCES				
<p>CUL-1 Prior to issuance of any permits allowing ground-disturbing activities for the Proposed Project (for each individual phase of the Project), the District shall ensure that an archaeologist who meets the Secretary of the Interior's standards for professional archaeology and a Qualified Paleontologist (or someone cross-trained in both areas) has been retained for the Project and will be on-call during all grading and other significant ground-disturbing activities. The Qualified Archaeologist and Paleontologist shall ensure that the following measures are followed for the Project:</p> <ul style="list-style-type: none"> Prior to any ground disturbance, the Qualified Archaeologist/Paleontologist, or their designee, shall provide worker environmental awareness protection training to construction personnel regarding regulatory requirements for the protection of cultural 	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

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<p>(prehistoric and historic) and paleontological resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural or paleontological resources be made during construction.</p> <ul style="list-style-type: none"> • In the event that unanticipated cultural or fossil-bearing material is encountered during any phase of project construction, all construction work within 100 feet of the find shall cease and the Qualified Archaeologist/Paleontologist shall assess the find for importance. Construction activities may continue in other areas. If the discovery is determined to not be important by the Qualified Archaeologist/Paleontologist, work will be permitted to continue in the area. • If a find is determined to be important by the Qualified Archaeologist/Paleontologist, he or she shall immediately notify the District. The District shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the California Register of Historical Resources (CRHR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: (1) is not eligible for the CRHR; or (2) that the treatment measures have been completed to their satisfaction. • If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify the Los Angeles County Medical Examiner-Coroner (as per § 7050.5 of the California Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code (PRC), and AB 2641 will be implemented. If the Medical Examiner-Coroner determines the remains are Native American and not the result of a crime scene, the Medical Examiner-Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American 				

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<p>Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinterment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.</p>				
5.6 GEOLOGY AND SOILS				
<p>GEO-1 Design recommendations listed in the Geotechnical Report prepared for the Proposed Project shall be followed. These include, but are not limited to, seismic design parameters, foundation design, retaining wall, grading, trenching, etc. Details of these recommendations are included in Appendix H.</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	
<p>GEO-2 Design recommendations regarding future irrigation systems identified in the Geotechnical Report shall be followed to ensure that irrigation shall not be allowed within at least 10-feet-horizontally around structures supported on shallow spread footings and/or with slabs-on-grade. Details of these recommendations are included in Appendix H.</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	
5.11 NOISE				
<p>N-1 Construction contractors shall implement the following measures for construction activities conducted at the Project Site during each phase of construction. Construction plans submitted to the District shall identify these measures on demolition, grading, and construction plans. The District shall verify that grading, demolition, and/or construction plans submitted include these notations prior to demolition, grading, and/or building construction.</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • During the active construction period, equipment and trucks used for project 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. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulic- or electric-powered wherever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators and air compressors shall be located as far as feasible from noise-sensitive uses. • The District'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. Prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours as well as the contact information of the District's and contractor's representatives who are authorized to respond in the event of a noise or vibration complaint. If the contractor's authorized representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the District. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the 				

2. Mitigation Monitoring Process

Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws.</p> <ul style="list-style-type: none"> Notification shall be mailed to owners and occupants of all developed land uses immediately bordering or directly across the street from the Proposed Project Site providing a schedule for major construction activities through the duration of the construction period. When construction activity would occur within 100 feet of nearby receptor property lines, contractors shall erect temporary noise barriers where feasible. The temporary noise barrier shall have a minimum height of 12 feet and be free of gaps and holes. The barrier can be (a) a ¾-inch-thick plywood wall OR (b) a hanging acoustical blanket/curtain with a surface density or at least 1.5 pounds per square foot. Prior to construction, the contractor shall submit to the District a list of equipment and activities required during construction to ensure proper planning of the most intense construction activities during time periods that would least impact campus operations. When construction activity would occur within 150 feet of active classrooms, contractors shall ensure that interior classroom noise levels do not exceed 50 dBA Leq. Feasible methods to achieve this include those listed above, scheduling work during less sensitive time periods when the classroom is not in use, and classroom use rescheduling to move active classes away from high noise construction activities, as necessary. Construction activities within 50 feet of occupied classrooms would be prohibited during preparation and testing for National Standardized testing days of students at MMHS. 				
<p>N-2 The proposed bus barn shall be an enclosed structure constructed of wood, masonry, concrete, or other similar solid material (e.g., not corrugated metal). The structure will have no gaps and minimal window area. All bus testing shall be conducted inside the enclosed bus barn.</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>During design of the relocated bus barn</p>	<p>Santa Monica-Malibu Unified School District</p>	
<p>5.14 TRANSPORTATION</p>				
<p>T-1 During each phase of construction activity, SMMUSD shall work with the City of Malibu Public Works Department to develop and implement a Construction</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	

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Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Traffic Mitigation Plan that is specific to the needs of each phase and shall include the following:</p> <ul style="list-style-type: none"> Haul trucks and vendor truck traffic ingress and egress to/from the construction area shall not occur 30 minutes before or after student arrival and dismissal times—8:30 am Monday through Friday, 1 pm to 3 pm Monday through Thursday, and 12 pm to 1:30 pm on Friday. The plan shall eliminate curbside parking on the south side of Morning View Drive south of the construction staging area to provide adequate turn radius and site distance to access for trucks entering and leaving work sites. This would apply to construction Phases 1, 2, and 3 only, which would have access via the segment of Morning View Drive adjacent to the school frontage. The plan shall include a Traffic Education Program to assist in educating parents, students, and staff on drop-off/pick-up procedures specific to each phase of construction. Informational materials shall be disseminated regarding student drop-off and pick-up procedures via regular parent/school communication methods and shall be posted on the school website. The use of portable message signs and information signs at construction sites shall be employed as needed. Construction activities for each phase shall be coordinated with the responsible agency departments, including the City of Malibu Public Works and Planning Departments, and the Los Angeles County Sheriff and Fire Departments no less than 10 days prior to the start of the work for each phase. Notification shall specify whether any temporary vehicle, pedestrian, or bicycle construction detours are needed, if construction work would encroach into the public right-of-way, or if temporary use of public streets surrounding the Project Site is needed. 				
<p>T-2 To facilitate safe and efficient vehicular and pedestrian circulation during student drop-off and pickup, times during Phase 1, prior to initiation of construction activities, SMMUSD shall work with the City of Malibu Public Works Department to develop and implement a Traffic and Parking C Plan to include the following:</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	

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Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> Designation of vehicular drop-off and pick-up areas outside Morning View Drive at off-street Parking Lots A, D, and E. Vehicular access to these lots shall allow vehicles to enter and return from the area from the intersection of Morning View Drive at PCH. Student drop-off and pick-up shall be implemented in a counterclockwise circulation pattern. Figure 7 (see Appendix L) depicts vehicular circulation patterns that shall be used in Parking Lots A, D, and E during Phase 1 construction. The school shall educate students and parents on drop-off and pick-up routes and procedures. This may be achieved with a combination of information bulletins shared with students and parents. 				
<p>T-3 Construction scheduling during Phases 2 to 4 shall be scheduled such that any activities that would result in potential lane closures along Morning View Drive, including, but not limited to, reconstruction of the student drop-off/pick-up area and sidewalks along Morning View Drive, shall be limited to summer months when school is not in session to eliminate conflicts with local traffic and pedestrian activities.</p>	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of Phases 2 and 4 of Project	Santa Monica-Malibu Unified School District	
<p>T-4 The SMMUSD shall coordinate with the City of Malibu Public Works Department to relocate crosswalks and school-area signage in relation to the proposed access driveways according to City of Malibu and applicable State criteria. Crossing guards shall be relocated as necessary, based on the ultimate location of crosswalks.</p>	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	
5.16 WILDFIRE				
<p>W-1 The District and its general contractor will prepare a Construction Fire Protection Plan (CFPP) that shall be implemented during all phases of construction activity. The CFPP will be approved by the County of Los Angeles Fire Department (LACoFD) prior to building construction and may also be reviewed and approved in phases based on the phased development of the Proposed Project.</p> <p>The CFPP shall include, but not be limited to, guidance for:</p> <ul style="list-style-type: none"> Prevention, control, and extinguishment of fires during construction activities. Smoking- and fire-related rules, storage, and parking area. 	Construction Contractor, Santa Monica-Malibu Unified School District	Prior to construction of each phase of Project	Santa Monica-Malibu Unified School District	

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Table 2-1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • Delineating work areas from natural/open space areas and establishing sufficient setbacks. • Vegetation management prior to and during construction activity, consistent with LACoFD protocols. • Requirement to use spark arrestors on construction equipment. • Limiting the type and duration of construction activities during red flag warning events issued by the National Weather Service covering the project area. 				
<p>GEO-1 Design recommendations listed in the Geotechnical Report prepared for the Proposed Project shall be followed. These include, but are not limited to, seismic design parameters, foundation design, retaining wall, grading, trenching, etc. Details of these recommendations are included in Appendix H.</p>	<p>Construction Contractor, Santa Monica-Malibu Unified School District</p>	<p>Prior to construction of each phase of Project</p>	<p>Santa Monica-Malibu Unified School District</p>	

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