

1. Executive Summary

1.1 INTRODUCTION

This Draft Environmental Impact Report (DEIR) analyzes the environmental effects and identifies mitigation measures for potentially significant environmental impacts associated with the implementation of the proposed McKinley Elementary School Campus Master Plan (Proposed Project). The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before implementing projects over which they have discretionary approval authority. An Environmental Impact Report (EIR) analyzes potential environmental consequences to inform the public and support informed decisions by local and state governmental agency decision makers. This document focuses on impacts determined to be potentially significant in the Initial Study/Notice of Preparation (IS/NOP) completed for the Proposed Project (see Appendix B).

This DEIR was prepared pursuant to the requirements of CEQA and the Santa Monica–Malibu Unified School District’s (SMMUSD or District) CEQA procedures. The District, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment.

Data for this DEIR are derived from on-site field observations; discussions with residents; tribal consultation; and specialized environmental assessments (air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, recreation, and transportation).

1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the Proposed Project as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
2. Identify the ways that significant environmental impacts can be avoided or significantly reduced.
3. Avoid significant environment impacts by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

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5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a Proposed Project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a Proposed Project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

1.2.1 EIR Format

Chapter 1. Executive Summary. Summarizes the background and description of the Proposed Project, the format of this EIR, Project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the Proposed Project.

Chapter 2. Introduction. Describes the purpose of this EIR, background on the Proposed Project, overview of the IS/NOP process, the use of incorporation by reference, and Final Environmental Impact Report (FEIR) certification.

Chapter 3. Project Description. Contains a detailed description of the Proposed Project, including its objectives, its area and location, approvals anticipated to be required as part of the Proposed Project, necessary environmental clearances, and the intended uses of this EIR.

Chapter 4. Environmental Setting. Includes a description of the physical environmental conditions in the vicinity of the Proposed Project's Site, from local and regional perspectives. This provides the baseline physical conditions from which the lead agency determines the significance of the Proposed Project's environmental impacts.

Chapter 5. Environmental Analysis. Each environmental topic is analyzed in a separate section that discusses the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the Proposed Project; the existing environmental setting; the potential adverse and beneficial effects of the Proposed Project; the level of impact significance before mitigation; the mitigation measures for the Proposed Project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the Proposed Project and other existing, approved, and proposed development in the area.

Chapter 6. Other CEQA Consideration. Describes the significant unavoidable adverse impacts of the Proposed Project and any significant irreversible environmental changes associated with the Proposed Project;

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the potential impacts of the Proposed Project that were determined not to be significant by the IS/NOP and were therefore not discussed in detail in this EIR; and the ways in which the Proposed Project would cause increases in employment or population that could result in new physical or environmental impacts.

Chapter 7. Alternatives to the Proposed Project. Describes the alternatives and compares their impacts to the impacts of the Proposed Project. Three alternatives to the Proposed Project include the No Project Alternative, Alternative Location on North Campus, and Alternative Location on Santa Monica Boulevard Frontage. This chapter also discusses alternatives that were considered but rejected from further evaluation and the rational way.

Chapter 8. List of Preparers. Lists the people who prepared this EIR and organizations that were contacted during the preparation of this EIR.

Appendices. The appendices for this document (in PDF format on a CD attached to the front cover) comprise these supporting documents:

- Appendix A1 McKinley Elementary School Master Plan
- Appendix A2 McKinley Future Facility Presentation
- Appendix B Initial Study/Notice of Preparation (IS/NOP)
- Appendix C IS/NOP comments
- Appendix D Air Quality and Greenhouse Emissions Data
- Appendix E Health Risk Assessment
- Appendix F1 Historic Resources Inventory
- Appendix F2 Historic Resources Technical Report
- Appendix F3 Cultural and Paleontological Assessment
- Appendix G Energy Data Sheet
- Appendix H Geotechnical Report
- Appendix I. Phase I Environmental Site Assessment (Hazardous Materials)
- Appendix J Noise Modeling Worksheets
- Appendix K McKinley Elementary School VMT and Trip Generation Memo

1.2.2 Type and Purpose of This DEIR

This DEIR fulfills the requirements for a Project EIR.

1.3 PROJECT LOCATION

The McKinley ES campus (Proposed Project's Site) is located at 2401 Santa Monica Boulevard (Assessor's Parcel Number [APN] 4276-023-900) in the Mid-City neighborhood of the city of Santa Monica, Los Angeles County, California (see Figure 3-1, *Regional Location*). The campus consists of a 6.48-acre rectangular parcel that includes the existing campus and is entirely District-owned. The campus is approximately 0.60 mile north of Interstate 10 (I-10), 2.0 miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach, and is bounded by Santa Monica Boulevard to the southeast, Chelsea Avenue to the northeast, Arizona Avenue to the

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northwest, and 23rd Court (alley) to the southwest (Figure 3-2, *Aerial Photograph*). McKinley ES is in an urban area surrounded by residential, commercial, and institutional uses. Direct access to the campus is provided by Santa Monica Boulevard and Chelsea Avenue, with student drop-off/pick-up along Chelsea Avenue.

1.4 PROJECT SUMMARY

The Proposed Project would renovate and modernize McKinley ES campus to update the campus facility to align with the Districtwide Educational Specifications (SMMUSD 2019). The Proposed Project would develop new and renovated facilities that would support a modern project-based learning approach at McKinley ES that would expand instructional strategies currently in place in the District and would address future learning that is flexible, adaptable, and project-centered in its delivery.

The Districtwide Educational Specifications shift the instructional design of the past that was defined by a traditional teacher-at-the-front-of-the-classroom style of learning to one that provides for rotational learning within the classroom, incorporating a variety of project-based learning experiences that allow for individualized, small group, and large group instruction to occur simultaneously. Learning spaces would be adapted with enhanced flexibility, mobility, and access to technology and resources in real time, where instructors and students may shift seamlessly between programs and instructional opportunities. The Districtwide Education Specifications also call for larger classrooms, more and larger multipurpose rooms, and several new shared spaces which do not currently exist. The redesigned campus would have more square feet of interior space.

The Proposed Project, which involves implementation of a Campus Master Plan, would be constructed in three phases and would occur over approximately 5.7 acres of the 6.48-acre District-owned campus. Redevelopment and modernization of McKinley ES includes the demolition and removal of some existing structures, renovation of structures to remain, and construction of two new buildings and outdoor facilities. Eleven existing portable classrooms (B1 through B11), playground restrooms, one modular building (Building D), and one elevator (serving Building B and C) would be selectively demolished and removed as part of the Proposed Project. Two new classroom buildings would be constructed to replace the 11 portable classrooms to be removed. The existing library and Building C would undergo renovations. Improvements to outdoor recreational areas, circulation improvements including a new pickup/drop off area along Chelsea Avenue, and relocation of the parking lot would also be implemented.

1.5 SUMMARY OF PROJECT ALTERNATIVES

CEQA Guidelines § 15126.6 requires that an EIR describe a range of reasonable alternatives to a project that could feasibly attain the basic objectives of a project and avoid or lessen the environmental effects of a project. While the District considered various options and recommendations during the scoping process, the final selection of alternatives was based on the CEQA Guidelines § 15126.6[f], which states that the selection of alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. A discussion regarding those alternatives that were considered but rejected from a detailed analysis, and the rationale for rejecting those alternatives, is provided in Chapter 7, *Alternatives*.

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Based on the criteria listed in Chapter 7, *Alternatives*, the following three alternatives have been determined to represent a reasonable range of alternatives that have the potential to feasibly attain most of the basic objectives of the Proposed Project but may avoid or substantially lessen any of the significant effects of the Proposed Project. The three alternatives are analyzed in detail in Chapter 7.

- **Alternative 1:** No Project Alternative
- **Alternative 2:** Alternative Location on North Campus
- **Alternative 3:** Alternative Location on Santa Monica Boulevard Frontage

1.6 NO-PROJECT/EXISTING GENERAL PLAN ALTERNATIVE

1.6.1 No-Project Alternative

CEQA Guidelines § 15126.6(e) requires that a “No Project” Alternative be evaluated. This analysis must discuss the existing site conditions as well as what would be reasonably expected to occur in the foreseeable future if the Proposed Project were not approved.

1.6.2 Alternative 2: Alternative Location on North Campus

Under this alternative, the proposed two-story classroom buildings that would be constructed during Phase 3 of the Proposed Project, would be located at alternate locations on the campus, including at the northeast portion of the campus near the intersection Chelsea Avenue and Arizona Avenue, along the northern boundary near Arizona Avenue, at the northwest portion of the campus near the intersection of Arizona Avenue and 23rd Court, and along the western portion of the campus near 23rd Court (see Figure 7-1, *Alternative Location on North Campus*).

1.6.3 Alternative 3: Alternative Location on Santa Monica Boulevard Frontage

Under this alternative, the proposed two-story classroom buildings, would be located within the existing Santa Monica Boulevard Quad along Santa Monica Boulevard (see Figure 7-2, *Alternative Location on Santa Monica Boulevard Frontage*).

1.7 ISSUES TO BE RESOLVED

The CEQA Guidelines § 15123(b)(3) requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the Proposed Project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the proposed land use changes are compatible with the character of the existing area.
3. Whether the identified goals, policies, or mitigation measures should be adopted or modified.

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4. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
5. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

1.8 AREAS OF CONTROVERSY

On January 13, 2023, SMMUSD issued an IS/NOP for the Proposed Project. The scoping period for this IS/NOP was between January 13, 2023, and February 12, 2023, during which interested agencies and the public could submit comments about the Proposed Project. During this time, the District received 20 comment letters from agencies and members of the public. Comments received during circulation of the IS/NOP are included in Appendix C.

The following issues are likely to be of particular concern to agencies and interested members of the public during the environmental review process. Concerns applicable to the CEQA process are addressed throughout this DEIR. This list below is not necessarily exhaustive, but rather captures those concerns that are likely to generate the greatest interest based on the input received during the scoping process.

- Degradation of Visual Character – addressed in Section 5.1, *Aesthetics*
- Impacts to Historic District on the campus – addressed in Section 5.3, *Cultural Resources*
- Construction Noise Impacts - addressed in Section 5.10, *Noise*
- Traffic Impacts - addressed in Section 5.12, *Transportation*

1.9 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-1, *Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation*, summarizes the conclusions of the environmental analysis contained in this DEIR. Impacts are identified as potentially significant, less than significant, or no impact, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS			
Impact 5.1-1: The Proposed Project would not substantially degrade the existing visual character or quality of public views of the Proposed Project's Site and its surroundings.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.1-2: The Proposed Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
5.2 AIR QUALITY			
Impact 5.2-1: The Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan (the South Coast AQMD AQMP).	Less than Significant	No mitigation measures or conditions of approval are required.	Less than significant
Impact 5.2-2: Construction and operation associated with the Proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant in exceedance of South Coast AQMD's threshold criteria.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than significant
Impact 5.2-3: The Proposed Project would not expose sensitive receptors to substantial pollutant concentrations during construction or operation.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than significant
5.3 CULTURAL RESOURCES			
Impact 5.3-1: Development of the Proposed Project would not impact an identified historic resource pursuant to section 15064.5.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than significant
Impact 5.3-2: The Proposed Project would not cause a substantial adverse change in the significance of an archaeological resources pursuant to section 15064.5.	Potentially Significant	CUL-1 Prior to issuance of any permits allowing ground-disturbing activities for the Project (for each individual phase of the Project), the District shall ensure that an archaeologist who meets the Secretary of the Interior's standards for professional archaeology has been retained for the Project and will be on-call during all grading	Less Than significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		and other significant ground-disturbing activities. The Qualified Archaeologist shall ensure that the following measures are followed for the Project: • Prior to any ground disturbance, the Qualified Archaeologist, or their designee, shall provide worker environmental awareness protection training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural or paleontological resources be made during construction. • In the event that a prehistoric archeological site (such as any unusual amounts of stone, bone, or shell) or a historic-period archaeological site (such as concentrated deposits of bottles or bricks, amethyst glass, or other historic refuse), is uncovered during grading or other construction activities, all ground-disturbing activity within 50 feet of the discovery shall be halted. The District shall be notified of the potential find and a qualified archeologist shall be retained to investigate its significance. • If significant Native American cultural resources are discovered for which a treatment plan must be prepared the project applicant or the archaeologist on call shall contact the applicable Native American tribal contact(s). If requested by the Native American tribe(s), the project applicant or archaeologist on call shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, reburial, return of artifacts to tribe). • Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. If the archaeologist determines that the find does not meet the CRHR standards of significance, construction may proceed. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the District to follow accepted professional standards such as further testing for evaluation or data recovery, as necessary. The results of the identification, evaluation, and/or data recovery program for any unanticipated discoveries shall be presented in a professional-quality report that details all methods and findings, evaluates the	

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		nature and significance of the resources, and analyzes and interprets the results.	
5.4 ENERGY			
Impact 5.4-1: Implementation of the Proposed Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.4-2: The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
5.5 GEOLOGY AND SOILS			
Impact 5.5-1: The Proposed Project would not directly or indirectly destroy a unique paleontological resource.	Potentially Significant	GEO-1 Prior to the commencement of any on-site excavation or grading activities, the District shall retain a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards (SVP 2010) (Qualified Paleontologist). The Qualified Paleontologist shall provide technical and compliance oversight of all work as it relates to paleontological resources, shall be responsible for ensuring the employee training provisions are implemented during implementation of the Project, and shall report to the Project's Site in the event potential paleontological resources are encountered. A Paleontological Resources Management Plan (PRMP) shall be prepared by the Qualified Paleontologist that incorporates all available geologic data for the Project in order to determine the necessary level of effort for monitoring based on the planned rate of excavation and grading activities, the materials being excavated, and the depth of excavation. The PRMP establishes the ground rules for the entire paleontological resource mitigation program. The Qualified Paleontologist will implement the PRMP as the project paleontologist, program supervisor, and principal investigator. The PRMP shall incorporate the results of the paleontological resources assessments, geotechnical investigation, and the final engineering/grading plans for the project including pertinent geological and paleontological literature, geologic maps, and known fossil locality information. The PRMP shall include processes and procedures for paleontological monitoring, fossil	Less than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		salvaging (if needed), reporting, and curation (if needed). The PRMP shall also require the Qualified Paleontologist to prepare a report of the findings of the monitoring efforts after construction is completed. The PRMP shall also require the Qualified Paleontologist to obtain a curatorial arrangement with a qualified repository (e.g., Los Angeles County Natural History Museum) prior to construction if significant paleontological resources are discovered and require curation. A paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials, shall work under the direction of the Qualified Paleontologist and shall be on-site during excavations into native sediments of older alluvium below a depth of five feet and native sediments of young alluvium below a depth of 20 feet. Drilling or pile driving activities, regardless of depth, have a low potential to produce fossils meeting significance criteria because any fossils brought up by the auger during drilling will not have information about formation, depth or context. The only instance in which such fossils will meet significance criteria is if the fossil is a species new to the region. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Fossil remains collected during the monitoring and salvage portion of the program shall be cleaned, repaired, sorted, and catalogued. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections, such as the Los Angeles County Natural History Museum. A final Paleontological Monitoring and Data Recovery Report shall be completed that outlines the results of the monitoring program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.6 GREENHOUSE GAS EMISSIONS			
Impact 5.6-1: The Proposed Project would not generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.6-2: The Proposed Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
5.7 HAZARDS AND HAZARDOUS MATERIALS			
Impact 5.7-1: Construction and/or operations of the Proposed Project would involve the transport, use, and/or disposal of hazardous materials.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.7-2: The Proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Potentially Significant	HAZ-1 Prior to demolition or renovation activities, the existing buildings proposed for demolition or renovation will be inspected by a qualified environmental specialist for the presence of hazardous building materials, including asbestos containing materials asbestos-containing materials (ACMs), lead-based paints (LBP), and polychlorinated biphenyls (PCBs). If hazardous building materials are detected, abatement and removal of these materials will be conducted in accordance with applicable federal, state, and local guidelines as follows: - In the event that ACM and LBP are found on the campus, notice shall be provided to South Coast Air Quality Management District (AQMD), and any demolition activities likely to disturb ACM and LBP shall be carried out by a contractor trained and qualified to conduct lead- or asbestos-related construction work in conformance with South Coast AQMD, CalOSHA, Department of Toxic Substances Control (DTSC), and other applicable requirements. If found, ACM and LBP will be disposed of at an appropriately permitted facility. - If PCBs are found on the campus, these materials shall be managed in accordance with the Metallic Discards Act of 1991 (PRC, sections 42160-42185) and other state and federal guidelines and regulations. Demolition plans and contract specifications will incorporate any necessary abatement	Less than Significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		measures in compliance with the Metallic Discards Act, particularly section 42175, Materials Requiring Special Handling, for the removal of PCB-containing materials. Once hazardous building materials are removed, a follow-up inspection shall be performed of the existing buildings prior to demolition or renovation to confirm that the hazardous items have been removed to an acceptable level per DTSC requirements before commencing with demolition activities. HAZ-2 The District will retain a licensed Professional Geologist, Professional Engineering Geologist, or Professional Engineer with more than 2 years of experience conducting hazardous material and contamination assessments to conduct soil sampling. The soil sampling will be conducted prior to any disturbance of the area(s) suspected of potential contamination to evaluate shallow soil conditions with respect to lead-based paint (LBP) residues from on-site structures built prior to 1990 and chemicals commonly used at drycleaners including chlorinated solvents due to historic uses at nearby properties. If the soil sampling identifies the presence of contaminated soils, the contractor shall prepare and implement a contaminated soils removal action workplan (RAW) for removal of affected soils on-site. Affected soils shall be excavated and disposed of off-campus at a landfill permitted to accept such waste, and the campus shall be cleaned to an acceptable level per DTSC requirements. After the District confirms that the affected soils have been removed, through the collection of soil samples in the excavation areas, the excavation shall be backfilled and compacted with clean soil, and the contractor will prepare a Completion Report that documents the removal and presents analytical results for the confirmation samples.	
Impact 5.7-3: The Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.	Potentially Significant	Implementation of Mitigation Measures HAZ-1 and HAZ-2 is required.	Less than Significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.7-4: The Proposed Project would not be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code § 65962.5 and, as a result, would create a significant hazard to the public or the environment.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.7-5: Development of the Proposed Project would affect the implementation of an emergency responder or evacuation plan.	Less Than Significant	No mitigation measures or conditions of approval are required.	Less Than Significant
5.8 HYDROLOGY AND WATER QUALITY			
Impact 5.8-1: The Proposed Project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.8-2: The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Proposed Project may impede sustainable groundwater management of the basin.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
5.9 LAND USE AND PLANNING			
Impact 5.9-1: The Proposed Project's implementation would not divide an established community.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.9-2: The Proposed Project's Implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant

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5.10 NOISE			
Impact 5.10-1: Construction activities would result in temporary noise increases in the vicinity of the Proposed Project in excess of existing established standards. Operational activities would not result in permanent or temporary increase in ambient noise levels in excess of existing established standards.	Potentially Significant	N-1 The Santa Monica-Malibu Unified School District construction contract bid shall require the chosen construction contractor(s) to prepare a Construction Noise Control Plan. The details of the Construction Noise Control Plan shall be included as part of the permit application drawing set and as part of the construction drawing set. The Construction Noise Control Plan shall include, but not be limited to the following: - During the entire active construction period, equipment and trucks used for Project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds). - The District shall require the contractor to use impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered wherever such alternatives are available. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. - During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers, or other measures. - During the entire active construction period, noisy operations shall be combined so that they occur in the same time period because the total noise level produced would not be significantly greater than the level produced if the operations were performed separately (and the noise would be of shorter duration). - Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. - During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on	Less than Significant

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		the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. For on-site receptors, erect a fence with sound blankets at least 8 feet tall in the immediate proximity between the construction perimeter and active classrooms as to block the line of site during school hours. The blanketed fence shall not have any gaps between blankets or between the blankets and the ground.	
Impact 5.10-2: Temporary construction activities would potentially create excessive groundborne vibration and groundborne noise at sensitive receptors.	Potentially Significant	N-2 Vibratory compaction that is within 25 feet of any surrounding residential structure shall use a static roller in lieu of a vibratory roller. Specifically, use of a static roller is predicted to generate vibration levels of approximately 0.05 in/sec PPV at a distance of 25 feet (New Zealand Transport Agency 2012). At a distance greater than 25 feet, a vibratory roller would no longer exceed 0.20 in/sec PPV.	Less than Significant
5.11 RECREATION			
Impact 5.11-1: The Proposed Project would not result in increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.11-2: The Proposed Project would not Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
5.12 TRANSPORTATION			
Impact 5.12-1: The Proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.12-2: The Proposed Project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).	Less than Significant	No mitigation measures or conditions of approval are required.	Less than Significant
Impact 5.12-3: The Proposed Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Potentially Significant	T-1 Preparation and Implementation of a Construction Management Plan Santa Monica Municipal Code (SMMC) Section 8.98 stipulates the preparation of a Construction Management Plan for any project that meets the criteria set forth in SMMC Section 8.98.030 in order to coordinate, communicate, and manage the temporary effects of construction activity on surrounding residents, businesses, and commuters in the community. In accordance with SMMC Section 8.98, prior to initiating construction, the District and/or its contractors shall prepare and implement a Construction Management Plan that meets the requirements of SMMC Section 8.98.040 (Content of a Construction Management Plan). The Construction Management Plan shall also include a Temporary Traffic Control Plan (TTCP) to address anticipated impacts to or closures of public rights-of-way. The Construction Management Plan (including the TTCP) shall be submitted to the City Public Works Department for approval prior to construction of each phase of the Project. The TTCP will demonstrate appropriate traffic handling during construction activities for all work that could impact the traveling public (e.g., the transport of equipment and materials to the campus area). The TTCP shall minimize hazards through industry-accepted traffic control practices. At a minimum, the TTCP shall require the contractor to do the following: • Strictly adhere to adhere to the construction noise restrictions per Section 4.12.110 of the Santa Monica Municipal Code. Construction and demolition work times are: Monday through Friday, 8:00 a.m. until 6:00 p.m.; Saturdays 9:00 a.m. until 5:00 p.m. No construction or demolition is allowed on Sundays and holidays; • obtain transportation permits necessary for oversize and overweight load haul routes and follow regulations of the applicable jurisdiction for transportation of oversized and overweight loads; • provide adequate signage and traffic flagger personnel, if needed, to control and direct traffic for deliveries, if they could preclude free flow of traffic in both	Less than significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		directions or cause a temporary traffic hazard; prohibit deliveries of heavy equipment and construction materials during periods of heavy traffic flow (i.e., 30 minutes before or after school start and end times); • develop a Traffic Education Program to assist in educating parents, students, and staff on drop-off/pick-up procedures specific to each phase of construction that includes informational materials regarding student drop-off and pick-up procedures via regular parent/school communication methods and posted on the school website; • utilize portable message signs and information signs at construction sites as needed; • coordinate with the responsible agency departments, including the City of Santa Monica Public Works and Planning Departments, and the City of Santa Monica Fire Department no less than 10 days prior to the start of the work for each phase including specifying whether any temporary vehicle, pedestrian, or bicycle construction detours are needed, if construction work would encroach into the public right-of-way, or if temporary use of public streets surrounding the campus is needed; and • review all existing emergency access and evacuation plans and identify procedures for construction area evacuation in the case of an emergency declared by local authorities. • Additionally, the District shall ensure that the construction contractor follows all applicable requirements and regulations established in the City of Santa Monica Procedures and Requirements for Temporary Traffic Control Plans to ensure the TTCP is prepared to City standards and approved as necessary.	
Impact 5.10-4: The Proposed Project would not result in inadequate emergency access.	Potentially Significant	Implementation of Mitigation Measure T-1 is required.	Less than Significant

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