



October 2020 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2020090205

VAUGHN NEXT CENTURY LEARNING CENTER

Administrative, Media/Literacy
& Kitchen Building Project

LEAD AGENCY: Los Angeles Unified School District

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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 Vaughn Next Century Learning Center Administrative, Media/Literacy & Kitchen Building Project Mitigated Negative Declaration (MND) (State Clearinghouse No. 2020090205).

This MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code 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 charter school 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.

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.

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.

Vaughn Next Century Learning Center is the project proponent and developer of this Project and as such has assumed all of the responsibilities that would typically be attributed to LAUSD. Where Standard Conditions of Approval or other measures identify “LAUSD” as the responsible party, it is understood that Vaughn Next Century Learning Center is in fact the responsible party for compliance with these and all measures related to the proposed Project. Specifically, Vaughn Next Century Learning Center is responsible for compliance with and implementation of all of the measures that are outlined in this MND for the proposed Project.

1.2 PROJECT LOCATION

The Project would be located on an approximately 10-acre Campus located at 13330 Vaughn Street (Assessor’s Parcel Number 2524-027-900) in the Arleta-Pacoima Community Plan Area,⁴ a part of the Los Angeles City General Plan. The Campus is approximately 200 feet north of the Ronald Reagan Freeway 118, and 0.93 miles southwest of the 210 Foothill Freeway (see Figure 1-*Regional Location* in Appendix A). Major highways in the vicinity are Glenoaks Boulevard, approximately 0.12 miles east of the Campus, San Fernando Road, 0.53 miles west of the Campus, and Paxton Street, located approximately 0.14 miles southeast of the Campus. In addition, the Campus is located approximately 1.55 miles northwest of the Hansen Dam recreational area and approximately 1.15 miles north of the Whiteman Airport.

1.3 SUMMARY PROJECT DESCRIPTION

The Project applicant, Vaughn Next Century Learning Center, is seeking development approval from LAUSD for the construction of a new building. The proposed Project consists of the removal of the existing 2,582 square-foot, one-story administration building and replacement with a new 26,000 square-foot, two-story

⁴ City of Los Angeles Planning Department. *Arleta-Pacoima Community Plan General Plan Land Use Map*. September 22, 2009.

building that will include six learning pods (equivalent to 12 classrooms), health and administrative offices, a media/literacy center, a teacher work room, and a cooking cafeteria.

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.

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

1.4.2 Less Than Significant with Mitigation

The MND found that the Project would result in one potentially significant impact without mitigation: Tribal Cultural Resources. Table 1 lists the mitigation measures that were incorporated into the proposed Project. To reduce impacts associated with Tribal Cultural Resources, implementation of Mitigation Measures MM-TCR-1, MM-TCR-2, and MM-TCR-3 would provide ensure minimal impacts to Tribal Cultural Resources. 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.⁵

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
- 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.

⁵ Public Resources Code, Section 21081.6.

2. Monitoring and Reporting Requirements

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measures ⁶	Responsibility for Implementation	Implementation Phase	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRIBAL CULTURAL RESOURCES				
MM-TCR-1. In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Fernandeño Tataviam Band of Mission Indians (FTBMI) shall be contacted to consult if any such find occurs. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and FTBMI.	Charter School; FSD / OEHS	Construction - during grading	LAUSD FSD / OEHS	
MM-TCR-2. The Lead Agency, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.	Charter School; FSD / OEHS	Construction - during grading	LAUSD FSD / OEHS	
MM-TCR-3. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County coroner shall be contacted. If the human remains are determined to be Native American in origin by the County coroner, the applicant shall immediately notify the Lead Agency, the Fernandeño Tataviam Band of Mission Indians, and consulting Tribes.	Charter School; FSD / OEHS	Construction - during grading	LAUSD FSD / OEHS	

⁶ OEHS = Office of Environmental Health and Safety; FSD = Facilities Services Division