

*Appendix A. Mitigation Monitoring and Reporting
Program*



When a lead agency makes findings of significant effects in certifying the EIR, the agency must also adopt a program for the reporting or monitoring of mitigation measures identified in the EIR. The primary purposes of the monitoring program are to ensure that the mitigation measures identified in the EIR are implemented and that environmental effects are minimized. The monitoring program provides 1) a mechanism for giving agency staff and decision-makers feedback on the effectiveness of their actions; 2) a learning opportunity for improved mitigation measures on future projects; and 3) a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

REQUIREMENTS FOR THE MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a means to monitor mitigation measures and conditions of approval outlined in the DEIR. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.



ROLES AND RESPONSIBILITIES

The San Marino Unified School District is the lead agency under CEQA for the project. As the lead agency, the overall MMRP management, review of all monitoring reports, enforcement actions, and document disposition is the responsibility of the District. The District will be required to ensure that the mitigation measures identified in the San Marino High School Michael White Adobe Project EIR, as certified, are adequately implemented. However, because of the nature of some of the mitigation measures identified in the EIR, the District may delegate duties and responsibilities to environmental monitors or other professionals, as warranted.

MITIGATION MEASURES MATRIX

Project-specific mitigation measures have been categorized in matrix format, as shown in the table below. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures. The matrix identifies the following information:

- Environmental area impacted (e.g., air quality, traffic, cultural resources)
- Specific mitigation measures

Appendices

- Responsible party (the body that would implement the mitigation measures);
- Implementation phase (the stage of the project during which the required mitigation measure would be implemented);
- Enforcement agency (the body that would be ensuring that the mitigation is correctly and implemented in a timely manner);
- Monitoring agency (the body that would ensure that the mitigation is completed).

The matrix also includes a column for the monitor to verify completion of the mitigation measure, date of the monitoring activity, and any related remarks for each mitigation measure.

**San Marino High School Michael White Adobe Project
Mitigation Monitoring and Reporting Program**

<i>Mitigation Measure</i>	<i>Responsible Party</i>	<i>Implementation Phase</i>	<i>Enforcement Agency/ Monitoring Agency</i>	<i>Monitor's Signature (Date of Compliance and Comments)</i>
5.1 CULTURAL RESOURCES				
1-1 The San Marino Unified School District shall engage a professional architectural photographer and an architectural historian meeting the Secretary of the Interior's Professional Qualifications Standards (Architectural Historian) to implement Historic American Building Survey (HABS) Level II documentation of the current status of the Adobe and its setting consisting of both photographs and a written narrative. The Architectural Historian shall direct the photographer to take images that duplicate views shown in the 1936 HABS documentation as well additional views. No less than 15 photographs shall be used to document the current status of the Adobe and its setting. The photographs shall be large format, 4-inch by 5-inch, black and white negatives (two sets), contact prints (one set) and 8-inch by 10-inch prints (two sets). All shall be archivally processed and prints shall be made on fiber-based paper. Two original negatives shall be made at the time the photographs are taken. One set of negatives shall travel with set of contact prints to the National Park Service for entry into the HABS collection in the Library of Congress; the second set of negatives shall be transmitted to the San Marino Public Library along with one set of 8-inch by 10-inch prints. A second set of 8-inch by 10-inch prints shall be transmitted to the San Marino Historical Society. The written narrative shall reformat the information contained in this assessment and be transmitted to all the repositories named. Photocopies of the previous HABS documentation including drawings and photographs prepared in 1936 shall be transmitted to both the San Marino Public Library and San Marino Historical Society along with the contemporary work. The draft documentation shall be assembled by the Architectural Historian and submitted to the District Superintendent or designee for review and approval prior to submittal to the repositories. The District Superintendent or designee shall accept the final documentation prior to work on the Adobe site. If the plaque on a pedestal is removed from its existing location, the District Superintendent or designee shall approve final relocation plans for the plaque to ensure the Adobe site is interpreted.	San Marino Unified School District (District), Professional Architectural Photographer, and Qualified Architectural Historian	Prior to demolition.	District Board of Education	

Appendices

**San Marino High School Michael White Adobe Project
Mitigation Monitoring and Reporting Program**

Mitigation Measure		Responsible Party	Implementation Phase	Enforcement Agency/ Monitoring Agency	Monitor's Signature (Date of Compliance and Comments)
1-2	The period furnishings, ephemera and other personal property contained within the Adobe appear to be the property of the San Marino Historical Society and shall be returned to the owner or set aside prior to commencement of any construction, including demolition and site preparation, activity on the property	District	Prior to demolition.	District Board of Education	
1-3	The San Marino Unified School District shall engage a Register of Professional Archaeologists (RPA) certified archaeologist (Archaeologist) to prepare a predictive archaeological model and treatment plan, including a monitoring program. The treatment plan shall include a plan for recovery of significant information including documentation of any foundations, footings or other subsurface evidence of adobe construction and 19th and early 20th century domestic use. The Archaeologist shall implement the treatment plan by monitoring construction activities on the Adobe site at all times that ground disturbing work is under way. Artifacts recovered from the Adobe site shall be made available to local repositories including the San Marino Historical Society, Old Mill Foundation and Huntington Library. However, the recovered artifacts may be disposed of if no local repository is willing or able to accept them. The draft predictive archaeological model and treatment plan shall be assembled by the Archaeologist and submitted to the District Superintendent or designee for review and approval and the District Superintendent or designee shall accept the final predictive archaeological model and treatment plan prior to work on the Adobe site. The final report documenting information and artifact recovery shall be submitted to the District Superintendent or designee for review and approval and when approved, shall be transmitted to the South Central Coastal Information Center at California State University, Fullerton for entry into the records of the California Historical Resources Information System (CHRIS).	District and Certified Archaeologist	Prior to demolition and during ground-disturbing activities, including grading.	District Board of Education	

**San Marino High School Michael White Adobe Project
Mitigation Monitoring and Reporting Program**

	Mitigation Measure	Responsible Party	Implementation Phase	Enforcement Agency/ Monitoring Agency	Monitor's Signature (Date of Compliance and Comments)
1-4	Should paleontological soils be uncovered during grading, a paleontological monitor shall also be retained by the District, upon the archaeological monitor's request, to oversee ground-disturbing activities, including but not limited to all grading, excavation, and site preparation. The paleontological monitor shall have the authority to halt any activities adversely impacting potentially significant resources. Should fossil-bearing formations be uncovered, the monitor shall professionally collect any specimens without impeding development. Any paleontological artifacts recovered shall be preserved, as determined necessary by the project paleontologist, and offered to an accredited and permanent scientific institution for the benefit of current and future generations. This mitigation measure shall also apply to trenching for utilities, geological testing, and any other ground-disturbing activities associated with the proposed project.	District, Certified Archaeologist, and Qualified Paleontological Monitor	During ground-disturbing activities, including grading.	District Board of Education	
5.2 NOISE					
2-1	Prior to construction, the construction contractor shall coordinate with the San Marino Unified School District administrators for San Marino High School to discuss construction activities that generate high noise levels. Coordination between the administrators and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to avoid potential disruption of classroom activities as feasible.	District and Construction Contractor	Prior to and during construction phase	District Board of Education	
2-2	The San Marino Unified School District shall specify that the contractor shall properly maintain and tune all construction equipment in accordance with the manufacturer's recommendations to minimize noise emissions.	Construction Contractor	During construction phase	District Board of Education	
2-3	The San Marino Unified School District shall specify that the contractor shall fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.	Construction Contractor	During construction phase	District Board of Education	

Appendices

**San Marino High School Michael White Adobe Project
Mitigation Monitoring and Reporting Program**

	Mitigation Measure	Responsible Party	Implementation Phase	Enforcement Agency/ Monitoring Agency	Monitor's Signature (Date of Compliance and Comments)
2-4	The San Marino Unified School District shall specify that the construction contractor shall place stationary construction equipment and material delivery (loading/unloading) areas as far from adjacent residential and classroom uses as is feasible, but no closer than 50 feet.	Construction Contractor	During construction phase	District Board of Education	