

September 2020 | Mitigation Monitoring and Reporting Program



# TAFT CHARTER HIGH SCHOOL

Comprehensive Modernization Project

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## Table of Contents

<b>Section</b>	<b>Page</b>
<b>1. INTRODUCTION.....</b>	<b>1</b>
1.1 Purpose.....	1
1.2 Project Location.....	3
1.3 Summary Project Description .....	3
1.4 Environmental Impacts .....	3
<b>2. MONITORING AND REPORTING REQUIREMENTS .....</b>	<b>5</b>
2.1 Introduction .....	5
2.2 Categorized Matrix.....	5

### List of Tables

<b>Table</b>	<b>Page</b>
Table 1 Mitigation Monitoring and Reporting Program.....	6



## Table of Contents

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# 1. Introduction

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## 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 mitigation measures identified by Los Angeles Unified School District (LAUSD) for the comprehensive modernization project Taft Charter High School (Project).

This MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code, which 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 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),<sup>1</sup> LAUSD Standard Conditions of Approval (SC),<sup>2</sup> and the Collaborative for High-Performance Schools (CHPS) criteria.<sup>3</sup>

**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, including schools. The CALGreen Code was developed to reduce greenhouse gas (GHG) emissions from buildings; promote environmentally responsible, cost-effective, healthier places to live and work; reduce energy

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<sup>1</sup> California Green Building Standards Code, Title 24, Part 11.

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

<sup>3</sup> 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

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 LAUSD Board of Education (BOE) on February 5, 2019 (Board Report Number 241-18/19). SCs are environmental standards that are applied to LAUSD construction, upgrade, and improvement projects during the environmental review process by the Office of Environmental Health and Safety (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 BOE 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 (EIR) for the School Upgrade Program (SUP), which was certified by the BOE on November 10, 2015 (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 LAUSD's standard policies, practices and specifications (e.g., the Design Guidelines and Design Standards, which are routinely updated and are referenced throughout the SCs).

**Collaborative for High-Performance Schools.** The 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 Project would comply with CHPS and LAUSD sustainability guidelines. The design team would be responsible for incorporating sustainability features for the 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.

**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:



## 1. Introduction

- 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

Taft Charter High School is located at 5461 Winnetka Avenue within the Woodland Hills neighborhood of Los Angeles, California, 91364. The school boundary includes two discontinuous parcels located on opposite sides of Winnetka Avenue totaling 32.4 acres. The larger 29.81-acre parcel to the west of Winnetka Avenue (Assessor Parcel Number [APN] 2166-042-902) includes the main campus of Taft Charter High School and the smaller 2.59-acre parcel to the east (APN 2166-034-900) includes a surface parking lot as well as two portable buildings for the Thoreau Continuation High School.

## 1.3 SUMMARY PROJECT DESCRIPTION

The Project is designed to address the most critical physical concerns of the buildings and grounds at the campus through building replacement, renovation, and modernization to provide facilities that are safe, secure, and better aligned with the current instructional program. The Project includes demolishing eight permanent buildings, removing existing portable buildings, constructing new permanent buildings that provide adequate learning spaces and support areas, upgrading and replacing aging utilities and infrastructure, improving existing athletic facilities, and providing new landscaping and hardscaping. The Project also includes limited modernization of existing structures including accessible facilities consistent with the requirements of the Americans with Disabilities Act, seismic retrofit pursuant to California Assembly Bill 300, and low voltage upgrades to support current technology.

## 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 Initial Study.



## 1. Introduction

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Pedestrian Safety
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

### 1.4.2 Less Than Significant with Mitigation

The IS/MND found that the Project would result in two potentially significant impacts: Geology and Soils and Hazards and Hazardous Materials. Table 1 lists the mitigation measures that were incorporated into the Project. With the incorporation of these mitigation measures, impacts to Geology and Soils and Hazards and Hazardous Materials would be less than significant.

## 2. Monitoring and Reporting Requirements

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### 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 impacts on the environment.<sup>4</sup>

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 include:

- Mitigation measures;
- Responsibility for implementation;
- Implementation phase (i.e., pre-construction, construction, prior to occupancy, post-occupancy);
- Responsibility for monitoring; and
- Completion date and initials of monitoring party.

### 2.2 CATEGORIZED MATRIX

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

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<sup>4</sup> Public Resources Code, Section 21081.6.



## 2. Monitoring and Reporting Requirements

**Table 1  
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Responsibility for Implementation	Implementation Phase	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<b>GEOLOGY AND SOILS</b>				
<p>MM-GEO-1 LAUSD shall require the Contractor to replace the existing fill soils with properly compacted fill or to implement drilled cast-in-place concrete pile foundations during construction of new buildings to ensure that all new buildings are structurally supported.</p> <p>To ensure modernized and new structures are structurally supported to an acceptable level, LAUSD must implement the excavation and replacement of existing fill soils with properly compacted fill soils or support new buildings on drilled cast-in-place concrete pile foundations. The means and methods of installation, design, and implementation of either the replacement of existing fill soils to ensure soil stability underlying new and modernized buildings or the implementation of drilled cast-in-place concrete pile foundations shall be the responsibility of a licensed geologist and general contractor who shall satisfy the requirements of DSA's applicable codes and laws.</p>	<p>Taft Charter High School administrator; LAUSD FSD / OEHS.</p>	<p>Prior to the construction of any new buildings on the Campus</p>	<p>LAUSD FSD / OEHS</p>	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p>MM-HAZ-1 Soil investigation and remediation, as necessary, associated with Industrial Arts #2 (Building 9).</p> <ul style="list-style-type: none"> <li>Two bays with roll up doors were identified on the east side of the former Industrial Arts #2</li> </ul>	<p>Taft Charter High School administrator; LAUSD FSD / OEHS.</p>	<p>Prior to the demolition of Industrial Arts #2 (Building 9)</p>	<p>LAUSD FSD / OEHS</p>	



## 2. Monitoring and Reporting Requirements

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

Mitigation Measures	Responsibility for Implementation	Implementation Phase	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>(Building 9). The existing flooring shall be removed down to the concrete slab and inspected for signs of hydraulic hoist. If signs exist (e.g. sawcuts in the slab, concrete of different tint/finish, etc.), then a geophysical survey shall be completed to determine if the hoist(s) is/are still present under the slab. If no signs are present, no further investigation shall be required. However, if the results of the geophysical survey indicate the hydraulic hoist(s) may still be present, then the concrete shall be removed and the soil beneath it removed to explore for the hoist(s). Should the presence of a lift be confirmed, it shall be removed in accordance with all current laws, regulation, and guidelines. If the geophysical survey indicates no signs of a hydraulic lift, shallow (15-feet maximum) soil samples would be collected from beneath the center of the “patch” and analyzed for PCBs and TPH-cc.</p> <ul style="list-style-type: none"> <li>• In the event that the soil and soil vapor samples indicate potentially unsafe materials remain, further remediation shall be applied in accordance with all current laws, regulation, and guidelines.</li> </ul>				