



October 2019 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2019059091

ELIZABETH LEARNING CENTER

Comprehensive Modernization

Prepared for:

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1. Introduction

1.1 PURPOSE

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to implement and monitor compliance with the Los Angeles Unified School District's (LAUSD's) CEQA-required mitigation measures identified in the Elizabeth Learning Center Comprehensive Modernization Mitigated Negative Declaration (MND) (State Clearinghouse No. 2019059091).

This MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code (PRC) and LAUSD practice. 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.

The Project is subject to the California Department of Education (CDE) design and siting requirements, and the school architectural designs are subject to review and approval by the California Division of the State Architect (DSA). The proposed Project is required to comply with specific design standards and sustainable building practices. Certain standards assist in reducing environmental impacts, such as the California Green Building Code (CALGreen Code),¹ LAUSD Standard Conditions of Approval (SC),² and the Collaborative for High-Performance Schools (CHPS) criteria.³

California Green Building Code. Part 11 of the California Building Standards Code is the California Green Building Standards Code, also known as the CALGreen Code. The CALGreen Code is a statewide green building standards code and is applicable to residential and non-residential buildings throughout California,

¹ California Green Building Standards Code, Title 24, Part 11.

² Program EIR for the School Upgrade Program. Report. 2015. <http://achieve.lausd.net/ceqa..>

³ The Board of Education's October 2003 Resolution on Sustainability and Design of High Performance Schools directs staff to continue its efforts to ensure that every new school and modernization project in the District, from the beginning of the design process, incorporate CHPS (Collaborative for High Performance Schools) criteria to the extent possible.

1. Introduction

including schools. The CALGreen Code was developed to reduce GHG from buildings; promote environmentally responsible, cost-effective, healthier places to live and work; reduce energy and water consumption; and respond to the environmental directives of the Department of Housing and Community Development.

Standard Conditions of Approval for District Construction, Upgrade, and Improvement Projects.

Standard Conditions of Approval for District Construction, Upgrade, and Improvement Projects (SCs) were adopted by the BOE on February 5, 2019 (Board Report Number 241-18/19). SCs are environmental standards that are applied to District construction, upgrade, and improvement projects during the environmental review process by the OEHS California Environmental Quality Act (CEQA) team to offset potential environmental impacts. The SCs were largely compiled from established LAUSD standards, guidelines, specifications, practices, plans, policies, and programs. For each SC, applicability is triggered by factors such as the project type and existing conditions. These SCs are implemented during the planning, construction, and operational phases of the projects. The Board of Education adopted a previous version of the SCs on November 10, 2015 (Board Report Number 159-15/16). They were originally compiled as a supplement to the Program Environmental Impact Report (Program EIR) for the School Upgrade Program, which was certified by the BOE on November 10, 2015 (also Board Report No. 159-15/16). The most recently adopted SCs were updated in order to incorporate and reflect recent changes in the laws, regulations and the District's standard policies, practices and specifications (e.g., the Design Guidelines and Design Standards, which are routinely updated and are referenced throughout the Standard Conditions).

Collaborative for High-Performance Schools. The proposed Project would include CHPS criteria points under seven categories: Integration, Indoor Environmental Quality, Energy, Water, Site, Materials and Waste Management, and Operations and Metrics. LAUSD is committed to sustainable construction principles and has been a member of the CHPS since 2001. CHPS has established criteria for the development of high-performance schools to create a better educational experience for students and teachers by designing the best facilities possible. CHPS-designed facilities are healthy, comfortable, energy efficient, material efficient, easy to maintain and operate, commissioned, environmentally responsive site, a building that teaches, safe and secure, community resource, stimulating architecture, and adaptable to changing needs. The proposed Project would comply with CHPS and LAUSD sustainability guidelines. The design team would be responsible for incorporating sustainability features for the proposed Project, including onsite treatment of stormwater runoff, "cool roof" building materials, lighting that reduces light pollution, water and energy-efficient design, water-wise landscaping, collection of recyclables, and sustainable and/or recycled-content building materials.

Project Design Features. Project design features (PDFs) are environmental protection features that modify a physical element of a site-specific project and are depicted in a site plan or documented in the project design plans. PDFs may be incorporated into a project design or description to offset or avoid a potential environmental impact and do not require more than adhering to a site plan or project design. Unlike mitigation measures, PDFs are not special actions that need to be specifically defined or analyzed for effectiveness in reducing potential impacts.

1. Introduction

Mitigation Measures. If, after incorporation and implementation of federal, state, and local regulations; CHPS prerequisite criteria; PDFs; and SCs, there are still significant environmental impacts, then feasible and project-specific mitigation measures are required to reduce impacts to less than significant levels. Mitigation under CEQA Guidelines Section 15370 includes:

- Avoiding the impact altogether by not taking a certain action or parts of an action.
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- Compensating for the impact by replacing or providing substitute resources or environments.

Mitigation measures must further reduce significant environmental impacts above and beyond compliance with federal, state, and local laws and regulations; PDFs; and SCs.

1.2 PROJECT LOCATION

Elizabeth Learning Center is at 4811 Elizabeth Street, City of Cudahy.

1.3 SUMMARY PROJECT DESCRIPTION

The proposed Project would modernize the Elizabeth Learning Center Campus to facilitate a safe and secure campus that better aligns with the current instructional program. The Project consists of the demolition of 3 permanent buildings (Buildings A, B, and East Classroom Building 3); the removal of 22 portable buildings; construction of one or more new permanent buildings providing secondary school classrooms and support facilities, elementary classrooms and support facilities, kindergarten classrooms and support facilities, and a library; seismic retrofit and modernization of the Administrative Building; various improvements to other remaining buildings; site upgrades to infrastructure and utilities, landscape and hardscaping, site lighting, fencing, and gates; and improvements to meet programmatic access requirements of the Americans with Disabilities Act.

Temporary portable buildings would be installed for interim student housing during Project construction. The interim housing would provide the necessary facilities to maintain a fully functional campus during all construction phases and would be removed following construction of classroom buildings.

1. Introduction

1.4 ENVIRONMENTAL IMPACTS

1.4.1 No Impact and Less Than Significant Impact

The following environmental resource areas were identified as no impact or less than significant in the EIR.

- Aesthetics
- Agriculture and Forestry Resources
- 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
- Mineral Resources
- Noise
- Pedestrian Safety
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

1.4.2 Less Than Significant with Mitigation

The MND found that the Project would result one potentially significant impact without mitigation: Vibration. Table 1 lists the mitigation measure that were incorporated into the proposed Project. To reduce construction noise impacts the District will implement Mitigation Measure MM-N-1. With mitigation impacts would be less than significant.

2. Monitoring and Reporting Requirements

2.1 INTRODUCTION

CEQA requires adoption of a reporting or monitoring program for the conditions of project approval that are necessary to mitigate, reduce or avoid significant effects on the environment.⁴

The purpose of the MMRP is to ensure the effective implementation of the measures for the Project. In addition, it provides a means for identifying corrective actions, if necessary, before irreversible environmental damage occurs. As the Lead Agency, LAUSD is responsible for review and approval of the Project and adoption of the MMRP.

The program requirements outlined in Table 1 includes:

- Mitigation Measures
- Responsibility for Implementation
- Implementation Phase (i.e., pre-construction, construction, prior to occupancy, post-occupancy)
- Responsibility for Monitoring
- Completion date and initials of monitoring party.

2.2 CATEGORIZED MATRIX

Project-specific mitigation measures have been categorized Table 1. The table serves as the basis for scheduling the implementation of, and compliance with, mitigation measures.

⁴ PCR Section 21081.6

2. Monitoring and Reporting Requirements

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2. Monitoring and Reporting Requirements

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation ⁵	Implementation Phase	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
NOISE & VIBRATION				
<p>MM-N-1. To avoid vibration-induced architectural damage to off-campus and on-campus buildings from vibratory rollers, LAUSD shall meet with the construction contractor to discuss alternative methods for use of vibratory rollers within 25 feet of buildings. During the preconstruction meeting, the construction contractor shall identify methods not involving vibration-intensive construction equipment.</p> <ul style="list-style-type: none"> • Prior to construction activities, the construction contractor shall inspect and report on the current foundation and structural condition of nearby buildings. • The construction contractor shall avoid the use of vibratory rollers and packers adjacent to buildings that could be damaged, and shall implement alternative methods, such as, static non-vibratory rollers. • If any vibration-induced cosmetic or structural damage occurs, a "stop-work" order shall be issued to the construction contractor immediately to prevent further damage. Work shall not restart until the building is stabilized and/or preventive measures to relieve further damage to the building are implemented. 	<p>Construction Contractor; LAUSD FSD / OEHS</p>	<p>During the preconstruction meeting; prior to construction activities; during construction</p>	<p>LAUSD FSD / OEHS</p>	

⁵ Acronyms: OEHS - Office of Environmental Health and Safety; FSD - Facilities Services Division

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