
APPENDIX A

SITE ACQUISITION MITIGATION MONITORING PROGRAM

Mitigation Monitoring Program

Rogge Road High School Site Acquisition and Development Preliminary Mitigation Monitoring Program

Introduction

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are implemented.

Monitoring Program

The basis for this monitoring program is the mitigation measures included in the *Rogge Road High School Site Acquisition Environmental Impact Report*. These mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less than significant levels. These mitigation measures become conditions of project approval, which the school district is required to complete during and after implementation of the proposed project, as specified in the timing threshold for each mitigation measure.

The attached checklist is proposed for monitoring the implementation of the mitigation measures. This monitoring checklist contains all appropriate mitigation measures in the EIR.

This mitigation monitoring program will likely be modified after completion of the CEQA process for construction of the high school.

Monitoring Program Procedures

The Salinas Union High School District (SUHDS) shall use the attached monitoring checklist for the proposed project. The monitoring program should be implemented as follows:

1. The SUHDS is responsible for coordination of the monitoring program, including the monitoring checklist. The SUHSD is responsible for completing the monitoring checklist and distributing the checklist to the responsible individuals or agencies for their use in monitoring the mitigation measures;
2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring checklist to the SUHSD to be placed in the project file. If the mitigation measure has not been complied with, the monitoring checklist should not be returned to the SUHSD;
3. The SUHSD will review the checklist to ensure that appropriate mitigation measures and additional conditions of project approval included in the monitoring checklist have been complied with at the appropriate time, e.g. prior to construction, etc. Compliance with mitigation measures is required; and
4. If a responsible individual or agency determines that a non-compliance has occurred, a written notice should be delivered by certified mail to the SUHSD within 10 days describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period of time, construction may be halted at the discretion of the SUHSD.

Rogge Road High School Mitigation Monitoring Checklist

Step 1 Prior to **purchase of the school site**, the following mitigation measure shall be implemented:

HZ-2. The Salinas Union High School District shall verify that the 55-gallon drum of motor oil has been removed prior to acquisition of the site. If removal of the container results in any soil staining, the SUHSD shall have the soil tested for potential contamination, and shall appropriately remediate any contaminated soils.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

Step 2 Prior to **approval of school design and engineering plans**, the following mitigation measure shall be implemented:

AE-1. The Salinas Union High School District shall prepare a lighting study evaluating the future proposed school facilities when available and prior to completion of future supplemental environmental review pursuant to CEQA. The lighting study shall identify methods for reducing potential lighting impacts to neighbors, motorists, and nighttime views while maintaining safety and the objectives of the school facility. The study shall consider, but not be limited to, recommending the following measures that may serve to minimize potential light pollution: the use of energy efficient lights and/or low- or high-pressure sodium lights; exclusion of mercury vapor lights; light shielding and proper direction; light pole height; and, hours of lighting. All economically feasible recommendations in the lighting study that do not compromise school programs shall be implemented prior to occupancy of the school, or prior to use of lighting for nighttime visibility during school activities, whichever comes first.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

AE-2. The Salinas Union High School District shall design the high school with placement of lighted fields and parking lots in the least obtrusive location to existing and/or planned surrounding land uses, balancing the educational needs with the environmental impacts and without jeopardizing the use and value of the school facility or compromising school programs

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

- G-1. Once a preliminary design of the new high school is prepared, the Salinas Union High School District shall have a supplemental geotechnical analysis prepared to determine the suitability, stability, and appropriate recommendations for construction of a specified school design/siting if adequate sampling and analysis is not presented in the *Preliminary Geotechnical Investigation Proposed School Site, Rogge Road, Salinas, California* (Kleinfelder, Inc. 2005). The supplemental analysis shall be completed prior to approval of the site plan by the Salinas Union High School District School. The recommendations in the supplemental analysis shall be used in all relative phases of design, site preparation, and construction. The supplemental report shall include, but not be limited to, 1) performing additional subsurface exploration within proposed building footprints, as required by California Code of Regulations, Title 24, and the 2001 California Building Code, once building layout is determined, 2) review of plans and specifications, 3) observation and in-place density testing of subgrade preparation and grading, engineered fill installation, utility trench backfill, aggregate base installation, 4) observation of building foundation excavations and pavement construction, and 5) observation of retaining wall construction.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

- HZ-3. The SUHSD shall design the Rogge Road high school in compliance with State Department of Education requirements, particularly to avoid siting of facilities within 100 feet of the power transmission line right-of-way along the eastern boundary of the site. If final site design includes facilities within the 100-foot buffer, SUHSD shall obtain the appropriate EMF setback exemption from the State Department of Education.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

- HY-1. The SUHSD shall coordinate with the City of Salinas for connecting to the city's storm water infrastructure, or conveying water to an off-site detention pond if available. If City storm water infrastructure or other privately owned detention facilities are not available or do not have adequate capacity, the SUHSD shall have a hydrological analysis prepared and the results included in a supplemental EIR for the school development project. The hydrological analysis shall determine adequate storm water conveyance and detention infrastructure, including sizing and on-site or off-site detention requirements. Storm water management infrastructure shall be in place prior to occupancy of the school.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

N-1. The SUHSD shall prepare an acoustical analysis when layout of the future school is determined, as a part of the supplemental environmental review process. The acoustical analysis shall determine, but not be limited to, potential impacts to the school from the surrounding noise environment; potential impacts to neighboring uses due to school-related events; and, recommendations for reducing potential noise impacts within acceptable levels. The acoustical analysis shall be completed and mitigation considered prior to approval of the school design by the SUSHD School Board.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

T-1. Prior to approval of a site plan and construction of the high school, the SUHSD shall conduct supplemental environmental review to evaluate the impacts on the roadway system, as well as access issues for vehicles, busses, pedestrians, and bicycles.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

CUM-AE-2. To the extent financially feasible and in alignment with educational programs and facilities, the SUHSD shall design the high school with “Traditional Neighborhood Development” characteristics. The SUHSD should consult with the City of Salinas regarding the city’s design standards.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

CUM-AQ-1. The SUHSD Board of Trustees shall require to the extent financially feasible and in alignment with educational programs and facilities the following measures, as identified by the Monterey Bay Unified Air Pollution Control District, in final improvement plans prior to approval of the campus design plans.

- a. Access points shall include street lighting to provide pedestrian safety;
- b. Sidewalks shall be designed for connectivity and access, providing continuous, safe pedestrian circulation;
- c. Street trees shall be planted along roadways to provide a cooler, comfortable and attractive pedestrian route, and to uptake CO for natural filtration;
- d. Buildings shall be situated in a north-south orientation as much as feasible to reduce heating and cooling needs, energy demand, and district costs;

- e. Parking areas shall include landscaping with trees that provide at least 30 percent shade (canopy) cover at maturity, or maximum potential shade cover considering the design and utility of the parking areas. The vegetation and shade provide a temperature buffer and natural coolant, as well as natural air filtration;
- f. Parking areas should provide preferential carpool/vanpool spaces; and
- g. The school should provide secure bicycle parking and storage conveniently accessible and in a safe, visible area of campus.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

Step 3 Prior to **contractual agreement with construction company(ies)**, the following mitigation measure shall be implemented:

AQ-2. SUHSD shall include the following requirements in all construction bids and documents (and implemented during construction activities) for the purpose of reducing diesel particulates and acrolein emissions during construction of the Rogge Road High School:

- a. All pre-1994 model year and older diesel equipment shall be retrofitted with EPA-certified diesel oxidation catalyst filters, or the entire construction and demolition equipment fleet shall be fueled with B20 (20 percent biodiesel and 80 percent petroleum diesel) biodiesel fuel;
- b. The school district or their contractor shall maintain records of all purchases of diesel oxidation catalyst filters or B20 biodiesel fuel associated with item 1 above, until all construction and demolition work has concluded; and
- c. The Monterey Bay Unified Air Pollution Control District shall have the right to inspect all construction and demolition equipment, as well as the records specified in item 2 above, at any time during demolition and/or construction.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

Step 4 At commencement and/or during construction, grading, and demolition activities, the following mitigation measure shall be implemented:

AQ-1. The following mitigation measures shall be implemented during construction activities, and included as contractual conditions by and between the SUHSD and construction company, for the purpose of reducing PM₁₀ emissions during site preparation and construction, as well as related improvements, of the Rogge Road High School:

- a. Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure (and prevent visible emissions and off-site drift);
- b. When possible, perform grading activities during morning hours when winds are generally calmer, and prohibit grading activities during periods of high wind speed (over 15 mph);
- c. Haul trucks shall maintain at least two feet of freeboard;
- d. All trucks hauling dirt, sand, or loose materials shall be covered;
- e. Cover inactive storage piles;
- f. Install wheel washers at the entrance to construction sites for all exiting trucks;
- g. Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance);
- h. Plant vegetative ground cover in disturbed areas as soon as possible;
- i. Sweep street if visible soil material is carried out from the construction site; and
- j. Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

CU-1. Due to the possibility that significant buried cultural resources may be found during construction, and in accordance with CEQA Guidelines section 15064.5, the SUHSD shall ensure that the following language is included in all construction contracts and permits:

If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

- G-2. The recommendations presented in the *Preliminary Geotechnical Investigation Proposed School Site Rogge Road, Salinas, California* (Kleinfelder, Inc., 2005, pp 11-27), and supplemental analysis if warranted, shall be implemented as appropriate. The recommendations pertain to site clearing and stripping, recompaction of loose/weak near-surface soils, subgrade preparation, material for fill, fill placement and compaction, utility trench excavation and backfill, surface drainage, seepage control, wet weather construction, construction observation, building foundations, conventional footing foundations, settlement, lateral load resistance, concrete floor slabs, moisture vapor transmission, exterior concrete slabs-on-grade, retaining walls, pavements, and rigid concrete pavements.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

- HZ-1. As a component of the PEA required of the SUHSD by DTSC, the SUHSD shall include, but not limit the PEA to, analysis of the existing structures to determine the presence of asbestos containing materials, lead based paint, and soil conditions near the 55-gallon oil storage drum. The PEA shall be completed and submitted to DTSC prior to acquisition of the site, or if not complete, the SUHSD shall enter into an environmental oversight agreement with DTSC prior to acquisition of the site. If the structures do contain either hazardous material, the PEA shall present recommendations and requirements for demolition and disposal. Prior to occupancy of the school, the SUHSD shall ensure the structures are demolished and disposed according to the most recent legal requirements, and provide evidence to DTSC as the oversight agency.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

- N-2. All construction activities and use of heavy equipment at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on all workdays. This requirement shall be included in any construction contracts obtained by the district for activities on the project site.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

Step 5 Prior to **occupancy of the school**, the following mitigation measure shall be implemented:

HY-2. The SUHSD shall consult with the RWQCB to determine if a Small MS4 Permit applies to the SUHSD. If it is determined that the SUHSD qualifies as a Small MS4, the SUHSD shall initiate the process to obtain the appropriate permits from the RWQCB.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD

CUM-AE-1. The SUHSD shall prepare and implement a landscape plan that promotes greater visual and functional compatibility with the planned adjacent residential developments and pedestrian and bicycle use to the extent financially feasible and in alignment with educational programs and facilities.

Party responsible for implementation: SUHSD

Party responsible for monitoring: SUHSD