

WILSON MIDDLE SCHOOL AND CENTRAL ELEMENTARY SCHOOL REDEVELOPMENT PROJECT

STATE CLEARINGHOUSE No. 201591045

MITIGATION MONITORING AND REPORTING PROGRAM



PREPARED FOR:

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Redevelopment Project Mitigation Monitoring and Reporting Program.
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The San Diego Unified School District would adopt this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Wilson Middle School and Central Elementary School Redevelopment Project, which is the subject of the Environmental Impact Report (EIR), complies with all applicable environmental mitigation requirements. The mitigation measures for the project would be adopted by the San Diego Unified School District, in conjunction with the certification of the EIR. The mitigation measures have been integrated into this MMRP. Within this document, the approved mitigation measures are organized and referenced by subject category. The mitigation measures are provided in Attachment A. The specific mitigation measures are identified, as well as the method and timing of verification and the responsible party that would ensure that each action is implemented.

The mitigation measures applicable to the project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, and/or reducing or eliminating impacts over time by maintenance operations during the life of the action.

Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to CEQA, to monitor performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place. The San Diego Unified School District is the designated lead agency for the MMRP. The San Diego Unified School District is responsible for review of all monitoring reports, enforcement actions, and document disposition. The San Diego Unified School District would rely on information provided by the monitor as accurate and up to date and would field check mitigation measure status as required.

A record of the MMRP would be maintained at San Diego Unified School District, 4860 Ruffner Street, San Diego, CA 92111 (Physical Plant Operations Annex). All mitigation measures contained in the EIR shall be made conditions of the project as may be further described below.

Attachment A

**San Diego Unified School District Wilson Middle School
and Central Elementary School Redevelopment Project
Final EIR Mitigation Monitoring and Reporting Program**

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
Section 3.1 Air Quality				
<p><u>Mitigation Measure MM-Air-1: Utilize Clean Construction Equipment</u> The construction contractor shall ensure that all off-road diesel-powered equipment greater than 25 horsepower used during construction is equipped with engines that meet or exceed either EPA or ARB Tier 4 off-road emission standards for PM exhaust. The construction contractor shall submit evidence of the use of Tier 4 equipment or cleaner to the District prior to the commencement of construction activities.</p>	Prior to construction	Documentation of the use of Tier 4 equipment or cleaner	San Diego Unified School District with Construction Contractor	San Diego Unified School District
<p><u>Mitigation Measure MM-Air-2: Implement Diesel Emission-Reduction Measures During Construction</u> The construction contractor shall implement the following measures during construction, subject to verification by the District.</p> <ol style="list-style-type: none"> 1. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than 2 minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English and Spanish, in designated queuing areas and at the construction site, to remind operators of the 2-minute idling limit. 2. The contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. 	During construction	Compliance with project construction specifications	San Diego Unified School District with Construction Contractor	San Diego Unified School District
Section 3.2 Cultural Resources				
<p><u>Mitigation Measure MM-CR-1: Conduct Archaeological Monitoring</u> To reduce potential impacts archeological resources, a qualified archaeologist shall monitor all proposed ground disturbance activities for the proposed project site in order to prevent impacts on subsurface prehistoric and historic archaeological deposits. The following additional measures shall be implemented to recover resources before they are lost or destroyed:</p> <ul style="list-style-type: none"> • To reduce potential impacts related to prehistoric and historic archaeological resources, all proposed ground disturbance, including grading and excavating for a project, shall be monitored by a qualified archaeologist(s) who meets the Secretary of the Interior’s Professional Qualifications Standards, as promulgated in Code of Federal Regulations (CFR), Title 36, Section 61 or in the City’s Land Development Code. • The Lead Archaeological Monitor shall be invited to the preconstruction meeting to inform all personnel of the high probability of archaeological materials being encountered during construction. • If intact subsurface deposits are identified during construction, the 	Prior to and during construction	Report submittal and on-ite construction monitoring by archaeologist	San Diego Unified School District with Archaeology Contractor and Construction Contractor	San Diego Unified School District

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>archaeologist shall be empowered to divert construction activities away from the find and shall be given sufficient time and compensation to investigate the find and determine its significance.</p> <ul style="list-style-type: none"> Recovered items shall be treated in accordance with current professional standards by being properly provenienced, cleaned, analyzed, researched, reported, and curated in a collection facility meeting the Secretary of the Interior’s Standards, as promulgated in 36 CFR 79, such as the San Diego Archaeological Center. The costs for curation shall be included in the budget for recovery of the archaeological remains. The final report produced shall discuss the monitoring program and its results, and shall provide interpretations of the recovered materials. 				
<p>Mitigation Measure MM-CR-2: Conduct Paleontological Resource Monitoring A qualified paleontologist shall prepare a Paleontological Assessment Report that includes record searches and reviews of the existing literature for the proposed project area in order to determine the likelihood of fossils being impacted. If this study determines that impacts on highly sensitive paleontological deposits cannot be avoided, then the following additional measures shall be designed to recover remains before they are lost or destroyed.</p> <ul style="list-style-type: none"> If highly sensitive fossil-bearing deposits are likely to be impacted and the proposed construction methodology shall allow for the recovery of fossils, then the Paleontological Assessment shall be incorporated into the project specifications. If monitoring is necessary, then a qualified paleontologist shall attend preconstruction meetings to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of San Diego County, and who has worked as a paleontological monitoring project supervisor in the County for at least 1 year. A paleontological monitor shall be on site on a full-time basis during the original cutting of previously undisturbed deposits of high sensitivity formations, to inspect exposures for contained fossils. The paleontological monitor shall work under the direction of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time; however, some fossil specimens, such as a complete 	<p>Prior to and during construction</p>	<p>Report submittal and onsite construction monitoring by paleontologist</p>	<p>San Diego Unified School District with paleontology contractor and Construction Contractor</p>	<p>San Diego Unified School District</p>

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>large mammal skeleton, may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovering of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on site.</p> <ul style="list-style-type: none"> • Fossil remains collected during the monitoring and salvage portion of the program shall be cleaned, repaired, sorted, and catalogued. • 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 San Diego Natural History Museum or remain on the school site as an educational learning display. • A final 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. 				
Section 3.3 Hazards and Hazardous Materials				
<p><u>Mitigation Measure MM-Haz-1: Comply with Soil Management Plan</u> Prior to the approval of the proposed project grading plans and the commencement of construction activities that would result in building demolition or soil disturbance, the District and the contractor (collectively "Contractor") shall demonstrate compliance with the Soil Management Plan, Wilson Middle School, 3838 Orange Avenue and 3773 El Cajon Boulevard, San Diego, California, prepared by Ninyo & Moore (Appendix D). Specifically, the Contractor shall demonstrate compliance with the following requirements of the plan.</p> <ul style="list-style-type: none"> • <i>Conduct Soil Testing.</i> The Contractor shall comply with the excavated soil management techniques specified in the plan. The Contractor shall follow the soil sampling protocol and soil sampling objectives, and shall comply with the soil characterization methodology identified within the plan. • <i>Stockpile Management.</i> The stockpile shall be constructed and managed by the Contractor in accordance with federal, state, and local regulations and guidance (e.g., the Site Assessment and Mitigation Manual) project documents, the SMP, the CHSP, and the Contractor's Stormwater Pollution Prevention Plan. Contaminated substances, hazardous substances, and/or hazardous waste stockpiles shall be removed from the site in less than 90 days from the date of starting the stockpile. • <i>Complete Soil Disposal.</i> The Contractor shall manage the loading, transportation, and disposal of wastes to an appropriate treatment, disposal, or recycling facility. The Contractor shall prepare waste profiles 	<p>Prior to and during construction</p>	<p>Compliance with the SMP and project construction specifications</p>	<p>San Diego Unified School District and Construction Contractor to implement plan</p>	<p>San Diego Unified School District</p>

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>and manifests. The Contractor shall be responsible for the scheduling of shipments of wastes after notice of acceptance. Hazardous wastes transportation off site for disposal shall be performed in accordance with Department of Transportation Hazardous Material Transportation regulations. Trucks carrying contaminated substances, hazardous substances, or hazardous wastes shall be enclosed such that there are no odor or dust emissions during transportation along the haul route identified in the project specifications/Contractors transportation plan.</p>				
<p><u>Mitigation Measure MM-Haz-2: Comply with the Community Health and Safety Plan</u></p> <p>Prior to the approval of the project grading plans and the commencement of construction activities that would result in building demolition or soil disturbance, the Contractor shall demonstrate compliance with the <i>Community Health and Safety Plan, Wilson Middle School, 3838 Orange Avenue and 3773 El Cajon Boulevard, San Diego, California</i>, prepared by Ninyo & Moore (Appendix D), which has been prepared in accordance with federal and state Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) Standards; Code of Federal Regulations, Title 29, Section 1910.120; and California Code of Regulations, Title 8, Section 5192.</p> <p>Generally, the procedures that shall be implemented to minimize hazards during construction include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • <i>Dust Monitoring.</i> The dust monitoring program shall be implemented by the proposed project’s Environmental Consultant and shall consist of the following activities. <ul style="list-style-type: none"> ○ Monitor for the presence of visible dust generated during earth moving activities. ○ If dust is observed, notify the contractor and request that dust be reduced/eliminated by appropriate engineering controls (e.g., application of water via hose, water truck). ○ Use a portable monitoring instrument to measure total dust levels at the downwind perimeter of the site at an appropriate sampling frequency (e.g., every half hour or hour). ○ Document dust monitor readings, including date, time, and location of each measurement. • <i>Control Methods.</i> Administrative and engineering controls shall be implemented by the Contractor to prevent or minimize public exposure to potential hazards created by field activities. Control methods to reduce 	<p>Prior to and during construction</p>	<p>Compliance with the CHSP and project construction specifications</p>	<p>San Diego Unified School District and Construction Contractor</p>	<p>San Diego Unified School District</p>

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>public access, prevent or minimize dust, and reduce noise and other physical hazards shall be used. If other contamination hazards are observed by the Contractor during the course of work, the proposed project's Environmental Consultant shall be notified and appropriate assessment performed.</p> <ul style="list-style-type: none"> <i>Emergency Planning.</i> In the event of an emergency or unauthorized release of a hazardous substance or waste, the Contractor shall immediately notify their Site Health and Safety Officer, who is the individual (either a District employee or a person with whom the District contracts for this role) with the authority and knowledge necessary to implement the site safety and health plan and verify compliance with applicable safety and health requirements, and inform them of the health and/or environmental risk. These individuals have the knowledge and integrated authorities to cease any activity or condition contributing to the hazard. 				
<p>Mitigation Measure MM-Haz-3: Remove UST</p> <p>If a UST is encountered, work in the area shall cease, and the UST shall be removed under the oversight of the County of San Diego Department of Environmental Health (DEH) as per the Site Assessment and Mitigation (SAM) Manual, which would include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> The Contractor shall obtain a permit from the DEH and the San Diego Fire Department (SDFD) for UST removal. Once permits are obtained, the top of the tank shall be uncovered and the tank shall be emptied and cleaned per the SAM Manual. DEH and SDFD inspectors shall be on site to observe the UST being inerted (i.e., dry ice is placed in tank to push any flammable vapors out of the tank) and the removal of the UST and any associated piping. A limited amount of contaminated soil (<50 cubic yards) shall be removed from the excavation during UST removal if indicators of contamination are observed. The DEH inspector shall direct the collection of soil samples below the UST and piping, which will be analyzed at a laboratory. The results shall be reviewed by the DEH to determine if an unauthorized release from the tank has occurred. However, if obvious evidence of a release is observed (e.g., free product, significant staining/odors, etc.) then the DEH can immediately determine the release has occurred. Pending determination of the release, the excavation shall be backfilled; however, if a release occurred then additional site assessment and/or soil removal may be required (per MM-Haz-1, above). The tank shall be recycled or disposed of at a landfill. Any contaminated soil, UST contents, and UST rinseate shall be disposed of as waste under 	<p>During construction</p>	<p>Compliance with the Site Assessment and Mitigation (SAM) Manual</p>	<p>San Diego Unified School District along with the Construction Contractor and the County of San Diego DEH</p>	<p>San Diego Unified School District</p>

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
manifest.				
<p><u>Mitigation Measure MM-Haz-4: Removal of Asbestos-Containing Material</u> At least 10 working days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work (such as site preparation that would break up, dislodge, or similarly disturb ACM, the Contractor shall submit an Asbestos Demolition or Renovation Operational Plan (Notice of Intention) to the District. The plan shall be prepared by an asbestos consultant licensed with the California State Licensing Board and certified by Cal OSHA to conduct an asbestos inspection in compliance with the asbestos NESHAP requirements. The asbestos NESHAP, as specified under Rule 40 CFR 61, Subpart M, (enforced locally by the San Diego Air Pollution Control District (SDAPCD), under authority, per Regulation XI, Subpart M – Rule 361.145), requires the Asbestos Demolition or Renovation Operational Plan to include the facility information, project description, presence of asbestos, removal and demolition contractors, means of waste transportation off site, contingency plan, and certified specialist who shall be present on site during removal of asbestos. Removal of all ACM or presumed ACM on the proposed project site shall be monitored by the certified asbestos consultant and shall be performed in accordance with all applicable laws, including California Code of Regulations, Title 8, Section 1529, Asbestos; OSHA and Cal OSHA standards; and the SDAPCD Rule 361.145, Standard for Demolition and Renovation. Notification of at least 10 days of any removal or demolition work and payment of the appropriate fee(s) is required by SDAPCD.</p>	10 business days prior to the issuance of the demolition permit or commencement of any asbestos stripping or removal work	Submittal of an Asbestos Demolition or Renovation Operational Plan	San Diego Unified School District along with the Construction Contractor	San Diego Unified School District
<p><u>Mitigation Measure MM-Haz-5: Remove Lead-Based Paint</u> Prior to the issuance of a grading permit or demolition permit, the Contractor shall show proof to the District that a Certified Lead Inspector/Assessor, as defined in California Code of Regulations, Title 17, Section 35005, and in accordance with all applicable laws pertaining to the handling and disposal of lead-based paint, has been retained to perform demolition and removal of all existing on-site structures constructed pre-1979. Lead-based materials exposure is regulated by Cal OSHA. California Code of Regulations, Title 8, Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials so that exposure levels do not exceed Cal OSHA standards.</p>	Prior to the issuance of a grading permit or demolition permit	Submittal of proof of compliance with California Code of Regulations, Title 17, Section 35005	San Diego Unified School District along with the Construction Contractor and the Certified Lead Inspector/ Assessor	San Diego Unified School District
Section 3.4 Noise and Vibration				
<p><u>Mitigation Measure MM-Noi-1: Implement Construction Site Noise Control Measures</u> The District shall require all contractors to adhere to the following noise abatement measures. The District shall be responsible for ensuring implementation.</p> <ul style="list-style-type: none"> Construction activities shall be limited to the hours of 7 a.m. to 7 p.m. on weekdays and Saturdays, and shall not occur at any time on Sundays or 	During construction	Compliance with project construction specifications	San Diego Unified School District along with Construction Contractor	San Diego Unified School District

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>legal holidays. Construction personnel shall not be permitted on the job site, and material or equipment deliveries and collections shall not be permitted outside of these hours.</p> <ul style="list-style-type: none"> • Temporary construction noise barriers shall be installed at the times and locations described below. <ul style="list-style-type: none"> ○ During all Phase 1.1 activities that occur in the north-central portion of the proposed project site, at the future location of buildings 500, 600, and 700 (i.e., the Phase 1B construction area); along the east and south boundaries of the Phase 1B construction area. ○ During all Phase 1.1 activities that occur in the west portion of the site, at the future location of buildings 100, 200, 300, and 400 (i.e., the Phase 1A construction area); along the west and south boundaries of the Phase 1A construction area. ○ During all Phase 1.3 activities that occur in the north-central portion of the proposed project site, at the future location of buildings 500, 600, and 700 (i.e., the Phase 1B construction area); along the east and south boundaries of the Phase 1B construction area. ○ During all Phase 2.1 activities; along the east and south boundaries of the future Central Elementary School site (i.e., the Phase 2 construction area). • The barrier locations are also illustrated in Figure 3.4-3. If desired by the District and/or their contractor, these barriers may be left in place beyond the minimum durations specified above, but such an extension is not required. The minimum height of the barriers shall be 8 feet above ground level. The barriers shall be constructed from acoustical blankets hung over or from a supporting frame. The blankets shall provide a minimum sound transmission class rating of 28 and a minimum noise reduction coefficient (NRC) of 0.80 and be firmly secured to the framework, with the sound-absorptive side of the blankets oriented toward the construction equipment. The blankets shall be overlapped by at least 4 inches at seams and taped and/or closed with hook-and-loop fasteners (i.e., Velcro®) so that no gaps exist. The largest blankets available should be used to minimize the number of seams. The blankets shall be draped to the ground to eliminate any gaps at the base of the barrier. • All construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good 				

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>operating condition that meet or exceed original factory specification.</p> <ul style="list-style-type: none"> • All mobile or fixed construction equipment used on the proposed project that is regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of proposed project activity. • All construction equipment shall be properly maintained. (Poor maintenance of equipment may cause excessive noise levels.) • All construction equipment shall be operated only when necessary and shall be switched off when not in use. • Construction employees shall be trained in the proper operation and use of the equipment. (Careless or improper operation or inappropriate use of equipment can increase noise levels. Poor loading, unloading, excavation, and hauling techniques are examples of how a lack of adequate guidance and training may lead to increased noise levels.) • Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible. • Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. • Construction site speed limits shall be established and enforced during the construction period. • The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. • The contractor shall provide advance written notification of construction activities to residences around the construction site. Notification shall include a brief overview of the proposed construction activity and its purpose and schedule. It also shall include the name and contact information of the project manager or representative responsible for resolving any noise concerns. 				
<p><u>Mitigation Measure MM-Noi-2: Design Project Mechanical Systems to Ensure All Mechanical Equipment Complies with Section 59.5.0401 of the City of San Diego Municipal Code</u></p> <p>During the architectural and engineering design phases of the proposed project, and prior to the issuance of any building permits for the school buildings, an acoustical consultant shall be retained by the District to evaluate the mechanical system design and provide recommendations, as necessary, to ensure that the associated 1 hour Leq (1-hour average noise level) would not exceed 57.5 dBA at any single-family residence or 60 dBA at any multi-family residence during the daytime hours of 7 a.m. to 7 p.m. If the mechanical equipment would operate during the evening hours of 7 p.m. to 10 p.m., the applicable 1-hour Leq noise limits would be reduced to 52.5 dBA</p>	<p>During design phase and prior to the issuance of any building permits</p>	<p>Verification of noise attenuation techniques</p>	<p>San Diego Unified School District</p>	<p>San Diego Unified School District</p>

Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
and 55 dBA, respectively; if the mechanical equipment would operate during the nighttime hours of 10 p.m. to 7 a.m., the applicable noise limits would be further reduced to 50 dBA and 52.5 dBA, respectively. Such recommendations may include, but are not limited to, the selection of quieter mechanical units, changes in unit locations, changes to rooftop parapet walls, and acoustical louvers or screens.				
<p><u>Mitigation Measure MM-Noi-3: Coordinate Construction Activities to Avoid Excessive Groundborne Vibration at Sensitive Onsite Buildings</u></p> <p>The District shall coordinate with all contractors to avoid excessive groundborne vibration at sensitive onsite buildings. Such coordination may include, but is not limited to, the following.</p> <ul style="list-style-type: none"> Identifying days and times when school buildings would be used for sensitive learning activities and avoiding the operation, within 55 feet of the affected school building(s), of heavy vehicles associated with demolition, site preparation, grading, or site improvement activities. Relocating sensitive learning activities to alternative classrooms or other spaces away from heavy construction activities. 	Prior to and during construction	Compliance with project construction measures	San Diego Unified School District along with Construction Contractor	San Diego Unified School District
Section 3.5 Transportation, Traffic and Parking				
<p><u>Mitigation Measure MM-Tra-1: Install a Roundabout</u></p> <p>Prior to the issuance of occupancy permits for Central Elementary School, the District shall install a roundabout at the intersection of Orange Avenue and 39th Street. The roundabout concept would eliminate the left-turn vehicle conflicts associated with the offset design of 39th Street, reduce pedestrian crossing distances, and provide for off-street east-west crossing through the intersection for bicyclists on the south side of Orange Avenue.</p>	Prior to issuance of occupancy permits	Installation of a roundabout	San Diego Unified School District	San Diego Unified School District
Section 3.6 Greenhouse Gases and Energy				
No mitigation measures required.	n/a	n/a	n/a	n/a

Source: ICF 2017.

