

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** McKinley Elementary School Removal Action Workplan

**State Clearinghouse Number:** 2023010230

**Project Location:** 2401 Santa Monica Boulevard, Santa Monica, CA 90404

**County:** Los Angeles

**Project Applicant:** Santa Monica-Malibu Unified School District

**Project Description:** The Department of Toxic Substances Control (DTSC) has approved the Removal Action Workplan (RAW) for a 0.99-acre (Site) portion within the 6.50-acre McKinley Elementary School campus (campus) located in Santa Monica. The RAW encompasses cleanup activities at the Site located along the northeastern portion of the campus and associated with renovation and modernization activities planned at the campus. The campus is bounded by Santa Monica Boulevard to the southeast, Chelsea Avenue to the northeast, Arizona Avenue to the northwest, and 23rd Court (alley) to the southwest and located approximately 0.60 miles north of Interstate 10 (I-10), 2.0 miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach. The RAW addresses the presence of soils impacted with arsenic and soil vapor impacted with volatile organic compounds (VOCs) at the Site at concentrations above applicable screening levels.

Implementation of the RAW includes capping and containment of arsenic-impacted soils, installation of a Vapor Intrusion Mitigation and Migration Engineering Controls (VIMMEC) system to address VOC-impacted soil vapor, plus execution of land use restrictions, and approval of an operation and maintenance plan. The cap will be comprised of pavement and the classroom structure itself. The cap will be used to eliminate the potential for human contact with arsenic-impacted soil. Undisturbed soils, including those impacted with arsenic, will remain on the Site and any soils disturbed during construction activities will be excavated only for the purposes of compaction and placement beneath pavement or the classroom structure. Additionally, in landscaped areas, exposed soil will be replaced by approximately four feet of clean landscaping materials such as mulch and topsoil.

The VIMMEC system will consist of a barrier membrane and a passive vapor collection system beneath the proposed building slab. The vapor barrier will consist of an impermeable membrane that will be installed beneath the building slab to reduce the potential for subsurface vapors to enter the building. The membrane will consist of a sprayed-in-place continuous bituminous barrier system. The passive vapor collection system will be installed beneath the vapor barrier and will consist of a connected array of low-profile collection/infiltration piping installed in a high permeability layer (such as gravel) beneath the building slab. The vent piping will be connected to vent riser exhaust stacks. The venting system will be designed to function under passive conditions (i.e., venting will occur via natural processes without powered blowers). As a contingency measure, the venting system will also be designed to operate under both passive and active operating conditions utilizing a vacuum blower to further reduce levels of vapors (as necessary) under active operation.

Project activities will involve the use of a backhoe, loader, excavator, and/or shovels, as necessary. As soil is excavated, it will be temporarily staged for use throughout the Site prior to replacement and compaction. Project activities will be implemented in accordance with applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including Rule 1466 concerning arsenic-impacted soils and Rule 403 concerning fugitive dust emissions.

Remediation activities will occur concurrently with Site preparation and construction activities associated with campus renovation and modernization activities over a period of 2 to 3 months. The cleanup activities will be required to comply Santa Monica Municipal Code Section 4.12.110, which limits the hours of construction to 8:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturday; and prohibits construction on Sundays and holidays.

Following completion of construction activities, a land use restriction will be executed between DTSC and the property owner and recorded with the Los Angeles County Recorder's Office to ensure future uses of the property are consistent with the operation and maintenance of the cap and VIMMEC system and to ensure the cap and VIMMEC system are properly maintained. An operation and maintenance plan will be submitted and approved by DTSC that would specify the maintenance and monitoring requirements.

**Background:**

On June 1, 2023, the Santa Monica-Malibu Unified School District (SMMUSD) certified an Environmental Impact Report (EIR) for the McKinley Elementary School Campus Master Plan Project (SCH No. 2023010230). The EIR evaluated potential environmental impacts associated with renovation and modernization activities that SMMUSD plans to undertake at the existing campus, which includes the entirety of the cleanup Site. The EIR includes mitigation measures addressing potential impacts to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation. The EIR anticipated cleanup activities would potentially need to be conducted at the Site as part of the campus renovation and modernization activities, thus the EIR included discussion and analysis specific to Site remediation activities and mitigation measure (Mitigation Measure HAZ-2) specifically requiring Site remediation.

On May 2, 2024, SMMUSD approved an Addendum to the previously adopted EIR. The EIR Addendum addressed a change in the cleanup approach from what had been contemplated in the original EIR (excavation and off-Site disposal of contaminated soils) to the approach now set forth in the subject RAW (containment and capping-in-place of arsenic-impacted soils, and installation of a VIMMEC system to address VOCs in soil vapor). As part of addressing the change in cleanup approach, Mitigation Measure HAZ-2 was modified for consistency with the modified implementation activities.

DTSC determined that SMMUSD's prior environmental review adequately encompasses potential environmental impacts associated with the activities and measures identified in the RAW, and that for purposes of CEQA, no further analysis is required. (Refer to the Statement of Findings for additional information.) Therefore, DTSC prepared a Statement of Findings concluding the Lead Agency Final Environmental Document adequately analyzed the impacts associated with the implementation of the RAW.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on July 24, 2024 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Statement of Findings addressing an EIR Addendum was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was not adopted.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

Additional project information is available on EnviroStor:

[https://envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003412](https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003412)

Contact Person  
Lina Hijazi

Contact Title  
Project Manager

Phone Number  
(714) 484-5334

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Approver's Signature:



Date:

July 24, 2024

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Approver's Name  
Shahir Haddad

Approver's Title  
Branch Chief

Approver's Phone Number  
(714) 484-5368

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR:

# CALIFORNIA ENVIRONMENTAL QUALITY ACT STATEMENT OF FINDINGS

The Department of Toxic Substances Control (DTSC) has issued Findings for this project pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Division 13, Section 21081) and implementing Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15091 et seq.)

## A. PROJECT SUBJECT TO DTSC APPROVAL

PROJECT TITLE: McKinley Elementary School Removal Action Workplan		SITE CODING: 304687
PROJECT ADDRESS: 2401 Santa Monica Boulevard	CITY: Santa Monica	COUNTY: Los Angeles
PROJECT SPONSOR: Santa Monica-Malibu Unified School District	CONTACT: Carey Upton, Chief Operations Officer	PHONE/ EMAIL: (310) 450-8338 x79383 cupton@smmusd.org
Approval Action Under Consideration by DTSC:		
<input checked="" type="checkbox"/> Removal Action Workplan <input type="checkbox"/> Interim Removal <input type="checkbox"/> Initial Permit Issuance <input type="checkbox"/> Permit Re-Issuance <input type="checkbox"/> Corrective Measure Study/Statement of Basis <input type="checkbox"/> Permit Modification <input type="checkbox"/> Closure Plan <input type="checkbox"/> Remedial Action Plan <input type="checkbox"/> Regulations <input type="checkbox"/> Other (specify):		
STATUTORY AUTHORITY:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Division 45 <input type="checkbox"/> Other (specify):		
PROJECT DESCRIPTION (List Specific Activities Proposed to be Undertaken):		
<p>DTSC is responsible for providing approval of the McKinley Elementary School Removal Action Workplan (RAW). The subject RAW is associated with renovation and modernization activities planned at the McKinley Elementary School campus (campus), located in the city of Santa Monica. The RAW encompasses cleanup activities in an approximately 0.99-acre area (Site) located along the northeastern portion of the 6.50-acre campus.</p> <p>The proposed campus modernization includes new building construction, renovation of existing buildings, and construction of new on-campus parking and roadways. A new two-story classroom and administration building will be constructed within the area that currently serves as staff and visitor parking. In addition, proposed renovations of the existing main campus building will include new ground and second floor connections to the main building, new staff and visitor parking lots, and construction of a new on campus drop-off/pick-up lane adjacent to Chelsea Avenue.</p> <p>The RAW addresses the presence of soils impacted with arsenic and soil vapor impacted with volatile organic compounds (VOCs) at the Site at concentrations above applicable screening levels. As identified in the RAW, no historical or current uses of chlorinated solvents or petroleum products at the campus were identified, thereby indicating the source of the VOC impacts to originate from an undetermined off-site source. Regarding arsenic, soil sampling activities completed in February 2023 identified four locations impacted by arsenic on the central and western portions of the Site. Based on the sampling results and statistical analysis, the arsenic at the Site is likely naturally occurring and not a result of contamination.</p> <p>Implementation of the RAW includes capping and containment of arsenic-impacted soils, installation of a Vapor Intrusion Mitigation and Migration Engineering Controls (VIMMEC) system to address VOC-impacted soil vapor, plus execution of land use restrictions, and approval of an operation and maintenance plan. The cap will be comprised of pavement and the classroom structure itself. The cap will be used to eliminate the potential for human contact with arsenic-impacted soil. Undisturbed soils, including those impacted with arsenic, will remain on the Site and any soils disturbed during construction activities will be excavated only for the purposes of compaction and placement beneath pavement or the classroom structure. Additionally, in landscaped areas, exposed soil will be replaced with approximately four feet of clean landscaping materials such as mulch and topsoil.</p> <p>The VIMMEC system will consist of a barrier membrane and a passive vapor collection system beneath the building slab. The vapor barrier will consist of an impermeable membrane that is installed beneath the building slab to reduce the potential for subsurface vapors to enter the building. The membrane will consist of a sprayed-in-place continuous bituminous barrier system. The passive vapor collection system will be installed beneath the vapor barrier and will consist of a connected array of low-profile collection/infiltration piping installed in a high permeability layer (such as gravel) beneath the building slab. The vent piping will be connected to vent riser exhaust stacks. The vent system will be designed to function under passive conditions (i.e., venting will occur via natural processes without powered blowers).</p>		

As a contingency measure, the venting system will also be designed to operate under both passive and active operating conditions utilizing a vacuum blower to further reduce levels of vapors (as necessary) under active operation.

Project activities will involve the use of a backhoe, loader, excavator, and/or shovels, as necessary. As soil is excavated, it will be temporarily staged for use throughout the Site prior to replacement and compaction. Project activities will be implemented in accordance with applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including Rule 1466 concerning arsenic-impacted soils and Rule 403 concerning fugitive dust emissions.

Remediation activities will occur concurrently with Site preparation and construction activities associated with campus renovation and modernization activities over a period of 2 to 3 months. The cleanup activities will be required to comply Santa Monica Municipal Code Section 4.12.110, which limits the hours of construction to 8:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturday; and prohibits construction on Sundays and holidays.

Following completion of construction activities, a land use restriction will be executed between DTSC and the property owner and recorded to ensure future uses of the property are consistent with the operation and maintenance of the cap and VIMMEC system. An operation and maintenance plan will be submitted and approved by DTSC that would specify the maintenance and monitoring requirements.

#### PRIOR ENVIRONMENTAL REVIEW AND FINDINGS:

On June 1, 2023, the Santa Monica-Malibu Unified School District (SMMUSD) certified an Environmental Impact Report (EIR) for the McKinley Elementary School Campus Master Plan Project (SCH No. 2023010230). The EIR evaluated potential environmental impacts associated with renovation and modernization activities that SMMUSD plans to undertake at the existing campus, which includes the entirety of the cleanup Site. The EIR includes mitigation measures addressing potential impacts to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Transportation. The EIR anticipated cleanup activities would potentially need to be conducted at the Site as part of the campus renovation and modernization activities, thus the EIR included discussion and analysis specific to Site remediation activities and mitigation measure (Mitigation Measure HAZ-2) specifically requiring Site remediation.

On May 2, 2024, SMMUSD approved an Addendum to the previously adopted EIR. The EIR Addendum addressed a change in the cleanup approach from what had been contemplated in the original EIR (excavation and off-Site disposal of contaminated soils) to the approach now set forth in the subject RAW (containment and capping-in-place of arsenic-impacted soils, and installation of a VIMMEC system to address VOCs in soil vapor). As part of addressing the change in cleanup approach, Mitigation Measure HAZ-2 was modified for consistency with the modified implementation activities.

Based on its independent review of the CEQA documents which SMMUSD prepared to evaluate environmental impacts associated with the McKinley Elementary School Campus Master Plan (including mitigation measures), DTSC determined that SMMUSD's prior environmental review adequately encompasses the potential environmental impacts associated with the activities and measures identified in the subject RAW. The project description for both the EIR and EIR Addendum included localized remediation activities, and the overall analysis of potential environmental impacts specifically contemplated the physical changes and activities associated with implementation of the RAW. Further, the RAW will be subject to compliance with all applicable mitigation measures identified in the EIR (which are listed below in Section C for reference). Thus, for purposes of CEQA, no additional analysis beyond the already-completed environmental analysis is required for implementation of the RAW.

**B. LEAD AGENCY ENVIRONMENTAL DOCUMENT REVIEWED**

Lead Agency: Santa Monica-Malibu Unified School District
Lead Agency's Environmental Document: McKinley Elementary School Campus Master Plan Project – Environmental Impact Report Addendum
Date Certified: 05/02/2024
State Clearinghouse Number: 2023010230

**C. STATEMENT OF FINDINGS AND FACTS FOR ADEQUACY OF LEAD AGENCY ENVIRONMENTAL DOCUMENT**

Using its independent judgment, DTSC makes the following findings:

- The Lead Agency Final Environmental Document includes a description of the Project now before DTSC for decision
- The Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project before DTSC for decision.
- DTSC concurs with the findings made by the Lead Agency Final Environmental Document relating to the Project before DTSC for decision.
- Mitigation measures are included in the Lead Agency Final Environmental Document for the following resources that would potentially be affected by the DTSC project.

<input type="checkbox"/> Aesthetics	Mitigation Measure:
<input type="checkbox"/> Agricultural Resources	Mitigation Measure:
<input type="checkbox"/> Air Quality	Mitigation Measure:
<input type="checkbox"/> Agricultural Resources	Mitigation Measure:
<input type="checkbox"/> Biological Resources	Mitigation Measure:
<input checked="" type="checkbox"/> Cultural Resources	<p>Mitigation Measure:</p> <p><b>CUL-1:</b> Prior to issuance of any permits allowing ground-disturbing activities for the Project (for each individual phase of the Project), the District shall ensure that an archaeologist who meets the Secretary of the Interior’s standards for professional archaeology has been retained for the Project and will be on-call during all grading and other significant ground-disturbing activities. The Qualified Archaeologist shall ensure that the following measures are followed for the Project:</p> <ul style="list-style-type: none"> <li>• Prior to any ground disturbance, the Qualified Archaeologist, or their designee, shall provide worker environmental awareness protection training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural or paleontological resources be made during construction.</li> <li>• In the event that a prehistoric archeological site (such as any unusual amounts of stone, bone, or shell) or a historic-period archaeological site (such as concentrated</li> </ul>

	<p>deposits of bottles or bricks, amethyst glass, or other historic refuse), is uncovered during grading or other construction activities, all ground-disturbing activity within 50 feet of the discovery shall be halted. The District shall be notified of the potential find and a qualified archeologist shall be retained to investigate its significance.</p> <ul style="list-style-type: none"> <li>• If significant Native American cultural resources are discovered for which a treatment plan must be prepared the project applicant or the archaeologist on call shall contact the applicable Native American tribal contact(s). If requested by the Native American tribe(s), the project applicant or archaeologist on call shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, reburial, return of artifacts to tribe).</li> <li>• Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. If the archaeologist determines that the find does not meet the CRHR standards of significance, construction may proceed. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the District to follow accepted professional standards such as further testing for evaluation or data recovery, as necessary. The results of the identification, evaluation, and/or data recovery program for any unanticipated discoveries shall be presented in a professional-quality report that details all methods and findings, evaluates the nature and significance of the resources, and analyzes and interprets the results.</li> </ul>
<input type="checkbox"/> Energy	Mitigation Measure:
<input checked="" type="checkbox"/> Geology / Soils	Mitigation Measure: <p><b>GEO-1:</b> Prior to the commencement of any on-site excavation or grading activities, the District shall retain a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards (SVP 2010) (Qualified Paleontologist). The Qualified Paleontologist shall provide technical and compliance oversight of all work as it relates to paleontological resources, shall be responsible for ensuring the employee training provisions are implemented during implementation of the Project, and shall report to the Project's Site in the event potential paleontological resources are encountered.</p> <p>A Paleontological Resources Management Plan (PRMP) shall be prepared by the Qualified Paleontologist that incorporates all available geologic data for the Project in order to determine the necessary level of effort for monitoring based on the planned rate of excavation and grading activities, the materials being excavated, and the depth of excavation. The PRMP establishes the ground rules for the entire paleontological resource mitigation program. The Qualified Paleontologist will implement the PRMP as the project paleontologist, program supervisor, and principal investigator. The PRMP shall incorporate the results of the paleontological resources assessments, geotechnical investigation, and the final engineering/grading plans for the project including pertinent geological and paleontological literature, geologic maps, and known fossil locality information. The PRMP shall include processes and procedures for paleontological monitoring, fossil salvaging (if needed), reporting, and curation (if needed). The PRMP shall also require the Qualified Paleontologist to prepare a report of the findings of the monitoring efforts after construction is completed. The PRMP shall also require the Qualified Paleontologist to obtain a curatorial arrangement with a qualified repository (e.g., Los Angeles County Natural History Museum) prior to construction if significant paleontological resources are discovered and require curation.</p> <p>A paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials, shall work under the direction of the Qualified Paleontologist and shall be on-site during excavations into native sediments of older alluvium below a depth of five feet and native sediments of young alluvium below a depth of 20 feet. Drilling or pile driving activities, regardless of depth, have a low potential to produce fossils meeting significance criteria because any fossils brought up by the auger during drilling will not have</p>

	<p>information about formation, depth or context. The only instance in which such fossils will meet significance criteria is if the fossil is a species new to the region.</p> <p>In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Fossil remains collected during the monitoring and salvage portion of the program shall be cleaned, repaired, sorted, and catalogued. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections, such as the Los Angeles County Natural History Museum.</p> <p>A final Paleontological Monitoring and Data Recovery Report shall be completed that outlines the results of the monitoring program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.</p>
<input type="checkbox"/> Greenhouse Gas Emissions	<p>Mitigation Measure:</p>
<input checked="" type="checkbox"/> Hazards / Hazardous Materials	<p>Mitigation Measures:</p> <p><b>HAZ-1:</b> Prior to demolition or renovation activities, the existing buildings proposed for demolition or renovation will be inspected by a qualified environmental specialist for the presence of hazardous building materials, including asbestos containing materials asbestos-containing materials (ACMs), lead-based paints (LBP), and polychlorinated biphenyls (PCBs). If hazardous building materials are detected, abatement and removal of these materials will be conducted in accordance with applicable federal, state, and local guidelines as follows:</p> <ul style="list-style-type: none"> <li>• In the event that ACM and LBP are found on the campus, notice shall be provided to South Coast Air Quality Management District (AQMD), and any demolition activities likely to disturb ACM and LBP shall be carried out by a contractor trained and qualified to conduct lead- or asbestos-related construction work in conformance with South Coast AQMD, CalOSHA, Department of Toxic Substances Control (DTSC), and other applicable requirements. If found, ACM and LBP will be disposed of at an appropriately permitted facility.</li> <li>• If PCBs are found on the campus, these materials shall be managed in accordance with the Metallic Discards Act of 1991 (PRC, sections 42160-42185) and other state and federal guidelines and regulations. Demolition plans and contract specifications will incorporate any necessary abatement measures in compliance with the Metallic Discards Act, particularly section 42175, Materials Requiring Special Handling, for the removal of PCB-containing materials.</li> <li>• Once hazardous building materials are removed, a follow-up inspection shall be performed of the existing buildings prior to demolition or renovation to confirm that the hazardous items have been removed to an acceptable level per DTSC requirements before commencing with demolition activities.</li> </ul> <p><b>HAZ-2:</b> In order to address the potential presence of contaminated soils and/or soil vapor at the site, the District will retain a licensed Professional Geologist, Professional Engineering Geologist, or Professional Engineer with more than 2 years of experience conducting hazardous material and contamination assessments to conduct sampling. The sampling will be conducted prior to any disturbance of the area(s) suspected of potential soil and/or soil vapor contamination. If the sampling identifies the presence of contaminated soils and/or soil vapor at levels that require remediation, the contractor shall prepare and implement a DTSC-approved cleanup selection document (such as a removal action workplan (RAW)) for appropriate treatment of affected soils and soil vapor on-site. All recommendations in the cleanup selection document regarding soil handling, treatment, and storage shall be</p>



	<p>implemented. Soil vapors shall also be treated according to procedures outlined in the RAW. The campus shall be cleaned to an acceptable level per DTSC requirements.</p> <p>After the District confirms that the affected media has been appropriately treated, the contractor will prepare a Removal Action Completion Report for DTSC that documents the cleanup activities and presents analytical results for the confirmation samples, if required. Regarding soil vapor, the District shall prepare a long-term operation, maintenance, monitoring, and reporting plan for DTSC to ensure long-term effectiveness of the treatment system.</p>
<input type="checkbox"/> Hydrology / Water Quality	Mitigation Measure:
<input type="checkbox"/> Land Use / Planning	Mitigation Measure:
<input type="checkbox"/> Mineral Resources	Mitigation Measure:
<input checked="" type="checkbox"/> Noise	<p>Mitigation Measure:</p> <p><b>N-1:</b> The Santa Monica-Malibu Unified School District construction contract bid shall require the chosen construction contractor(s) to prepare a Construction Noise Control Plan. The details of the Construction Noise Control Plan shall be included as part of the permit application drawing set and as part of the construction drawing set. The Construction Noise Control Plan shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• During the entire active construction period, equipment and trucks used for Project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds).</li> <li>• The District shall require the contractor to use impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered wherever such alternatives are available. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.</li> <li>• During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers, or other measures.</li> <li>• During the entire active construction period, noisy operations shall be combined so that they occur in the same time period because the total noise level produced would not be significantly greater than the level produced if the operations were performed separately (and the noise would be of shorter duration).</li> <li>• Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.</li> <li>• During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.</li> <li>• For on-site receptors, erect a fence with sound blankets at least 8 feet tall in the immediate proximity between the construction perimeter and active classrooms as to block the line of site during school hours. The blanketed fence shall not have any gaps between blankets or between the blankets and the ground.</li> </ul> <p><b>N-2:</b> Vibratory compaction that is within 25 feet of any surrounding residential structure shall use a static roller in lieu of a vibratory roller. Specifically, use of a static roller is predicted to</p>

	generate vibration levels of approximately 0.05 in/sec PPV at a distance of 25 feet (New Zealand Transport Agency 2012). At a distance greater than 25 feet, a vibratory roller would no longer exceed 0.20 in/sec PPV.
<input type="checkbox"/> Population / Housing	Mitigation Measure:
<input type="checkbox"/> Public Services	Mitigation Measure:
<input type="checkbox"/> Recreation	Mitigation Measure:
<input checked="" type="checkbox"/> Transportation	<p><i>(Disclaimer: DTSC is a regulatory agency with its involvement limited to overseeing the implementation of the RAW [refer to Project Description on page 1 of this document], which is a part of larger construction project at the Site. The construction project involves mitigation measures outlined below.)</i></p> <p>Mitigation Measure:</p> <p><b>T-1:</b> Preparation and Implementation of a Construction Management Plan Santa Monica Municipal Code (SMMC) Section 8.98 stipulates the preparation of a Construction Management Plan for any project that meets the criteria set forth in SMMC Section 8.98.030 in order to coordinate, communicate, and manage the temporary effects of construction activity on surrounding residents, businesses, and commuters in the community. In accordance with SMMC Section 8.98, prior to initiating construction, the District and/or its contractors shall prepare and implement a Construction Management Plan that meets the requirements of SMMC Section 8.98.040 (Content of a Construction Management Plan). The Construction Management Plan shall also include a Temporary Traffic Control Plan (TTCP) to address anticipated impacts to or closures of public rights-of-way. The Construction Management Plan (including the TTCP) shall be submitted to the City Public Works Department for approval prior to construction of each phase of the Project. The TTCP will demonstrate appropriate traffic handling during construction activities for all work that could impact the traveling public (e.g., the transport of equipment and materials to the campus area). The TTCP shall minimize hazards through industry-accepted traffic control practices. At a minimum, the TTCP shall require the contractor to do the following:</p> <ul style="list-style-type: none"> <li>• Strictly adhere to the construction noise restrictions per Section 4.12.110 of the Santa Monica Municipal Code. Construction and demolition work times are: Monday through Friday, 8:00 a.m. until 6:00 p.m.; Saturdays 9:00 a.m. until 5:00 p.m. No construction or demolition is allowed on Sundays and holidays;</li> <li>• obtain transportation permits necessary for oversize and overweight load haul routes and follow regulations of the applicable jurisdiction for transportation of oversized and overweight loads;</li> <li>• provide adequate signage and traffic flagger personnel, if needed, to control and direct traffic for deliveries, if they could preclude free flow of traffic in both directions or cause a temporary traffic hazard; prohibit deliveries of heavy equipment and construction materials during periods of heavy traffic flow (i.e., 30 minutes before or after school start and end times);</li> <li>• develop a Traffic Education Program to assist in educating parents, students, and staff on drop-off/pick-up procedures specific to each phase of construction that includes informational materials regarding student drop-off and pick-up procedures via regular parent/school communication methods and posted on the school website;</li> <li>• utilize portable message signs and information signs at construction sites as needed;</li> <li>• coordinate with the responsible agency departments, including the City of Santa Monica Public Works and Planning Departments, and the City of Santa Monica Fire Department no less than 10 days prior to the start of the work for each phase including specifying whether any temporary vehicle, pedestrian, or bicycle construction detours are needed, if construction work would encroach into the public</li> </ul>

	<p>right-of-way, or if temporary use of public streets surrounding the campus is needed; and</p> <ul style="list-style-type: none"> <li>• review all existing emergency access and evacuation plans and identify procedures for construction area evacuation in the case of an emergency declared by local authorities.</li> <li>• Additionally, the District shall ensure that the construction contractor follows all applicable requirements and regulations established in the City of Santa Monica Procedures and Requirements for Temporary Traffic Control Plans to ensure the TTCP is prepared to City standards and approved as necessary.</li> </ul>
<input type="checkbox"/> Tribal Cultural Resources	Mitigation Measure:
<input type="checkbox"/> Utilities / Service Systems	Mitigation Measure:
<input type="checkbox"/> Wildfire	Mitigation Measure:

Mitigation measures identified in the Lead Agency Final Environmental Document have been adopted by DTSC for this Project and will be implemented to avoid, reduce, or substantially lessen the project impacts. No additional mitigation measures are necessary, and no additional mitigation monitoring plan is required pursuant to CEQA.

For each significant environmental effect identified for the Project:

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Lead Agency Final Environmental Document.

Such changes or alterations are within the responsibility and jurisdiction of the Santa Monica-Malibu Unified School District and not DTSC.

Such changes have been adopted by this public agency or can and should be adopted by this public agency.

Mitigation measures included in the Lead Agency Final Environmental Document are infeasible, and therefore, will not be incorporated into the DTSC Project for the following reasons: N/A

**BASED ON THE ABOVE FINDINGS, DTSC CONCLUDES:**

The proposed Project will not result in significant and unavoidable effects to the environment.

The proposed Project will result in significant and unavoidable effects to the following environmental resources:

<input type="checkbox"/> Air Quality	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services
<input type="checkbox"/> Energy	<input type="checkbox"/> Recreation
<input type="checkbox"/> Geology/ Soils	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Utilities/ Service Systems
<input type="checkbox"/> Hydrology/ Water Quality	<input type="checkbox"/> Wildfire

Impacts to these resources would remain significant even after applying mitigation measures described in the Lead Agency Final Environmental Document, or there is no feasible mitigation available.

In accordance with Cal. Code of Regs., title 14, section 15093, a Statement of Overriding Considerations was adopted by the Lead Agency for these resources. DTSC adopts a Statement of Overriding Considerations for these resources having determined that the DTSC Project benefits outweigh the significant environmental effects for the following reasons: The DTSC remedial actions reduce the exposure of contaminated soil, soil gas, and groundwater in order to render it safe for Site occupants. The DTSC remedial project also serves to protect human health and the environment, which are DTSC's responsibilities under the California Health and Safety Code.

None of the conditions requiring a subsequent EIR or Negative Declaration pursuant to Cal. Code Regs., tit. 14 Section 15162 exist.

In accordance with Cal. Code of Regs., title 14, section 15093, a Notice of Determination indicating the results of said Findings will be filed with the Governor's Office of Planning and Research / State Clearinghouse.

**D. CERTIFICATION**



\_\_\_\_\_  
Project Manager's Signature

\_\_\_\_\_  
**7/24/2024**

Date

\_\_\_\_\_  
Lina Hijazi  
Project Manager's Name

\_\_\_\_\_  
Project Manager  
Title

\_\_\_\_\_  
(714) 484-5334  
Phone #



\_\_\_\_\_  
Branch Chief's Signature

\_\_\_\_\_  
**7/24/2024**

Date

\_\_\_\_\_  
Shahir Haddad  
Branch Chief's Name

\_\_\_\_\_  
Branch Chief  
Title

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