

CHAPTER 11 Mitigation Monitoring and Reporting Program

11.1 INTRODUCTION

This section reflects the Mitigation Monitoring and Reporting Program (MMRP) requirements of Public Resources Code (PRC) Section 21081.6. The California Environmental Quality Act (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.

11.2 ENFORCEMENT

In accordance with CEQA, the primary responsibility for making determinations with respect to potential environmental effects rests with the lead agency rather than the Monitor or preparer. As such, the Santa Monica–Malibu Unified School District (SMMUSD) is identified as the enforcement agency for this Mitigation Monitoring and Reporting Program.

11.3 PROGRAM MODIFICATION

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

11.4 MITIGATION MONITORING AND REPORTING PROGRAM

The organization of the MMRP follows the subsection formatting style as presented within the Malibu Middle and High School Campus Improvement Project FEIR, dated February 2012. Subsections of all of the environmental issues presented in the FEIR are provided below in Table 11-1 (Mitigation Monitoring and Reporting Program Matrix). For environmental issue areas where no mitigation measures were required, the MMRP is noted accordingly.

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
				Initial	Date	Comments
Aesthetics						
MM4.1-1 To reduce spill lighting and glare impacts, all lighting from the Proposed Project shall be directed onto the campus, and all lighting shall be shielded from public uses.	<ul style="list-style-type: none"> Review lighting plans for inclusion 	<ul style="list-style-type: none"> Prior to operation 	SMMUSD			
MM4.1-2 Atmospheric lighting pollution shall be reduced by utilizing full cut-off shielded lighting fixtures that cut off light directed to the sky.	<ul style="list-style-type: none"> Review lighting plans for inclusion 	<ul style="list-style-type: none"> Prior to operation 	SMMUSD			
<p>MM4.1-3 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 the Proposed Project's design and operation:</p> <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 MMHS campus Principle, Security, and Facility Manager. All lighting delineated as "night-lighting" shall be shut off automatically at 10:00 PM on school nights. When operation of "night-lighting" is necessary after 10:00 pm, SMMUSD as operator of the site shall provide notice to the community by posting such notice on the campus website and the school message board and marquee: <p>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.</p>	<ul style="list-style-type: none"> Incorporate into Proposed Project's design and operation Delineate exterior lighting as either "night-lighting" or "security lighting" Program automatic "night-lighting" shut-off. Provide notice to community prior to operation of night-lighting after 10:00 pm 	<ul style="list-style-type: none"> Prior to operation of night-lighting Ongoing during operation 	SMMUSD			
MM4.1-4 All structures shall incorporate nonreflective exterior building materials in their designs. Glass facades fronting adjacent receptors shall be screened of low reflectivity or accompanied by a nonglare coating.	<ul style="list-style-type: none"> Review building design plans for inclusion 	<ul style="list-style-type: none"> Prior to issuance of building permit 	SMMUSD			
Air Quality						
MM4.2-1 The District will require by contract specifications that the contractor apply soils stabilizers to all disturbed areas that will remain inactive for more than five consecutive days. For prolonged periods of inactivity, re-application of soil stabilizer shall be conducted monthly.	<ul style="list-style-type: none"> Incorporate into construction contract documents Field check to confirm measures are implemented 	<ul style="list-style-type: none"> Pre-construction and construction 	SMMUSD			

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MM4.2-2 The District will require by contract specifications that the contractor shall replace all ground cover in disturbed areas as soon as construction in that area is completed.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM4.2-3 The District will require by contract specifications that the contractor shall water all disturbed surfaces throughout the construction period to keep the soil moist, but no less than twice daily.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM4.2-4 The District will require by contract specifications that the contractor shall water all soils/debris/fill materials being loaded or unloaded at the site within 15 minutes of its loading/unloading. The materials shall be saturated to the point where no visible dust plumes are generated during loading/unloading activities.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM4.2-5 The District will require by contract specifications that all construction-related traffic on unpaved roads shall be limited to a speed of 15 mph or less.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM4.2-6 The District will require by contract specifications that the contractor shall utilize only paved roads during hauling activities to and from the site.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM4.2-7 The District will require by contract specifications that the contractor shall utilize diesel particulate filters on any and all rubber-tired dozers, rollers, and/or graders in operation at the site during grading activities.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM4.2-8 The District will require by contract specifications that all construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

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MM4.2-9 The District will provide signs within loading areas clearly visible to truck drivers. These signs shall state that trucks cannot idle in excess of 5 minutes on or off site.	<ul style="list-style-type: none"> ■ Provide signs within loading areas ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				
MM4.2-10 The District will require by contract specifications that wheel washers are installed at all entrances and exits where construction vehicles leave the site and enter onto paved roads.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				
MM4.2-11 The District will require by contract specifications that all trucks hauling dirt, sand, soil, or other loose materials are covered.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				
MM4.2-12 The District will require by contract specification that all unpaved parking and staging areas be watered three times daily or treated with nontoxic soil stabilizers in accordance with manufactures' direction.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				
MM4.2-13 The District shall require by contract specifications that all planned access roads or shoulders constructed as part of the Proposed Project are paved as soon as practicable and feasible.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				
MM4.2-14 The District shall require by contract specifications that streets adjacent to the site at the end of the day, if visible soil material is carried over to adjacent paved roads, are swept (using sweepers that comply with SCAQMD Rules 1186 and 1186.1.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				
MM4.2-15 The District shall require by contract specifications that all excavation and grading activities shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				
MM4.2-16 The District shall appoint a constructions relations officer to act as community liaison concerning on-site construction activity including resolution of issues related to PM ₁₀ generation.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				

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Biological Resources						
<p>MM4.3-1 Lighting Measures to Reduce Artificial Lighting. During design of the Proposed Project, the SMMUSD and architect shall consult with a qualified biologist to minimize the effects of the additional artificial lighting created by the nighttime operation of the parking lighting on common wildlife species. Such measures, which may include the following and/or other measures, will be incorporated into the Proposed Project's design and operation:</p> <ul style="list-style-type: none"> ■ Extinguish all exterior lighting (i.e., rooftop floods, perimeter spots) not required for public safety (delineated as "night" lighting in this EIR) ■ All lighting delineated as "night-lighting" shall be shall shut off automatically at 10:00 PM on school nights. ■ 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. ■ When exterior lights must be left on at night, the SMMUSD as operator of the parking lot shall examine and adopt alternatives to bright, all-night lighting, which may include: <ul style="list-style-type: none"> > Installation motion-sensitive lighting > Reprogramming timers > Use of lower-intensity lighting 	<ul style="list-style-type: none"> ■ Incorporate measures identified in consultation with a qualified biologist into Proposed Project's design and operation. 	<ul style="list-style-type: none"> ■ Prior to operation of night-lighting ■ Ongoing during operation 	SMMUSD			
<p>MM4.3-2 Impact Avoidance and Pre-Construction Surveys for Nesting Special-Status and Legally Protected Avian Species. The following measures shall be implemented by the Project Construction Contractor to avoid impacts to nesting birds.</p> <p>1. Not more than 15 days prior to construction activities that occur between February 1 and August 31, surveys for nesting birds shall be conducted by a qualified biologist (one familiar with the breeding biology and nesting habits of birds that may breed in the Project vicinity). Nest surveys shall cover the entire area to be affected by construction and the area within a 250-foot buffer of construction or ground-disturbing activities. The results of the nest surveys, including survey dates, times, methods, species observed, and a</p>	<ul style="list-style-type: none"> ■ Conduct pre-construction surveys ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

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<p>map of any discovered nests, shall be submitted to the SMMUSD. If no active avian nests (i.e., nests with eggs or young) are identified on or within 250 feet of the limits of the disturbance area, no further mitigation is necessary. Phased construction work shall require additional surveys if vegetation or building removal has not occurred within 15 days of the initial survey or is planned for an area that was not previously surveyed. Alternatively, to avoid impacts, the Project Construction Contractor shall begin construction after the previous breeding season for local raptors and other special-status species has ended (after August 31) and before the next breeding season begins (before February 1).</p> <p>2. If active nests (with eggs or young) of avian species are found within 250 feet of the proposed disturbance area, a minimum 250-foot no-disturbance buffer zone surrounding active raptor nests and a minimum 100-foot buffer zone surrounding nests of other avian species shall be established until the young have fledged. Project activities shall not occur within the buffer as long as the nest is active. The size of the buffer area may be reduced if the biologist determines it would not be likely to have adverse effects on the particular species. Alternatively, certain activities may occur within the aforementioned buffers, with biologist concurrence, if the biologist monitors the activity of nesting birds for signs of agitation while those activities are being performed. If the birds show signs of agitation suggesting that they could abandon the nest, activities would cease within the buffer area. No action other than avoidance shall be taken without biologist consultation.</p> <p>3. Completion of the nesting cycle (to determine when construction near the nest can commence) shall be determined by the biologist.</p>						

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<p>MM4.3-3 Coastal Sage Scrub Mitigation. The SMMUSD has agreed to mitigate for impacts to 1.65 acres of Venturan coastal sage scrub as part of the Coastal Development Permit (CDP) application.</p> <ul style="list-style-type: none"> Construction of the 150-space parking lot, access road, and relocated equestrian/hiking trail will result in the removal of 1.65 acres of Venturan coastal sage scrub. As a condition of the CDP application, the SMMUSD will purchase 1.65 acres of coastal sage scrub of offsite mitigation through the Santa Monica Mountains Conservancy program in-lieu-fee program at \$175,000 per acre or current cost. 	<ul style="list-style-type: none"> Review CDP application for inclusion as a condition of approval Purchase required amount of coastal sage scrub 	<ul style="list-style-type: none"> Prior to issuance of CDP 	SMMUSD			
<p>MM4.3-4 Wetlands Impact Minimization for Construction-Related Impacts. The Contractor shall minimize indirect construction-related impacts on the wetlands by implementing the following Best Management Practices (BMPs):</p> <ul style="list-style-type: none"> Prior to any construction activities on the site, a protective fence shall be installed a minimum of 1 foot (or greater, if feasible) from the edge of the wetland to be avoided in the immediate vicinity of the proposed construction areas. Prior to initiation of construction activities, a qualified biologist shall inspect the protective fencing to ensure that all wetland features have been appropriately protected. No encroachment into fenced areas shall be permitted during construction and the fence shall remain in place until all construction activities within 50 feet of the protected feature have been completed. Construction inspectors shall routinely inspect protected areas to ensure that protective measures remain in place and effective until all construction activities near the protected resource have been completed. The fencing shall be removed immediately following construction activities. Sediment control measures shall be in place prior to the onset of Project construction and shall be monitored and maintained until construction activities have been completed. Temporary stockpiling of excavated or imported material shall occur only in approved construction staging areas. Excess excavated soil shall be disposed of at a regional landfill or at another approved and/or properly permitted location. Stockpiles that are to remain on the site 	<ul style="list-style-type: none"> Incorporate BMPs into construction contract documents Prepare Stormwater Pollutant Prevention Plan 	<ul style="list-style-type: none"> Pre-construction and construction 				

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<p>throughout the wet season shall be protected to prevent erosion.</p> <ul style="list-style-type: none"> ■ Exposed slopes and banks shall be stabilized immediately following completion of construction activities to reduce the effects of erosion on the drainage system. ■ The contractors shall develop a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. As discussed in the Regulatory Framework of the Hydrology and Water Quality section of this EIR, the SWPPP will comply with applicable local, state, and federal requirements. Erosion control BMPs may include, but are not limited to, the application of straw mulch; seeding with fast growing grasses; construction of berms, silt fences, hay bale dikes, stormwater detention basins, and other energy dissipaters. BMPs shall be selected and implemented to ensure that contaminants are prevented from entering the wetlands during construction and operation of the facilities shall protect water quality and the marine species in accordance with all regulatory standards and requirements. 						
<p>MM4.3-5 Project Construction Native Tree Measures.</p> <ol style="list-style-type: none"> 1. Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees. 2. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools. 3. A qualified independent biological consultant or arborist will monitor native trees that are within or adjacent to the construction area. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced. 	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Hire a qualified independent biological consultant or arborist 	<ul style="list-style-type: none"> ■ Pre-construction and construction 				

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<p>MM4.3-6 Native Tree Replacement.</p> <p>1. As part of the Proposed Project, the SMMUSD will plant 140 native trees.</p> <p>2. Prior to the issuance of the coastal development permit that includes native tree removal or the loss or worsened health of native trees resulting from encroachment, the SMMUSD shall submit a native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size, planting specifications, and a monitoring program to ensure that the replacement planting program is successful, including performance standards for determining whether replacement trees are healthy and growing normally, and procedures for periodic monitoring and implementation of corrective measures in the event that the health of replacement trees declines.</p> <p>3. Per LUP 3.65, where the removal of native trees cannot be avoided or where development encroachments into the protected zone of native trees that results in the loss or worsened health of the native trees, mitigation measures shall include, at a minimum, the planting of replacement native trees on site, if suitable area exists on the Proposed Project site, at a ratio of no less than ten replacement trees for every one native tree removed of the same species. Therefore, the SMMUSD shall plant 10 Southern California black walnut tree seedlings and 60 California sycamore tree seedlings, less than one year old on an area of the Proposed Project site where there is suitable habitat or other suitable area. In the case of oak trees, the seedlings shall be grown from acorns collected in the area.</p> <p>4. Where on-site mitigation through planting replacement Southern California black walnut and California sycamore trees is not feasible, mitigation shall be provided by one of the following methods:</p> <p>a. Off-site mitigation shall be provided by planting no less than ten replacement native trees for every one native tree removed of the same species, at a suitable site that is restricted from development or is public parkland. The applicant shall plant 10 Southern California black walnut tree seedlings and 60 California sycamore tree seedlings, less than one year old in an</p>	<ul style="list-style-type: none"> ■ Submit a native tree replacement program ■ Incorporate into landscape plan ■ Plant off-site replacement trees or pay in-lieu fee to the Native Tree Impact Mitigation Fund ■ Conduct annual monitoring of replacement trees ■ Submit annual monitoring report to the City of Malibu 	<ul style="list-style-type: none"> ■ Prior to issuance of CDP ■ Ongoing annual for 10 years or until performance standards are met 	SMMUSD			

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<p>area where there is suitable habitat. In the case of oak trees, the seedlings shall be grown from acorns collected in the area; or</p> <p>b. An in-lieu fee shall be provided for the unavoidable impacts of the loss of native tree habitat. The fee shall be based on the type, size, and age of the tree(s) removed.</p> <p>5. The fee shall be paid into the Native Tree Impact Mitigation Fund, administered by the Santa Monica Mountains Conservancy. The accumulated fees shall be used for the restoration or creation of native tree woodland or savanna habitat areas within the Santa Monica Mountains Coastal Zone. Fees paid to mitigate impacts of development approved within the City of Malibu may be used to restore native tree habitat anywhere within this area. Priority shall be given to restoration or creation on properties containing areas designated ESHA, and to properties contiguous with existing parklands containing suitable native tree habitat.</p> <p>6. Where the planting of replacement native trees is required as mitigation, as required by Section 5.5 of the City of Malibu's LIP LCP above, each replacement native tree shall be monitored annually for a period of not less than ten years. An annual monitoring report shall be submitted for the review and approval of the City of Malibu for each of the ten years. The monitoring report shall identify the size and health of each replacement tree, comparing this information with the criteria provided in the native tree replacement planting program required in Section 5.5.1(A) of the City of Malibu's LIP LCP for determining that replacement trees are healthy and growing normally. Mid-course corrections shall be implemented if necessary. Monitoring reports shall be provided to the City of Malibu annually and at the conclusion of the ten-year monitoring period that document the success or failure of the mitigation. If performance standards are not met by the end of ten years, the monitoring period shall be extended until the standards are met.</p>						

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Cultural Resources						
<p>MM4.4-1 If evidence of an archaeological site or other suspected historic resource as defined by CEQA Guideline Section 15064.5 or important cultural resource as defined by the LIP, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and SMMUSD shall be notified. SMMUSD shall hire a qualified archaeologist to assess the significance of the find. Preservation and recovery of an encountered archaeological resource shall be determined by the archaeologist and shall be consistent with the Secretary of the Interior’s Standards for Archaeological Documentation. Any identified archaeological resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the appropriate Information Center.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Retain qualified archeologist if necessary ■ Record archeologist resources as appropriate 	<ul style="list-style-type: none"> ■ Prior to issuance of a grading permit ■ During construction 	SMMUSD			
<p>MM4.4-2 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and SMMUSD shall immediately notify the City and the Los Angeles County Coroner of the find and comply with the provisions of PRC Section 5097. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Notify the City of Malibu and the Los Angeles County Coroner, if necessary ■ Allow for inspection of the site, if necessary 	<ul style="list-style-type: none"> ■ Prior to issuance of a grading permit ■ During construction 				
Geology and Soils						
<p>MM4.5-1 As required, SMMUSD shall implement all recommendations included in the Geotechnical Investigation Report prepared for the Proposed Project site as summarized below (full recommendations are included in Appendix F):</p> <p><u>General Grading Recommendations</u></p> <p>Clayey soils should be over excavated as necessary to permit the lacing</p>	<ul style="list-style-type: none"> ■ Incorporate into grading, construction, and building plans 	<ul style="list-style-type: none"> ■ Prior to issuance of permits 	SMMUSD			

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<p>of at least 2 feet of relatively non-expansive soils beneath concrete slabs and walks.</p> <p>Shallow bedrock should be over excavated below footing elevations to establish at least 3 feet of engineered fill below footing bottoms.</p> <p>The entire footprint of the proposed new Classroom/Library/Administration Building and 5 feet beyond should be over excavated and replaced as engineered fill.</p> <p>After excavation, the moisture content of the clayey soils should be brought to approximately 3 to 5 percent over optimum moisture content to a depth of 12 inches below grade. The moisture content of the subgrade should be checked and approved prior to placing required fill.</p> <p>After moisture conditioning, at least the upper 12 inches of the exposed soils should be compacted to at least 90 percent relative compaction based on ASTM Test Method D 1557. If subgrade soils are wet and soft, it may be necessary to place a layer of crushed rock or a geomembrane, or both, over exposed soils to provide a base for compaction of the required fill. In this case, the soft natural soils should be excavated prior to placing the crushed rock layer. When grading is interrupted by heavy rains, fill operations should not be resumed until the moisture content and the dry density of the placed fill are satisfactory.</p> <p>All proposed import materials should be approved by the geotechnical engineer of record prior to being placed at the site. On-site soils, less any deleterious material or organic matter can be used in required fills. Cobbles larger than 6 inches in largest diameter should not be used in the fill. Any required import material should consist of relatively non-expansive soils with an Expansion Index less than 20. Imported materials should contain sufficient fines (binder material), as to be relatively impermeable and result in a stable subgrade when compacted.</p> <p><u>Temporary Excavations</u></p> <p>All temporary excavations should be performed in accordance with project plans, specifications and all California Occupational Safety and Health Administration (CalOSHA) requirements.</p> <p>No surcharge loads should be permitted within a horizontal distance equal to the height of cut or 5 feet, which is greater from the top of the slope, unless the cut is shored appropriately. Excavations that extend</p>						

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<p>below an imaginary plane inclined at 45 degrees below the edge of any adjacent existing site foundations should be properly shored to maintain support of these structures.</p> <p>The sides of excavations should be shored or sloped according to CalOSHA requirements.</p> <p>Shoring should be designed for areas with deformation restrictions. The soil type should be verified or revised based on geotechnical observation and testing during construction, as soil classification may vary over short horizontal distances. Heavy construction loads should be kept a minimum distance equivalent to the excavation height or 5 feet, whichever is greater from the excavation unless the excavation is shored and these surcharges are considered in the design of the shoring system.</p> <p><u>Pipe Bedding</u></p> <p>Any proposed pipe should be placed on properly placed bedding materials. Pipe bedding should extend to a depth in accordance to the pipe manufacturer's specification. The pipe bedding should extend to at least 12 inches over the tip of the pipeline. The bedding material may consist of compacted free-draining sand, gravel, or crushed rock. Pipe bedding material should have a Sand Equivalent of at least 30.</p> <p><u>Trench Backfill</u></p> <p>Trench excavations above pipe bedding may be backfilled with on-site soils under the observation of the geotechnical consultant. All fill soils should be placed in loose lifts, moisture conditions as required and compacted to a minimum of 90 percent relative compaction based on ASTM Test Method D 1557. The fill soils should extend to the bottom of the aggregate base for new pavement, or to finished grade.</p> <p><u>Foundations</u></p> <p>The proposed New Classroom/Library/Administration Building and new bleachers may be supported on spread-type shallow foundation systems such as footings or post-tensioned concrete slabs with thickened edges established on engineered fill or undisturbed natural soils.</p> <p><u>Minimum Embedment and Width</u></p> <p>Footings for the proposed structures should have a minimum embedment of 24 inches and have a minimum width of 24 inches.</p>						

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<p><u>Bearing Value</u></p> <p>Spread-type footings or post-tensioned concrete slabs with thickened edges established on engineered fill may be designed to impose a net dead-plus-live load pressure of 3,000 pounds per square foot. The excavations should be deepened as necessary to extend into satisfactory soils.</p> <p>The ultimate bearing capacity can be taken as 9,000 pounds per square foot. This value does not incorporate a factor of safety and may only be used for an ultimate bearing capacity check with appropriate factored loads.</p> <p>A one-third increase in the allowable bearing may be used for wind or seismic loading. The recommended bearing value is a net value, and the weight of concrete in the footings can be taken as 50 pounds of cubic foot; the weight of soil backfill can be neglected when determining the downward loads.</p> <p><u>Settlement</u></p> <p>The estimated total settlement of the structures supported on spread footings or mat foundations as recommended above is less than 1 inch. The differential settlement between adjacent columns is estimated to be less than 0.5 inch over a horizontal distance of 40 feet.</p> <p><u>Lateral Resistance</u></p> <p>Lateral loads can be resisted by soil friction and by passive resistance of the soils. A coefficient of friction of 0.35 can be used between the footings and the floor slab and the supporting soils. The passive resistance of undisturbed natural soils or engineered fill soils can be assumed to be equal to the pressure developed by a fluid with a density of 300 pounds per cubic foot. A one-third increase in the passive value can be used for wind or seismic load. The friction resistance and the passive resistance of the soils can be combined without reduction in determining the total lateral resistance.</p> <p><u>Modulus of Subgrade Reaction</u></p> <p>For design of mat foundations, a lower bound and upper bound values of K (modulus of subgrade reaction) should be considered to optimize foundation performance. For mat foundations established in undisturbed bedrock or engineered fill, K values will range from 30 to 50 pounds per</p>						

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification															
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<p>cubic inch. The K values presented herein incorporate consolidation settlement and foundation size effects.</p> <p><u>Seismic Design Parameters</u></p> <p>The following values should be used for the seismic design method based on the site-specific method of the 2007 California Building Code.</p> <table border="1"> <thead> <tr> <th colspan="2">Site-Specific Seismic Design Parameters</th> </tr> </thead> <tbody> <tr> <td>S_{M5}</td> <td>2.112</td> </tr> <tr> <td>S_{M1}</td> <td>1.584</td> </tr> <tr> <td>S_{D5}</td> <td>1.408</td> </tr> <tr> <td>S_{D1}</td> <td>1.056</td> </tr> </tbody> </table> <p><u>Slabs-on-Grade</u></p> <p>Slabs-on-grade should be established over at 2 feet of relatively non-expansive engineered fill. Slabs subjected to special loads should be designed by the structural engineer</p> <p>Concrete slabs-on-grade should have a minimum thickness of 4 inches and include minimum steel reinforcing of No. 4 bars spaced 18 inches on-center in two perpendicular directions.</p> <p>Slabs-on-grade should be provided with expansion joints at regular intervals no more than 10 feet in each direction. Load transfer devices, such as dowels or keys, are recommended at joints to reduce possible offsets.</p> <p>Minor cracking of concrete after curing due to drying and shrinkage is normal and should be expected. Cracking due to temperature and moisture fluctuations can also be expected. The use of low-slump concrete or low water/cement ratios can reduce the potential for shrinkage cracking.</p> <p><u>Lateral Earth Pressures</u></p> <p>On-site soils are not suitable to be used as retaining wall backfill due to its cohesive and expansive nature. Recommended lateral earth pressures for retaining walls backfilled with sandy soils with drained conditions are as follows.</p> <table border="1"> <thead> <tr> <th>Condition</th> <th>Equivalent Fluid Unit Weight with Granular</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Site-Specific Seismic Design Parameters		S _{M5}	2.112	S _{M1}	1.584	S _{D5}	1.408	S _{D1}	1.056	Condition	Equivalent Fluid Unit Weight with Granular							
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Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure		Action Required		Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
						Initial	Date	Comments
	<i>Level Backfill, Static Condition</i>	<i>Level Backfill</i>	<i>Seismic Increment</i>					
Active	35		18					
At-Rest	55		20					
Passive	300		—					
Coefficient of Friction	0.35		—					
<p>Walls that are free to rotate or deflect may be designed use active earth pressures. For the basement walls or walls that are fixed against rotation, the at-rest pressure should be used. For the seismic increment, the pressure should be distributed as an inverted triangular distribution and the dynamic thrust should be applied to a height of 0.6H above the base of the wall.</p> <p>If proper drainage cannot be provided over the full height/length of the wall, an additional equivalent fluid pressure of 35 psf/ft should be applied to accommodate the hydrostatic pressure due to water accumulation behind the wall.</p> <p>In addition to the above lateral pressure from retained earth, lateral pressure from other superimposed loads, such as those from vehicle traffic and adjacent structures should be added, if the surcharge loads fall within a horizontal distance behind the wall equal to the full height of the wall from the foundation level. The surcharge loads should be added to the above recommended lateral earth pressures.</p> <p>Backfills for retaining walls should be compacted to a minimum of 90 percent relative compaction. During construction retaining walls, the back cut should be made in accordance with the requirements of CalOSHA Construction Safety Orders. Relatively light construction equipment should be used to backfill retaining walls. Using at-rest pressured for design walls supporting settlement-sensitive structures is also recommended.</p> <p>Earth pressures used in the design of the walls should be indicated on the retaining wall plans. All retaining wall designs and plans should be reviewed by the project geotechnical consultant to confirm that the appropriate soil parameters are being used.</p> <p><u>Pavement Design</u></p>								

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification																																
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<p>The preparation of the paving area subgrade should be performed immediately prior to placement of the base course. Proper drainage of the paved areas should be provided since this will reduce moisture infiltration into the subgrade and increase the life of the paving.</p> <p><u>Base Course</u></p> <p>The base course for both asphalt concrete and Portland Cement Concrete paving should meet the should meet the specifications for Class 2 Aggregate Base as define in Section 26 of the latest edition of the California Department of Transportation, Standard Specifications. Alternatively, the base course could meet the specifications for untreated based as defined Section 200-2 of the latest edition of Standard Specifications for Public Works Construction (Greenbook). Crushed Miscellaneous Base may be used for the base course provided the geotechnical consultant evaluates and tests it before delivery to the site.</p> <p><u>Asphalt Concrete</u></p> <p>The required asphalt paving and base thickness will depend on the expected wheel loads and volume of traffic. Assuming that the paving subgrade will consist of the clayey on-site or comparable soils with an R-value of 26 compacted to at least 90 percent relative compaction based on ASTM Test Method D 1557, the minimum recommended paving thicknesses are presented below:</p> <table border="1"> <thead> <tr> <th>Traffic Index</th> <th>Asphalt Concrete (inches)</th> <th>Base Course (inches)</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>3</td> <td>6</td> </tr> <tr> <td>5</td> <td>3</td> <td>8</td> </tr> <tr> <td>6</td> <td>4</td> <td>10</td> </tr> <tr> <td>7</td> <td>4</td> <td>14</td> </tr> </tbody> </table> <p>However, if the upper 12 inches of the clayey subgrade soils are removed and replaced with relatively non-expansive soils or in areas where the upper 12 inches consist of on-site sandy soils, the following paving sections may be used. It is assumed that such a subgrade will have an R-value of 40, which has to be verified during site grading.</p> <table border="1"> <thead> <tr> <th>Traffic Index</th> <th>Asphalt Concrete (inches)</th> <th>Base Course (inches)</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>3</td> <td>6</td> </tr> <tr> <td>5</td> <td>3</td> <td>8</td> </tr> <tr> <td>6</td> <td>4</td> <td>10</td> </tr> <tr> <td>7</td> <td>4</td> <td>14</td> </tr> </tbody> </table>	Traffic Index	Asphalt Concrete (inches)	Base Course (inches)	4	3	6	5	3	8	6	4	10	7	4	14	Traffic Index	Asphalt Concrete (inches)	Base Course (inches)	4	3	6	5	3	8	6	4	10	7	4	14						
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Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure			Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
						Initial	Date	Comments
4	3	4						
5	3	4						
6	4	6						
7	4	8						

Careful inspection is recommended to verify that the recommended thicknesses or greater are achieved, and that proper construction procedures are followed.

Portland Cement Concrete Paving

Portland Cement Concrete (PCC) paving and walks may be supported directly on sandy on-site soils or compacted fill. PCC paving and walks supported on clayey on-site soils should be underlain by at least 2 feet of engineered fill consisting of relatively non-expansive soils.

Paving should be provided with expansion joints at regular intervals no more than 15 feet in each direction. Load transfer devices, such as dowels or keys, are recommended at joints in the paving to reduce possible offsets. The paving sections in the following table have been developed based on the strength of unreinforced concrete. Steel reinforcing may be added to the paving to reduce cracking and to prolong the life of the paving.

Additional Geotechnical Services

Conclusions and Recommendations should be verified during site construction and revised accordingly if exposed geotechnical conditions vary from findings and interpretation contained in the Geotechnical Investigation Report.

Geotechnical observation and testing should be provided during the following activities:

- Grading and excavation of the site
- Over excavation and compaction
- Compaction of all fill materials
- Excavation and installation of foundations; after excavation of all slabs and footings and prior to placement of steel or concrete to confirm the slabs and footings are founded in firm, compacted fill

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
				Initial	Date	Comments
<ul style="list-style-type: none"> ■ Utility trench backfilling and compaction ■ Pavement subgrade preparation and base course compaction ■ When any conditions are encountered that varies significant from conditions described in the Geotechnical Investigation Report <p>Grading and foundation plans and specifications, when available, should be reviewed by a certified Geotechnical Engineer. Recommendations should be revised as necessary, based on future plans, and incorporated into the final design plans and specifications.</p> <p><u>Percolation/Infiltration Testing</u></p> <p>Percolation/Infiltration testing will be performed when the location and details of the proposed drywells for use as stormwater runoff mitigation for the proposed access road and overflow parking lot are available.</p>						
Hazards/Hazardous Materials						
<p>MM4.6-1 In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction in the project area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., Los Angeles County Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Prepare Risk Management Plan, if necessary ■ Prepare Site Health and Safety Plan, if necessary 	<ul style="list-style-type: none"> ■ Pre-construction and during construction 	SMMUSD			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
				Initial	Date	Comments
<p>MM4.6-2 Testing of Synthetic Turf Materials. No synthetic turf material meeting or exceeding California Code of Regulations Title 22 criteria for characterizing hazardous wastes shall be permitted. Prior to receiving a grading permit, the Vendor or Contractor shall provide the SMMUSD test with results of the synthetic turf material, in accordance with Title 22 testing procedures for hazardous waste characterization, demonstrating that selected materials do not meet or exceed Title 22 criteria for hazardous waste.</p>	<ul style="list-style-type: none"> ■ Receive synthetic turf material test results ■ Confirm that selected materials are below Title 22 criteria for hazardous waste 	<ul style="list-style-type: none"> ■ Prior to issuance of a grading permit 	SMMUSD			
Hydrology and Water Quality						
<p>MM4.7-1 OWTS Discharge Limitations. Prior to receiving Proposed Project approval, the SMMUSD shall design subsurface discharge locations into the Proposed Project design such that:</p> <ul style="list-style-type: none"> ■ The area is protected from surface run-on (e.g., runoff from surrounding areas is directed around the subsurface discharge location) ■ The bottom of discharge facilities are at least 10 feet above the seasonal high groundwater level ■ The percolation rates are at least 0.83 gallon per square foot per day and no more than 60 minutes per inch without additional treatment prior to discharge ■ Demonstrate to the satisfaction of the City of Malibu that alternative locations for the existing seepage pit for System 1 would not be feasible. Apply for a variance with the City of Malibu to allow the existing seepage pit to remain and comply with all conditions required by the City of Malibu to approve the variance. <p>Prior to receiving a grading permit, the SMMUSD shall: Prepare an ROWD documenting the Proposed Project change in discharge location, expected effluent quantities, and associated water quality monitoring data, including the Regional OWTS WDR constituents with receiving water limitations and associated treatment measures. The SMMUSD shall obtain approval of coverage under the Regional OWTS WDR for this change in discharge location prior receiving a grading or building permit.</p>	<ul style="list-style-type: none"> ■ Incorporate into project design and building plans ■ Obtain approval of variance from the City of Malibu ■ Prepare a ROWD ■ Obtain approval of coverage under the Regional OWTS WDR 	<ul style="list-style-type: none"> ■ Prior to project approval ■ Prior to issuance of a grading permit 	SMMUSD and city of Malibu			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
				Initial	Date	Comments
Land Use and Planning						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Noise						
<p>MM4.9-1 Prior to construction, the contractor shall submit a list of equipment and activities required during construction to the SMMUSD in order to ensure proper planning of the most intense construction activities during time periods that would least impact the campus operation. 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 that will occur through the duration of the construction period. A construction relations officer shall be appointed by the SMMUSD to act as a public liaison concerning on-site construction activity. In addition, the notification will include the identification and contact number of the public liaison and designated construction manager who would be available on site to monitor construction activities. The construction manager will be located at the onsite construction office during construction hours for the duration of all construction activities. Contact information for the public liaison and construction manager will be located at the construction office, City Hall, and the SMMUSD District office.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Mail notification to owners and occupants ■ Appoint a construction relations officer ■ Field check to confirm presence of construction manager 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.9-2 All construction equipment shall be in proper operating condition and fitted with the best available factory noise attenuation features.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.9-3 Sound blankets shall be used on construction equipment where technically feasible.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented, as necessary 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
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<p>MM4.9-4 If complaints regarding exterior noise are received by the construction relations officer from either persons on campus or adjacent residential uses, SMMUSD shall enforce all mitigation measures and noise maximums that will be included in the construction contract(s). If complaints regarding interior classroom noise levels are received by the construction relations officer, additional intermittent noise monitoring will take place on site to ensure that a sustained noise level equivalent to 50 dBA is maintained within operating classrooms. If a sustained interior noise level equivalent to 50 dBA is not maintained, construction activities must be altered, rescheduled, or reduced to ensure that this noise level is attained.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented, as necessary ■ Conduct additional noise monitoring, if required 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.9-5 Temporary and continuous plywood sound walls of double ¾-inch panel construction. The height of the proposed barriers varies between 2 feet, 9 inches above the higher of either (1) existing tops of windows or (2) construction equipment, consistent upon acoustical studies prepared for SMMUSD Projects.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.9-6 Sound blankets (fabric or foam) on sound walls, fences, or building exteriors will be used when required.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.9-7 Classroom use rescheduling to move active classes away from high noise construction activities will take place, as necessary. Construction activities taking place within 50 feet of occupied classrooms would be prohibited during preparation and testing for National Standardized testing days of students at MMHS.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.9-8 Scheduling of interior high noise construction activities during off school hours will take place, as necessary.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.9-9 Stagger high noise construction activities from one another.</p>	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
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MM4.9-10 Active noise-cancelling systems will be used, when required.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM4.9-11 SMMUSD's construction contractors and subcontractors shall be required through contract specifications to locate construction staging areas, construction worker parking, and material stockpiling as far away from vibration- and noise-sensitive sites as possible. Additionally, these activities shall be located away from occupied buildings on campus, occupied residential dwellings adjacent to the campus, and other sensitive receptors, where feasible.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM4.9-12 Upgrade the seals of off-site sensitive receptor's windows and/or doors, if required.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented, if required 	■ Pre-construction and construction	SMMUSD			
MM4.9-13 Noise-generating mechanical equipment shall not be located on the side of any building which is adjacent to on-site classrooms or facing any off-site residential use. Roof locations may be used when the mechanical equipment is installed within a sound-rated, parapet enclosure.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
MM4.9-14 SMMUSD shall, through specification in contract documents, prohibit the use of any construction equipment generating greater than 85 VdB within 25 feet of the exterior wall of any classroom during school operation.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	■ Pre-construction and construction	SMMUSD			
Recreation						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Transportation/Traffic						
MM4.11-1 In order to reduce vehicle and pedestrian conflicts resulting from construction of the Proposed Project, SMMUSD work with the City of Malibu to develop a Construction Impact Traffic Mitigation Plan that would temporarily require the contractor to reconfigure the drop-off/pick-	<ul style="list-style-type: none"> ■ Prepare a Construction Impact Traffic Mitigation Plan ■ Field check to confirm measures are 	■ Pre-construction and construction	SMMUSD, City of Malibu, Affected			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
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<p>up traffic flow that includes the following elements:</p> <ul style="list-style-type: none"> ■ <i>Restrict construction activities resulting in lane closures:</i> Construction activities that would result potential lane closures along Morning View Drive, including, but not limited to reconstruction of the student drop-off/pick-up lane and sidewalks along Morning View Drive, shall be schedule to occur during summer months when the MMHS is not in session in order to eliminate conflicts with local traffic and pedestrian activities. ■ <i>Public Information Program:</i> A public information program shall be developed to advise motorists and pedestrians, local residents, and the MMHS administration, well in advance of impending construction activity. This could include the use of portable message signs and information signs along MVD. ■ <i>Coordination with the City of Malibu, the School, and all Affected Agencies:</i> All construction work shall be coordinated with affected agencies 5 to 10 days prior to the start of the construction work. SMMUSD shall coordinate with the city in the event that construction detours are needed, construction work encroaches into the public right-of-way, or any use of public streets surrounding the Proposed Project site for construction-related activities is needed. Preconstruction meetings will be held with affected agencies to adequately anticipate and plan for traffic control. Timely notification of schedule changes shall be provided to all involved City of Malibu and Los Angeles County departments, such as City of Malibu Public Works and Planning departments, and Los Angeles County Sheriff and Los Angeles County Fire Departments. <ul style="list-style-type: none"> > A traffic control plan shall be prepared and shall conform with the California Manual on Uniform Traffic Control Devices (MUTCD) and submitted the City of Malibu Public Works Department for acceptance when obtaining the City Encroachment Permit for any and all work that will be performed in the City's public right of ways. The traffic control plan shall include, but no be limited to, changeable message boards and full-time flagmen at the beginning and ends of all construction work zones. > The contractor shall post no parking signs along all impacted 	implemented		Agencies			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
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sections of MVD when on street parking would negatively affect the operations of MVD.						
MM4.11-2 In order to eliminate any impacts to the local traffic in and around the Proposed Project site, all construction related trucks, including, but not limited to those utilized for exporting soil material and vendor deliveries, shall not do so during the drop-off/pick-up hours of 7:00 to 9:00 AM and 2:30 to 4:30 PM, Monday through Thursday, and 12:00 PM to 2:00 PM on Friday and Minimum Days.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
MM4.11-3 SMMUSD shall require that construction workers park in the designated staging area to provide adequate parking for all employees and visitors to the campus throughout the duration of construction activities of the Proposed Project. In the event that adequate parking cannot be provided at the Proposed Project site due to displacement of parking spaces by construction activities, a satellite parking area shall be designated, and a shuttle bus shall be operated to transfer employees and visitors to and from the campus.	<ul style="list-style-type: none"> ■ Incorporate into construction contract documents ■ Field check to confirm measures are implemented 	<ul style="list-style-type: none"> ■ Pre-construction and construction 	SMMUSD			
<p>MM4.11-4 SMMUSD shall work with the Los Angeles County Sheriff's Department to increase traffic enforcement near the school during the drop-off/pick-up times.</p> <ul style="list-style-type: none"> ■ The District shall work with the Los Angeles County Sheriff's Department officers to enforce and maintain an orderly flow of traffic along Morning View Drive during the drop-off/pick-up times. ■ The District shall post crossing guards at all crosswalks along Morning View Drive during the student drop-off and pick-up hours, including the driveway at Intersection 5 (MVD/MMHS Driveway Access to Parking Lot A). 	<ul style="list-style-type: none"> ■ Coordinate with Los Angeles County Sheriff's Department 	<ul style="list-style-type: none"> ■ Prior to operation and ongoing during lifetime of project 	SMMUSD, Los Angeles county Sheriff's Department			

Table 11-1 Mitigation Monitoring and Reporting Program Matrix

Mitigation Measure	Action Required	Monitoring Phase	Responsible Agency/ Party	Compliance Verification		
				Initial	Date	Comments
<p>MM4.11-5 SMMUSD shall implement a Student Drop-off/Pick-up program that informs parents and students of MMHS to utilize the newly constructed Student Drop-Off/Pick-Up lane and then proceed to the “round-about” located within the Parking Lot A driveway to turn around via a “U” turn. Instructions describing the Student Drop-off/Pick-up procedures shall be provided to each student and mailed to the legal guardian of each student at the start of each new semester. This description shall be consistent with the traffic patterns illustrated in Figure 4.11-7 in the FEIR.</p>	<ul style="list-style-type: none"> ■ Implement Student Drop-off/Pick-up program ■ Provide students and guardians with Study Drop-off/Pick-up procedures 	<ul style="list-style-type: none"> ■ Prior to operation ■ bi-annually, at the start of each new semester 	SMMUSD			
Utilities/Service Systems						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A
Greenhouse Gas Emissions						
No mitigation measures required.	N/A	N/A	N/A	N/A	N/A	N/A