

2010 WEST LOS ANGELES COLLEGE FACILITIES MASTER PLAN MITIGATION MONITORING AND REPORTING PLAN

INTRODUCTION

Section 21081.6 of the California Public Resources Code requires that public agencies approving a project with an Environmental Impact Report (EIR) adopt a Mitigation Monitoring and Reporting Program (MMRP) for that project. The purpose of the MMRP is to ensure that the mitigation measures identified in the EIR to mitigate the potentially significant environmental effects of the project are, in fact, properly carried out. In its findings concerning the environmental effects of a project for which an EIR was prepared, a Lead Agency must also include a finding that a MMRP has been prepared and provides a satisfactory program that would ensure avoidance or sufficient reduction of the significant effects of the proposed project.

The mitigation measures included in the Final Supplemental EIR will be monitored by the appropriate parties identified in the table below.

PURPOSE

Monitoring of the implementation of adopted mitigation measures is required by Public Resources Code Section 21081.6. Therefore, this MMRP has been prepared to ensure compliance with all of the mitigation measures identified in the Final Supplemental EIR which would lessen or avoid potentially significant adverse environmental impacts resulting from implementation of the proposed project. The implementation of this MMRP shall be carried out by the Los Angeles Community College District (LACCD), the West Los Angeles College (WLAC) and other agencies or entities (e.g., contractor, architects, engineers and/or other consultants) specified below or designated by WLAC. In general, mitigation measures will be implemented during: (1) development of the design; (2) preparation of the construction contracts; (3) pre-construction (4) the construction phase; (5) pre-occupancy; (6) project operation and (7) prior to completion of the final phase of the Master Plan.

RESPONSIBILITIES AND DUTIES

Monitoring of mitigation measures has been assigned to specific parties with regard to their particular areas of expertise, as shown in the table below. Many of these monitoring actions are included in existing policies, laws, and regulations, while others require additional oversight to ensure that mitigation measures are implemented by the developer or other specified parties, and that LACCD and/or WLAC monitor the implementation of these measures. Monitoring will consist of determining whether:

- Specific issues were considered in the design development phase;
- Construction contracts included the specified provisions;
- Specific actions occurred prior to construction; and
- Required measures were implemented during construction and/or after implementation of

the project.

MONITORING AND REPORTING PROCEDURES

Upon the request of the LACCD, a report affirming compliance with these mitigation measures shall be provided. The report shall be placed on file at both the LACCD office at the Facilities Planning and Development Department and at the WLAC campus in the office of the Vice President of Administration.

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2010 Measures	Method of Verification	Timing	Responsible Party
Aesthetics			
<p>V-1: New buildings and renovations to existing buildings shall adhere to the standards, criteria, and guidelines in the 2009 Master Plan to ensure compatibility and cohesion in terms architectural design, scale, massing, and siting. Reflective, mirrored, or dark glass shall not be installed on the exteriors of the new buildings on the campus. Additionally, proposed Master Plan projects and improvements shall comply with the 2009 Master Plan.</p>	Review of building plans.	Prior to construction.	College Project Manager to verify and submit documentation to LACCD.
<p>V-2: The District has developed and will continue to abide by the formal landscaping plan (set forth in the 2009 Master Plan) that includes provisions mandating the replacement (when necessary), retention, and maintenance of all existing trees along all portions of the College's perimeter. The District further agrees to implement all aspects of the landscaping designs set forth in this EIR and the College's Master Plan, including the planting of indigenous and drought resistant trees, shrubs, and plants.</p>	Review of building plans.	Prior to construction.	College Project Manager to verify and submit documentation to LACCD.
<p>V-3: New trees have been and will continue to be planted to fill any gaps on Freshman Drive, Sophomore Drive, and Stocker Street and along the perimeter of the College campus. New trees, lighting, and landscaping shall comply with the 2009 Master Plan. [Landforms and landscapes were installed on the south side of Stocker Street in accordance with the College's Campus Aesthetic and Landscape Guidelines (August 10, 2004), and in consultation with the HOAs representing homeowners in the vicinity of Stocker Street; this landscaping will continue to be maintained.]</p>	Campus walk-through and on receipt of any complaints from neighbors.	On-going.	WLAC VP Administration
<p>V-4: Signage on the campus shall be consistent with the standards set forth in the 2009 Master Plan.</p>	Review of building plans.	Prior to construction.	College Project Manager to verify and submit documentation to LACCD.
<p>V-5: A Lighting Plan has been developed for the campus and is incorporated in the 2009 Master Plan. A Sports Field Lighting Plan shall be designed with input from Culver City (if Culver City so desires). Nighttime lighting must be located and designed (including, wherever appropriate, the incorporation of full-cutoff shielded fixtures or three-sided fixtures pointed at least 45 degrees below horizontal) to contain the light within the campus and avoid spillover lighting impacts on off-campus properties and surrounding communities. Use of netting that would create a visual barrier blocking out light and glare from the sports fields shall also be considered. All new lighting shall comply with the lighting standards set forth in the 2009 Master Plan (and the Sports Field Lighting Plan to be</p>	<p>Review of building plans.</p> <p>Sports Field Lighting Plan to be developed; Culver City shall be notified of the schedule for development of the Sports Field Lighting Plan and their input shall be requested.</p> <p>Field verification of lighting shut off times as needed and on receipt</p>	<p>Prior to construction.</p> <p>On development of a Sports Field Lighting Plan.</p> <p>On-going.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p> <p>College Project Manager to verify and submit documentation to LACCD.</p> <p>WLAC VP Administration.</p>

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developed), and shall meet all requirements of California lighting standards. Once installed, sports field and facilities lighting shall be scheduled to shut off no later than 11 p.m., except in the case of safety and/or emergency situations.	of any complaints from neighbors.		
V-6: Appropriate light mitigation measures shall be employed such that light levels that result from the installation of new lighting for the Master Plan and experienced by the surrounding communities shall comply with (i) then applicable California standards and (ii) Culver City standards existing as of December 2009, and (iii) LEED and ASHRAE standards as applicable and feasible. All lighting shall provide adequate cut-off features to prevent spill-over light into the surrounding community. All outdoor lighting shall be dark sky compliant as appropriate.	Review of building plans.	Prior to construction.	College Project Manager to verify and submit documentation to LACCD.
V-7: New roadway lighting standards and fixtures (including replacement of existing fixtures) shall comply with the lighting standards set forth in the 2009 Master Plan, and those lighting standards shall meet all requirements of California lighting standards. Lighting standards and fixtures along the second access road shall be consistent in design throughout the length of the roadway and shall incorporate low-intensity lighting, shielded fixtures. Where appropriate, landscaping shall be provided for additional shielding.	Review of building plans.	Prior to construction.	College Project Manager to verify and submit documentation to LACCD.
V-8: All modifications to roads within and surrounding the College that are located near residential areas shall be designed so as to minimize the impact from lights on the College's neighbors.	Review of roadway plans.	Prior to changes to roadways on campus.	College Project Manager to verify and submit documentation to LACCD.
Air Quality			
AQ-1: Apply soil stabilizers to inactive areas.	Field check.	As part of site planning in advance of areas that are to be left inactive for more than 3 weeks.	College Project Manager to verify and submit documentation to LACCD.
AQ-2: Water exposed surfaces three times daily.	Field check.	Randomly at least once per month.	College Project Manager to verify and submit documentation to LACCD.
AQ-3: Cover all stock piles with tarps.	Field check.	As needed when stock piles are to be left over night or during high wind events when visible dust is seen.	College Project Manager to verify and submit documentation to LACCD.
AQ-4: Water all haul roads three times daily.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-5: Reduce speeds on any unpaved roads to less than 15 miles per hour.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.

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AQ-6: Moisten soil not more than 15 minutes prior to moving soil and four times a day under windy conditions in order to maintain soil moisture of 12 percent.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-7: On the last day of active operations prior to a weekend or holiday, apply water or a chemical stabilizer to maintain a stabilized surface.	Field check.	Randomly at least once per month and prior to holidays.	College Project Manager to verify and submit documentation to LACCD.
AQ-8: Cease grading during periods when winds exceed 25 miles per hour.	Field check.	Randomly during periods of high wind and if dust is visible.	College Project Manager to verify and submit documentation to LACCD.
AQ-9: Moisten excavated soil prior to loading on trucks.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-10: Apply cover to all loads of dirt leaving the site or leave sufficient freeboard capacity in truck to prevent fugitive dust emissions en route to disposal site.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-11: Sweep streets to remove dirt carried out by truck wheels.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-12: Schedule grading and excavation activities that occur within approximately 200 feet of the CDC during periods when children are not in attendance. If it is not possible to schedule grading and excavation activities when children are not present at the CDC, then children shall be kept indoors with the windows closed. Air conditioners in the CDC building shall have proper filters to ensure dust generated by construction activities is not transmitted indoors via the building's ventilation system.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-13: Construct a temporary fence around the perimeter of the CDC site to shield it from fugitive dust emissions. The fence shall have a minimum height of 8 feet and a solid or impermeable surface.	Field check.	The fence shall be in place prior to construction activities within 200 feet of the CDC.	College Project Manager to verify and submit documentation to LACCD.
AQ-14: Wash off all trucks leaving the construction site.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-15: Use aqueous diesel fuel wherever feasible.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-16: Use cooled exhaust gas recirculation wherever feasible.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-17: Turn off equipment when not in use for longer than 5 minutes as feasible and prudent.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-18: Use bio-diesel fuel in all onsite diesel-powered equipment, if available.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-19: Use alternatively fueled (compressed natural gas [CNG], liquefied	Field check.	Randomly at least once per month	College Project Manager to verify and

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natural gas [LNG], dual- fuel, or electric) construction equipment, if available.		during construction.	submit documentation to LACCD.
AQ-20: To the extent feasible, minimize truck idling on site and locate staging areas away from locations where students are congregated.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-21: Require all construction vehicles to use Culver City haul routes and schedules.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-22: Phase and schedule construction activities to avoid emission peaks and discontinue use during second stage smog alerts. A second stage smog alert occurs when the Pollution Standard Index reaches 300, at which point the general public is advised to avoid outdoor activity.	Field check.	During second stage smog alerts.	College Project Manager to verify and submit documentation to LACCD.
AQ-23: Implement the following to reduce construction-related traffic congestion (and therefore emissions): 1) Provide rideshare and transit incentives to construction personnel; 2) Configure construction parking to minimize traffic interferences; 3) Provide a flagperson with radio communication to guide traffic properly when and if necessary; 4) Begin construction activity at 8:00 a.m. (subject to noise restrictions in Measure N-1 which includes interior work allowed between 7 a.m. and 8 a.m. and limited construction activity between 6:00 a.m. and 8:00 a.m.) and end construction activity at 6:00 p.m. (with construction prohibited on Sundays and national holidays).	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
AQ-24: All appropriate reasonable steps shall be taken to minimize the amount of any air pollution generated by construction activities and all feasible mitigation measures shall be implemented to protect the community against any potentially harmful effects of such pollution.	Field check.	Randomly at least once per month during construction.	College Project Manager to verify and submit documentation to LACCD.
Biological Resources			
BR-1: No ground disturbance, site clearing, or removal of any potential nesting habitat shall be conducted within the typical breeding/nesting season for birds (February 15 to August 30); or Within 15 days, and again within 72 hours prior to any ground disturbing activities, a qualified biologist shall conduct surveys for nesting birds (including raptors). The surveys shall occur prior to the clearing, removal, or trimming of any vegetation. Surveys shall include areas within 200 feet of construction site boundaries. The biologist must be qualified to determine the status and stage of nesting efforts by all locally breeding bird and raptor species without causing intrusive disturbance.	Field check.	Prior to initiation of grading activities on a new construction site February 15 to August 30.	College Project Manager to verify and submit documentation to LACCD.

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<p>BR-2: If an active nesting effort is confirmed or considered very likely by the biologist, a fence barrier shall be erected around the nest site to provide a minimum 50- foot barrier between the nest and construction activities. A 200-foot buffer shall be required for any raptor nesting site. No habitat removal or any other work shall be allowed to occur within the fenced nest zone until a qualified biologist confirms that the young have fledged and have left the nest.</p>	Field check.	If a nest is confirmed or considered likely.	College Project Manager to verify and submit documentation to LACCD.
Archaeological Resources			
<p>AR-1: In those areas that are not monitored by an archaeologist and/or a culturally affiliated Native American, if buried cultural resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the archaeological resource.</p>	Field check.	During excavation of previously untouched soil.	College Project Manager to verify and submit documentation to LACCD.
<p>AR-2: Provisions for the disposition of recovered prehistoric artifacts shall be made in consultation with culturally affiliated Native Americans. The College shall be the final arbiter should disagreement arise over the disposition of the recovered artifacts.</p>	Discussions with culturally affiliated Native Americans if Native American resources are identified on-site.	During excavation of previously untouched soil.	College Project Manager to verify and submit documentation to LACCD.
<p>AR-3: In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 shall be implemented.</p>	Coordination with County Coroner.	If human remains are discovered on site during excavation.	College Project Manager to verify and submit documentation to LACCD.
Paleontological Resources			
<p>PR-1: A qualified paleontologic monitor shall monitor excavation in areas identified as likely to contain paleontologic resources. These areas are defined as all areas within the College campus where planned excavation will exceed depths of 4 feet. The qualified paleontologic monitor shall retain the option to reduce monitoring if, in their professional opinion, sediments being monitored are previously disturbed. Monitoring may also be reduced if the potentially fossiliferous units, previously described, are not found to be present or, if present, are determined by qualified paleontologic personnel to have low potential to contain fossil resources. The monitor shall be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays, and shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Because the Culver Sand or Inglewood Formation</p>	Field check.	During excavation of previously untouched soil.	College Project Manager to verify and submit documentation to LACCD.

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deposits yield small fossils specimens likely to go unnoticed during typical large scale paleontological monitoring, matrix samples from those rock units shall be collected and processed to determine the potential for small fossils to be recovered prior to substantial excavations in those rock units. If this sampling indicates these units do possess small fossils, a matrix sample of up to 6,000 pounds of rock shall be collected at various locations, to be specified by the paleontologist, within the construction area. These matrix samples shall also be processed for small fossils.			
PR-2: Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.	Review of any recovered materials by a paleontologist.	If resources are found.	College Project Manager to verify and submit documentation to LACCD.
PR-3: Specimens shall be curated into a professional, accredited museum repository with permanent retrievable storage.	Review of any recovered materials by a paleontologist; materials to be curated in accordance with recommendations of paleontologist.	If resources are found.	College Project Manager to verify and submit documentation to LACCD.
PR-4: A report of findings, with an appended itemized inventory of specimens, shall be prepared. The report and inventory, when submitted to the College, will signify completion of the program to mitigate impacts to paleontologic resources.	Completion of report.	If resources are found.	College Project Manager to verify and submit documentation to LACCD.
Geology/Soils/Seismicity			
GE-1: Erosion control measures shall be implemented and shall include the placement of sandbags around basins; the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.	Field check.	During exterior construction activities during the rainy season.	College Project Manager to verify and submit documentation to LACCD.
GE-2: All earthwork and grading shall meet the requirements of the State of California Building Code, Title 24, part 2, volume 1, and shall be performed in accordance with the recommendations in the geotechnical investigation conducted for each proposed project at the West Los Angeles campus. All earthwork and grading shall comply with County grading requirements under the County of Los Angeles Building code, Title 26, Part 2, Volume 1.	Field check.	During exterior construction activities during the rainy season.	College Project Manager to verify and submit documentation to LACCD.
GE-3: All excavation and shoring systems shall meet the minimum requirements of the Occupational Safety and Health Administration	Field check.	During excavation activities.	College Project Manager to verify and submit documentation to LACCD.

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(OSHA) standards.			
GS-1: Site-specific geotechnical investigations shall be performed by qualified licensed professionals before final design of any structures, and recommendations provided in these reports shall be implemented, as appropriate.	Completion of Geotechnical Report for each proposed building.	Prior to completion of final design.	College Project Manager to verify and submit documentation to LACCD.
GS-2: Design and construction of structures for the proposed project shall conform to all applicable provisions of the California State Architect, which follow guidelines set forth in the 2001 CBC. The CBC is based on the 1997 UBC and sets forth regulations concerning proper earthquake design and engineering.	Review of project plans and construction work.	Prior to completion of final design and review for compliance by architect, and ongoing during construction.	College Project Manager to verify and submit documentation to LACCD.
GS-3: Materials susceptible to liquefaction in structural areas shall be removed and recompacted, if practical. Where appropriate, subdrains shall be provided for control of groundwater levels to reduce liquefaction potential.	Completion of Geotechnical Report for each proposed building addressing liquefaction potential as appropriate.	During construction.	College Project Manager to verify and submit documentation to LACCD.
GS-4: Materials susceptible to lateral spreading in structural areas shall be removed and recompacted.	Completion of Geotechnical Report for each proposed building addressing lateral spreading potential as appropriate.	During construction.	College Project Manager to verify and submit documentation to LACCD.
GS-5: The geotechnical investigation of proposed facilities shall fully characterize the presence and extent of corrosive, expansive, or loose compactable soil. Based on the collected data, appropriate mitigation shall be designed. Mitigation options could include the following: removal of unsuitable subgrade soils and replacement with engineered fill, installation of cathodic protection systems to protect buried metal utilities, use of coated or nonmetallic (i.e., concrete or PVC) pipes that are not susceptible to corrosion, construction of foundations using sulfate-resistant concrete, support of structures on deep-pile foundation systems, densification of compactable subgrade soils with in-situ techniques, and placement of moisture barriers above and around expansive subgrade soils to help prevent variations in soil moisture content.	Completion of Geotechnical Report for each proposed building addressing soil conditions as appropriate.	During construction.	College Project Manager to verify and submit documentation to LACCD.
GS-6: Removal and recompaction of unsuitable materials, including loose alluvium and colluvium, shall be conducted during grading operations. Removal of loose materials, generally the upper 5 to 10 feet below natural ground surface, and replacement with an engineered fill shall mitigate the potential for seismic settling.	Completion of Geotechnical report addressing compaction as appropriate. Field Check of grading activities.	During excavation and grading activities.	College Project Manager to verify and submit documentation to LACCD.

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<p>GS-7: Proposed new structures shall comply with all design and monitoring techniques for pile foundations, reinforced mat foundations, and settlement/uplift monuments, developed during the CGS review process. At a minimum the applicant shall consult with the CGS in advance to solicit input regarding the investigation tasks. Unless otherwise approved by the CGS, investigation tasks shall include the following:</p> <ol style="list-style-type: none"> 1. The investigation shall review and analyze DOGGR records (including annual reports) related to the Inglewood (Baldwin Hills) oil field with respect to measured subsidence or uplift to determine the magnitude and location of effects. 2. As dictated by the results of this review, existing aerial photographs, geologic maps, and other available imagery of the area (e.g., In SAR and GPS elevations) shall be reviewed to assess the potential for active subsidence or uplift and the potential for faults to pass through the project site that could serve as locations for future differential movement. 3. Considering steps 1 and 2, the investigation shall determine the likelihood, location, and magnitude (if any) of future subsidence or uplift effects within the project site. 	<p>Completion of Geotechnical Report for each building addressing foundation design as appropriate.</p>	<p>Prior to start of construction.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p>
<p>GS-8: Proposed new structures shall comply with all methane hazard design and monitoring techniques developed during the CGS review process. At a minimum the applicant shall consult with the CGS in advance to solicit input regarding the investigation tasks. Unless otherwise approved by the CGS, investigation tasks shall include the following:</p> <ol style="list-style-type: none"> 1. The investigation shall review and analyze DOGGR records related to the Inglewood oil field with respect to measured methane gas releases in the vicinity of the field and determine the magnitude and location of these releases (if any). 2. The investigation shall review other existing reports on this subject that may have been conducted for other projects (e.g., Culver City, City of Los Angeles, County of Los Angeles) in the vicinity to assess the potential for active methane gas release from conduits such as faults, fracture zones, previously abandoned wells, undocumented wells, or dry holes. 3. Considering steps 1 and 2, the investigation shall determine the likelihood, location, and magnitude (if any) of future methane gas releases within the project site. 4. If sufficient evidence is developed to suggest methane gas potential 	<p>Coordination with CGS as appropriate.</p>	<p>Prior to start of construction.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p>

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within the project site, a site-specific methane gas study shall be performed by a DSA/CGS approved consultant at the project site to characterize the levels of methane and other volatile gases that may be present at the site and evaluate the level of impact that hazardous gases might have on the proposed project.			
Hazardous Materials			
HM-1: Soil sampling and analysis shall be performed to determine the extent of potential contamination beneath all USTs, clarifiers, elevator shafts, and subsurface hydraulic lift structures when on-site demolition or construction activities would affect a particular structure. This could eliminate construction delays associated with the unexpected discovery of contaminated soil. An adequate number of soil samples shall be collected and analyzed for those compounds that were stored in each structure.	Completion of soil sampling as necessary at locations with potential contamination.	Prior to the start of excavation activities.	College Project Manager to verify and submit documentation to LACCD.
HM-2: Prior to construction of proposed Master Plan projects, the College shall obtain a satisfactory closure letter from all appropriate public agencies for those hazardous chemicals and hazardous waste storage areas on the campus that have been identified as areas of concern by regulatory agencies.	Receipt of closure letter as may be required.	Prior to construction activities at each site.	College Project Manager to verify and submit documentation to LACCD.
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HM-4: Soil gas sampling and testing shall be performed in and around several buildings within the southern central portion of the property due to the presence of Vickers 2, #18. In addition, a soil gas survey shall be conducted in all subterranean basements, tunnels, or other subsurface structures throughout the school. Select soil gas samples shall be pre-screened in the field with an organic vapor analyzer and then tested for methane, an odorless explosive gas. Approximately 20–30 borings (5- to 15- feet bgs) and sampling points shall be completed throughout the campus. In addition, air samples shall be collected from all tunnels and basements, if present, after the structures have been isolated for several days.	Completion of soil gas sampling as required for certain areas of the campus as noted in the EIR.	Prior to construction activities at each site.	College Project Manager to verify and submit documentation to LACCD.
HM-5 If additional abandoned oil wells are located on-site, each well shall	Soil sampling as required.	Prior to the start of excavation activities	College Project Manager to verify and

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<p>be uncovered and inspected for proper abandonment. Soil samples shall be collected around the well and reservoir, if any, and tested for total recoverable petroleum hydrocarbons, heavy metals, cyanides, and VOCs. The well shall then be re-abandoned, if necessary. Methane gas and VOC surveys of any subsurface structures (i.e., tunnels or basements) beneath the property site shall also be conducted if the presence of abandoned wells is identified. Buildings within 25 feet of an active, abandoned or idle oil well (200 feet if the well has not been properly abandoned) shall be designed according to recommendations prepared by a licensed civil engineer and approved by the California Division of the State Architect (DSA).</p>		<p>on each building site as appropriate.</p>	<p>submit documentation to LACCD.</p>
<p>HM-6: If contaminated soil or air exceeding regulatory limits is encountered as result of HM- 1, HM-4, or HM-5 above, a remediation plan shall be developed in consultation with the appropriate regulatory authorities, including DTSC and RWQCB. Remediation identified shall be completed.</p>	<p>Preparation of Remediation Plan if required.</p>	<p>Prior to the start of excavation activities on each building site as appropriate.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p>
<p>HM-7: To assess the possible presence of “constituents of concern” in the surface water, water samples shall be collected from the drainage pond, and soil and soil vapor samples in the vicinity of the oil wells, wellhead vaults, former sumps, and former petroleum processing, storage, and handling facility. The soil samples shall be analyzed for diesel and heavy oil, SVOCs and the soil vapor samples shall be analyzed for SVOCs and methane. Clean up shall be undertaken in accordance with applicable regulations and signed off by DTSC.</p>	<p>Water sampling as required.</p>	<p>Prior to the start of excavation activities on each building site as appropriate.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p>
<p>HM-8: All hazardous waste shall be stored and ultimately disposed of in a lawful manner and through appropriate procedures that do not create a hazard to the public or the environment. All chemicals used on campus shall be properly stored in labeled containers.</p>	<p>Field check.</p>	<p>Throughout construction. Ongoing during campus operations.</p>	<p>College Project Manager to verify and submit documentation to LACCD. Ongoing monitoring WLAC VP Administration.</p>
<p>HM-9: Each clarifier shall be regularly inspected (on a yearly basis or when the solids are pumped, whichever is more frequent) for cracks. If the interior lining of the clarifier is degraded or there is an indication that the clarifier is leaking or could have leaked, then an environmental assessment may be warranted around the clarifier. All clarifiers shall be cleaned and resealed if there is visual evidence of cracks or degradation of the interior concrete lining.</p>	<p>Field check.</p>	<p>Ongoing during campus operations.</p>	<p>Ongoing monitoring WLAC VP Administration.</p>

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<p>Hydrology and Water Quality</p> <p>SW-1: In accordance with the NPDES permit requirements, a SWPPP shall be developed for the proposed Master Plan construction projects. The SWPPP shall identify BMPs, which could include:</p> <ul style="list-style-type: none"> - Temporary soil stabilization: sandbag barriers, straw bale barriers, sediment traps, and fiber rolls; - Temporary sediment control: hydraulic mulch, hydroseeding, and geotextiles; - Wind erosion control: portable water and straw mulch; - Tracking control: street sweeping and entrance/outlet tire washing; - Non-stormwater management: clear water diversion and dewatering; and - Waste management and materials pollution control: vehicle and equipment cleaning, concrete waste management, and contaminated soil management. <p>To reduce potential water quality impacts to surface waters, the College would implement BMPs to comply with Standard Urban Storm Water Mitigation Plan (SUSMP) requirements that may be imposed on the College by the relevant permittees under the Los Angeles Large MS4 Permit.</p>	<p>Completion of SWPPP for each project.</p>	<p>Prior to construction on each site.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p>
<p>SW-2: As may be required under the Los Angeles Large MS4 Permit, a SUSMP shall be developed for the proposed Master Plan projects. Proposed facilities and improvements shall comply with the following SUSMP design guidelines to reduce polluted runoff from new parking lots and impervious surfaces:</p> <ul style="list-style-type: none"> - Reduce impervious land coverage of parking area. - Filter runoff before it reaches the storm drain system. - Treat runoff before it reaches the storm drain system. - Ensure adequate operation and maintenance of treatment systems, particularly sludge and oil removal. <p>In compliance with the SUSMP design guidelines, BMPs identified in the California Storm Water Best Management Practices Handbooks (1993) produced by the Los Angeles County Department of Public Works shall be implemented. All redevelopment shall also be subject to BMPs as required by the SUSMP. Examples of BMPs include use of oil/water separators,</p>	<p>Completion of SUSMP as may be required.</p>	<p>Prior to construction on each site.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p>

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infiltration basins, catch basins, and vegetated swales and strips. As may be required, the Master Plan projects shall comply with the Los Angeles County Low-Impact Development Ordinance that took effect January 1, 2009 (County Code Section 12.84).			
SW-3: The design of the new sports field(s) shall include sufficient detention capacity to detain at least 6,000 cf of storm flows.	Plan check.	On completion of new Sports Field design.	College Project Manager to verify and submit documentation to LACCD.
Mineral Resources			
MR-1 The College shall consult with the owner/operator of any oil pipelines that may be affected by construction activities. If possible, pipelines shall be relocated or replaced when not in use or when the least disruption to oil conveyance activities would occur.	Discussions with PXP regarding location of oil pipelines adjacent to each site.	Prior to construction on each site.	College Project Manager to verify and submit documentation to LACCD.
Noise			
<p>N-1: All construction activity shall be undertaken in such a manner as to not cause undue or unnecessary disruption to, or interference with, the residents of the surrounding community in accordance with noise nuisance regulations of the County of Los Angeles and City of Culver City (as of June 2010) with respect to noise levels (not hours), whichever is most restrictive. (As used in this mitigation measure, the term “construction activity” shall be interpreted as the operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition.) To that end, all appropriate reasonable steps shall be taken to minimize the amount of any noise pollution generated by construction activity and all feasible mitigation measures shall be implemented to protect the community against any potentially harmful effects of such pollution in accordance with the County Code, Title 12, Environmental Protection, 12.12 Building Construction Noise. Without limiting the generality of the foregoing:</p> <ul style="list-style-type: none"> • The College shall employ noise-reducing construction practices to comply with existing applicable local and California noise standards. • Construction activity at or in the vicinity of the College and controlled by the College, shall be limited to the hours of 8:00 a.m. to 6:00 p.m. weekdays and 9:00 am to 4:00 pm Saturdays with construction prohibited Except limited construction activity shall be permitted between 7:00 a.m. and 8:00 a.m. only if all such construction noise- 	Field check.	Throughout construction.	Noise consultant and College Project Manager to verify and submit documentation to LACCD.

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<p>generating activity occurs within the interiors of fully completed building shells (i.e., all exterior walls must already have been completed and roof, windows and doors already have been installed), and provided further that the noise audible outside of the building within which such internal construction is being performed does not exceed Culver City noise standards, and the noise levels do not exceed 55 dBA in multi-family residential areas and 53 dBA in single-family residential areas. On weekdays between 7:00 a.m. and 8:00 a.m., should noise monitors show an increase in noise levels above noise levels described in this measure, and the increase is caused by the College, then construction activities shall be changed to reduce the noise to a level consistent with the requirements of this measure or construction shall be postponed until 8 a.m.</p> <ul style="list-style-type: none"> • The College may engage in (1) construction activity at all other times to the extent the construction activity is necessary to address unexpected emergencies that threaten life or property, or (2) limited construction activity (anticipated to be confined to concrete pours and associated work) between 6:00 a.m. and 8:00 a.m. provided that a variance is obtained from the LA County Health Officer for any work between 7:00 p.m. and 7:00 a.m., and further provided that at least two weeks advance notice of such limited construction activity is given by the College Project Manager to the City. The College will also post notice of such limited activity on the College web site. The City will distribute this notice, or provide a link to the information on the College website, to the College web group to be established by the City. Noise impacts from such activity shall be mitigated to the extent feasible through the use of sound blankets, and either disabling back-up beepers to the extent permitted by law and if considered not to decrease safety to the workers and public, or minimizing their use of back up beepers. • All equipment shall have sound-control devices no less effective than those provided on the original equipment. No equipment shall have an unmuffled exhaust. • Appropriate mitigation measures shall be implemented relating to changing the location of stationary construction equipment, shutting off idling equipment, rescheduling construction activity, or installing acoustic barriers around stationary construction noise sources or 			

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<p>construction sites.</p> <ul style="list-style-type: none"> • No construction equipment or vehicles operating or traveling on or in the vicinity of the decommissioned temporary haul road or permanent secondary access road (<u>College Boulevard</u>) shall utilize a system that sounds warning beeps when the vehicle backs up; rather the College shall require the use of additional personnel or other means to assure backup safety, in the area of the temporary or permanent secondary access road, with the exception that the College shall comply with California law. [California Code of Regulations Vol. 9, Title 8, Subchapter 4, Construction Safety Orders, Article 10, S Haulage and Earth Moving, Section 1592(a) states: “Every vehicle with a haulage capacity of 2 1/2 cubic yards or more used to haul dirt, rock, concrete, or other construction material shall be equipped with a warning device that operates automatically while the vehicle is backing. The warning sound shall be of such magnitude that it will normally be audible from a distance of 200 feet and will sound immediately on backing.”] • Construction noise monitors were installed in residential areas at eight locations around the campus. Said monitors shall be operated continuously throughout the construction phase. The data from these monitors shall be made available on the campus web site. Should such data indicate that campus noise creates a noise environment at the stations in excess of applicable noise standards, noise mitigation measures shall be increased until such standards are met. • All construction activity shall be undertaken in total and complete conformity with all laws, rules, and regulations imposed by the jurisdiction in which the construction activity occurs. • No construction vehicles shall be permitted, at any time, to stand, park, or stage at any location other than the designated construction staging and parking areas as shown in Figure 3-15 of the Final SEIR. • Lot 8A (located immediately west of the South parking structure) shall not be used as a construction staging area in connection with any construction activity. • Use of radios on construction sites shall be prohibited to the extent that they can be heard in adjacent residential areas. Graffiti shall be removed promptly from campus areas during construction. • Each construction site shall be organized to minimize backing up that 			

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<p>results in excessive beeping.</p> <ul style="list-style-type: none"> Construction truck traffic on College Boulevard shall not cause noise levels to increase by more than 3 dBA at the nearby residences. If construction truck traffic causes noise levels to increase by more than 3 dBA, additional mitigation will be applied until this level is met. 			
<p>N-2: The College has erected 4,600 linear feet of approximately 20-foot tall noise walls at numerous locations around the campus to reduce construction noise in all residential areas potentially affected by construction noise. These noise walls shall remain in place until all exterior Master Plan construction on the campus is completed.</p>	Field check.	Throughout exterior construction activities.	College Project Manager to verify and submit documentation to LACCD.
<p>There is no Measure N-3.</p>			
<p>N-4: The District shall provide a Mitigation Hotline (telephone and e-mail) during the period of construction of the projects to ensure that the mitigation measures adopted by the District are implemented and to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to such matters. The Hotline will be staffed by a fulltime employee (liaison) during construction hours. The District shall respond to identified concerns as soon as feasible and a response reporting actions taken shall be provided to callers in a timely manner, usually within 24-hours or on the first business day following a weekend or holiday. In accordance with better practices, after six months of operation, the Parties shall assess the effectiveness of the Mitigation Hotline and shall make adjustments as required.</p>	Installation of Hotline and maintenance of a log of calls and responses.	Throughout construction activities.	College Project Manager to verify and submit documentation to LACCD.
<p>N-5: During the implementation of the Master Plan, the District will schedule guided campus tours for members of the community that request such tours for the purposes of responding to questions and concerns regarding the construction of the projects under the Master Plan. The dates, times, and scope of such tours shall be within the discretion of the College president.</p>	Scheduling of tours as may be requested.	Throughout construction activities.	College Project Manager to verify and submit documentation to LACCD.
<p>N-6: Operational activities, including the recycling center, shall comply with applicable California and existing noise standards of Los Angeles County and the City of Culver City.</p>	Field check.	On going for during operation of the recycling center.	WLAC VP Administration.
<p>N-7: Operational noise-generating activities at the Recycling Center shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.</p>	Field check.	On going for during operation of the recycling center.	WLAC VP Administration.
<p>N-9: Evaluate in the final design, and implement where feasible, measures to minimize sound transmission from the football field to the adjacent</p>	Review of final design of football field and other sports facilities.	Prior to completion of final design.	Noise consultant and College Project Manager to verify and submit

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residential neighborhoods. These measures may include: <ul style="list-style-type: none"> – constructing the bleachers with noise-attenuating design features to the extent feasible (including solid backing that rises above the seated audience to block sound). – new public address systems shall have speakers that are oriented away from adjacent residences and with a maximum amplified sound level of 60 dBA at the property line of adjacent residential uses. – prohibiting audience member use of air horns, cowbells, and other tonal sound generating devices. – taking reasonable steps to keep the community informed about public access to College facilities, campus activities, and other events taking place on campus via the campus Web site. – limiting the number of organized American football games (of any level – college, high school, or other) played on campus to no more than 26 games during any calendar year. 			documentation to LACCD.
N-10: The use of all College facilities shall continue to be governed by the applicable District and College policies and procedures, including but not limited to the rules for conduct on campus, Civic Center Permits, and Permits for Use.	Field check.	Ongoing during operation of campus.	WLAC VP Administration.
N-11: The District shall prohibit organized sporting, entertainment, public service, religious, and similar events on or about the College campus before 8:00 a.m., and after 10:00 p.m. Sunday through Thursday, and after 11:00 p.m. Fridays and Saturdays. The District shall take reasonable steps to minimize, to the maximum extent feasible, the noise impacts of campus sporting, entertainment, public service, religious, and similar events on adjacent residential neighborhoods.	Revision of campus regulations as appropriate, field check as needed and response to neighbor complaints as appropriate.	Ongoing during operation of campus.	WLAC VP Administration.
N-12: The District shall identify an employee/employees or authorized agent(s) to serve as the College’s Community Liaison who shall be available to respond to questions or concerns from the surrounding community concerning campus operations (campus activities and other matters relating to the College campus and the roads surrounding the campus) and construction activities on the campus and facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to such matters. The Community Liaison shall be available during business hours (8:00 am to 5:00 pm Monday through Friday excluding official	Liaison to be identified on College web site.	Ongoing during operation of the campus.	WLAC VP Administration.

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<p>holidays) to respond to community concerns in a timely manner. The Community Liaison shall have authority to initiate a response on behalf of the College and the District in foreseeable matters and, without limiting the generality of the foregoing, shall have the authority to terminate an event in accordance with District rules and regulations.</p> <p>The District shall identify an employee or authorized agent to serve as the College's Special Events Liaison, who shall be available onsite to respond to community concerns in a timely manner during special events. Any questions or concerns from the surrounding community concerning the College campus special event activity during the time such activity is taking place shall be addressed by calling the College campus Sheriff's Office. Sheriff's Office staff will assess the question or concern and, as appropriate, cause the Special Events Liaison to take necessary actions.</p>			
<p>N-13: No special event (i.e. an event not normally associated with operation of WLAC and its facilities) shall be permitted on the College campus or the surrounding roads unless the organization sponsoring the event has designated a special event coordinator who will be on-site during the event and who will have authority to deal with all complaints concerning the event.</p>	<p>Identification of special event coordinator prior to any special event being confirmed.</p>	<p>Ongoing during operation of the campus.</p>	<p>WLAC VP Administration.</p>
<p>N-14: As feasible, all special events shall be noticed at least two weeks in advance on the WLAC website. At the same time notice shall be given to the City of Culver City which will, as resources allow, disseminate electronically to all interested City of Culver City residents that have signed up on the City's website to receive such notices, that a new notice for a special event has been posted on the WLAC website. At a minimum, the notice shall indicate date, time, nature of activity, duration and anticipated size of the event.</p>	<p>Notification on the campus web site.</p>	<p>Ongoing during operation of the campus.</p>	<p>WLAC VP Administration.</p>
<p>N-15: Each special event coordinator holding outdoor activities shall be provided with a written notice prior to commencement of their event reminding the special event coordinator that residents live close to the College campus. The special event coordinator shall be provided with LACCD and WLAC rules and regulations. Violation of such rules and regulations shall be grounds for immediate termination of the event.</p>	<p>Notice provided to special event coordinator.</p>	<p>Ongoing during campus operations -- prior to any special event.</p>	<p>WLAC VP Administration.</p>
<p>Public Services</p>			
<p>PS-1: The College shall regularly notify the Los Angeles County Fire Department (LACoFD) and Culver City Fire Department (CCFD) of</p>	<p>Notification of LACoFD and CCFD.</p>	<p>Ongoing during construction as needed.</p>	<p>College Project Manager to verify and submit documentation to LACCD.</p>

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project construction activities and schedules.			
PS-2: Each element of the project shall include security features, such as lighting, signage, etc. Security system designs shall be submitted to the Los Angeles County Sheriff's Department (LASD) for review and comment.	Security system designs submitted to LASD.	On completion of designs for each building.	College Project Manager to verify and submit documentation to LACCD.
PS-3: Upon completion of each structure, the College shall provide the LASD and Culver City Police Department (CCPD) with a diagram of each building, including access routes and additional information that might facilitate police response.	Submission of diagrams as required.	On completion of each structure, prior to occupancy.	College Project Manager to verify and submit documentation to LACCD.
FP-1: The College shall regularly notify the LACoFD and CCFD of project construction activities and schedules.	Communication with LACoFD and CCFD.	During construction.	College Project Manager to verify and submit documentation to LACCD.
FP-2: Development of the proposed project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and hydrants.	Review of project plans.	During construction.	College Project Manager to verify and submit documentation to LACCD.
FP-3: The proposed project shall be subject to all specific fire and life safety requirements for the construction phase identified by LACoFD during building fire plan check.	Coordination with LACoFD.	Completion of plan check.	College Project Manager to verify and submit documentation to LACCD.
FP-4: Every building constructed shall be accessible to fire department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width, unobstructed, and clear to the sky. The roadway shall be extended to within 150 feet of all portions of exterior walls when measured by an unobstructed route around the exterior of the building.	Review of project plans.	Prior to completion of each building design.	College Project Manager to verify and submit documentation to LACCD.
FP-5: When a bridge is required to be used as part of a fire access road, it shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds.	Review of project plans.	Prior to completion of each building design.	College Project Manager to verify and submit documentation to LACCD.
FP-6: The maximum allowable grade shall not exceed 15 percent except where the topography makes it impractical to keep with such grade, and then an absolute maximum of 20 percent will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topography difficulties, shall be no more than 17 percent. Grade breaks shall not exceed 10 percent in 10 feet.	Review of project plans.	Prior to completion of each building design.	College Project Manager to verify and submit documentation to LACCD.
FP-7: The College shall coordinate with LACoFD to determine adequate fire-flow rates for the project. Fire flows shall be based on the size of the	Review of project plans.	Prior to completion of each building design.	College Project Manager to verify and submit documentation to LACCD.

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<p>buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:</p> <ul style="list-style-type: none"> - No portion of a lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant. - No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant. - Additional hydrants will be required if hydrant spacing exceeds specified distances. 			
<p>FP-8: Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A fire department-approved turning area shall be provided for all driveways exceeding 150 feet in length. All on-site driveways shall provide a minimum unobstructed width of 25 feet clear to the sky. The on-site driveway is to be 150 feet of all portions of the exterior walls of the first story of any building. Driveway width for nonresidential developments shall be increased when any of the following conditions will exist:</p> <ul style="list-style-type: none"> - Provide 28 feet in width when a building has three or more stories or is more than 35 feet in height above access level. Also, for using fire truck ladders, the centerline of the access roadway shall be located parallel to and within 30 feet of the exterior wall on one side of the proposed structure. - Provide 34 feet in width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure. - Provide 42 feet in width when parallel parking is allowed on each side of the access roadway/driveway. - “Fire Lanes” are any ingress/egress roadway/driveway with paving less than 34 feet in width and will be clear to the sky. All “Fire Lanes” will be depicted on the final map. <p>For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with fire department-approved signs stating “NO PARKING – FIRE LANE” in three-inch-high letters. Driveway labeling is necessary to ensure access for fire department use.</p>	Review of project plans.	Prior to completion of each building design.	College Project Manager to verify and submit documentation to LACCD.
<p>FP-9: All access devices and gates shall meet the following requirements:</p>	Review of project plans.	Prior to completion of each building	College Project Manager to verify and

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<ul style="list-style-type: none"> - Any single gate opening used for ingress and egress shall be a minimum of 26 feet in width clear to the sky. - Any divided gate opening (when each gate is used for a single direction of travel, i.e., ingress or egress) shall be a minimum width of 20 feet clear to the sky. - Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device. - All limited access devices shall be of a type approved by the fire department. - Gate plans shall be submitted to the fire department prior to installation. These plans shall show all locations, widths, and details of the proposed gates. 		design.	submit documentation to LACCD.
<p>FP-10: All proposals for traffic calming measures (speed humps/bumps, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.</p>	Review of roadway plans by LACoFD.	Prior to completion of roadway design changes.	College Project Manager to verify and submit documentation to LACCD.
<p>FP-11: At such time that the College consults with LACoFD to determine adequate fire-flow rates for a proposed building, the College shall provide notice to CCFD. This notification will provide the CCFD with an opportunity to comment on the fire-flow rates for the project.</p>	Coordination with CCFD.	As appropriate during construction.	College Project Manager to verify and submit documentation to LACCD.
<p>RF-1: The use of all College facilities shall be governed by the applicable District and College policies and procedures, including but not limited to the rules for conduct on campus, Civic Center Permits, and Permits for Use. The recreational facilities at the College, including the football field, track, basketball courts, baseball field, softball field, soccer fields, etc., shall remain open and available for public use whenever the campus is open so long as such use does not directly interfere with a specific College event, class or activity, then being held on such facilities.</p>	Field check and response to neighbor inquiries as appropriate.	Ongoing during campus operation.	WLAC VP Administration.
<p>RF-2: Meeting rooms and other comparable facilities on the College campus shall be made available to nonprofit organizations, clubs, and associations in accordance with state law, and District and College policies and procedures.</p>	Field check and response to inquiries as appropriate.	Ongoing during campus operation.	WLAC VP Administration.
<p>Transportation, Circulation and Parking</p>			
<p>T-1: All transportation construction activities shall be undertaken in total</p>	Field check.	Throughout construction.	College Project Manager to verify and

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and complete conformity with all applicable state, county and city laws, rules, and regulations.			submit documentation to LACCD.
T-2: Construction vehicles (i.e., all vehicles participating in any construction work on the College campus and all vehicles hauling materials, debris, or other items relating to the construction projects to or from the College campus) shall comply with applicable regulations of each jurisdiction within which activities take place.	Field check.	Throughout construction.	College Project Manager to verify and submit documentation to LACCD.
T-3: Parking for construction vehicles, (i.e., construction vehicles as defined in T-2 above) shall be restricted to the designated construction staging and parking sites. No construction vehicles shall be permitted to stand, park, or stage on the campus other than at designated construction staging and parking areas. No construction vehicles shall be permitted to park on the streets surrounding the College campus or stand, park or stage on any Culver City street. All vehicles carrying workers or other people who are involved in the Master Plan projects, must park in campus parking lots (or in designated construction staging and parking sites) and will continue to be absolutely prohibited (via red curb or other means) from parking on Freshman Drive, Sophomore Drive, or Stocker Street or on neighborhood streets.	Field check.	Randomly at least once per month throughout construction.	College Project Manager to verify and submit documentation to LACCD.
T-4: During construction of the projects, the District shall ensure that there is sufficient on-campus parking for enrolled students (as well as for staff, construction workers, and other invitees) so as to minimize and dissuade student parking on the residential streets of the surrounding community. Prior to each quarter, the District will prepare a schedule of parking, which estimates the number of on-site parking spaces needed and, demonstrates that at all times there will be an adequate supply of parking spaces on campus to handle all projected students, employees, construction personnel, and invitees of the College. There will at all times be an adequate supply of parking on campus to handle the needs of the College's students, staff, construction personnel, and guests.	Preparation of parking schedule prior to each quarter.	Randomly at least once per month throughout construction.	College Project Manager to verify and submit documentation to LACCD.
T-5: The District shall keep the community fully and timely informed regarding all upcoming construction activities. At a minimum, this shall include quarterly posting of construction scheduling information for the next quarter on the WLAC website with updates whenever major changes are made that will be implemented prior to the next quarterly report.	Posting of information on WLAC web site as appropriate.	As appropriate throughout construction.	College Project Manager to verify and submit documentation to LACCD.
T-6: No construction vehicles (as defined in T-2 above) having a gross	Field check.	As appropriate throughout construction.	College Project Manager to verify and

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MITIGATION MONITORING AND REPORTING PLAN**

2010 Measures	Method of Verification	Timing	Responsible Party
vehicle weight in excess of 6,000 pounds shall be permitted to use the Overland/Freshman entrance to the College.			submit documentation to LACCD.
T-7: All construction vehicles shall enter campus via the new secondary access road; all large trucks with more than two axels shall enter the access road by traveling west on Jefferson Boulevard and making left turns onto the new road.	Field check.	Randomly at least once per month throughout construction.	College Project Manager to verify and submit documentation to LACCD.
T-7A: Mitigation Measures from the 2005 FEIR required for City of Los Angeles intersections (T-12, T-13, T-14, T-20, T-23) shall be complied with to the satisfaction of the City of Los Angeles.	Sign off by City of Los Angeles.	Prior to occupancy of last building.	College Project Manager to verify and submit documentation to LACCD.
T-7B: The following contingency has been agreed to with the City of Culver City, even though current projections do not anticipate the student population reaching 18,000: LACCD will study and mitigate any residual traffic impacts that exceed the projected impacts and associated mitigation identified in the 2005 FEIR (based on an <i>on-campus</i> student population of 18,904 students); LACCD shall initiate new studies once total student enrollment (based on a count of actual students, not full time equivalent, but <i>including on-line and other off-campus students</i>) exceeds 18,000 students. Studies shall be planned and undertaken to ensure that impacts are identified and mitigated well in advance of the actual on-campus student population reaching 18,000.	Records check, of student enrollment reaching 18,000 total students.	Student enrollment reaches 18,000 total students.	WLAC VP Administration.
T-7C: College Boulevard shall be closed from 11:00 p.m. to 6:00 am. The District shall attempt to maintain College Boulevard in such a manner that it is impracticable at all times (except in the case of an emergency), to use College Boulevard as a cut through from Jefferson Boulevard to Overland Avenue. If the District and the City of Culver City determines College Boulevard is being used as a cut through from Jefferson Boulevard to Overland Avenue, then the District and the City of Culver City will work with the Los Angeles County to install appropriate traffic control mechanisms to further discourage cut through traffic. Appropriate traffic control measures may include a traffic light with left turn only allowed in the southbound direction and no left turn allowed in the northbound direction and/or signage restricting turn movements at the intersection of College Boulevard and Sophomore or speed humps. All of which requires approval by Los Angeles County prior to implementation.	Field check.	Ongoing during occupancy of the campus.	WLAC VP Administration.
T-8: If a road is built from La Cienega to an area in close proximity with the College, the District will use due diligence to implement a	Coordination with appropriate agencies as needed.	If a roadway is proposed.	WLAC VP Administration.

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2010 Measures	Method of Verification	Timing	Responsible Party
connection to this road for purposes of campus access. The District shall insure that no such additional access road can be used as a thruway from La Cienega Boulevard to Jefferson Boulevard or Overland Avenue.			
T-9: The District shall prepare a parking plan and take reasonable steps to encourage students to park on the campus rather than on surrounding residential neighborhood streets. The District shall conduct periodic parking surveys during each semester and if it is determined that students are parking on neighborhood streets due to the lack of available parking on-campus, the District shall make such modifications to its parking plan as are necessary to discourage such parking.	Completion of parking surveys as requested by City of Culver City	As requested by Culver City (6 occasions during a three week period).	WLAC VP Administration.
T-10: Total on-campus student population at the College shall not exceed 10,998 students (based on a count of actual on-campus students, not “full-time equivalent” students) unless and until it is demonstrated by additional parking impact analysis that adequate parking spaces are supplied to meet student parking demand. (Using the most recent parking use ratio of 1 space per 7 students, 2,143 spaces should be sufficient to meet the demand from 15,000 on-campus students. It is anticipated that there will be 2,650 spaces on-site not including on-street spaces. Current projections indicate that no more than 10,998 on-campus students are anticipated on-campus through 2022.)	Parking study to verify sufficient parking should on-campus enrollment reach 15,000 students.	If enrollment reaches 15,000 on-campus students.	WLAC VP Administration.
T-11: The District plans to seek permission from the County of Los Angeles to install parking meters on Freshman Drive, Sophomore Drive and Stocker Streets. Even if permission is given by the County of Los Angeles, the District shall not install parking meters beyond the proposed Phase 1 installation below if such installation will result in students of the College parking on neighborhood streets. To that end, the meters shall be installed in phases, as follows: <ul style="list-style-type: none"> - Phase 1 Sophomore Drive: No more than 60 meters - Phase 2 Sophomore Drive: No more than 60 additional meters - Phase 3 Freshman Drive: No more than 60 meters - Phase 4 Stocker Street: Entire street - Phase 5 Sophomore Drive: No more than 60 additional meters - Phase 6 Sophomore Drive: Balance of the street - Phase 7 Freshman Drive: Balance of the street The District shall proceed in the order shown in the above phasing schedule, so that work shall not begin on a particular phase until after the	Field check.	After installation of meters as appropriate.	WLAC VP Administration.

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completion of the meter installations permitted by all of the lower numbered phases. As stated above, the District shall not commence work on any phase after Phase 1 until an appropriate time after the installation of the meters permitted by the immediately prior phase. After the completion of each phase, the District shall conduct a parking survey and solicit comments from residents of the adjoining residential neighborhoods. If it is determined that student parking on neighborhood streets is a significant problem, the District shall not proceed with any further parking meter installation phases until such parking has been stopped.			
Utilities			
WS-1: New landscaping shall utilize automatic sprinkler systems for landscape irrigation, which shall be adjusted seasonally.	Field check.	During construction. Ongoing during operation.	College Project Manager to verify and submit documentation to LACCD. WLAC VP Administration
WS-2: Landscaping design shall incorporate native and drought tolerant plants to further reduce irrigation water needs.	Review landscaping plans.	On completion of landscaping plans.	College Project Manager to verify and submit documentation to LACCD.
WS-3: The College shall install low-flow faucets, toilets, and showerheads in new facilities.	Review design of each building.	On completion of building design plans.	College Project Manager to verify and submit documentation to LACCD.

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