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Atwell TK-8 School Project

City of Beaumont

Prepared for:

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PLACEWORKS

Introduction

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle to monitor mitigation measures and conditions of approval outlined in the Butterfield Specific Plan EIR (Certified EIR) for the Butterfield Specific Plan [Specific Plan]) (Approved Project). The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Banning (City) monitoring requirements. Section 21081.6 states:

> (a) When making the findings required by paragraph (1) of subdivision subsection (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 agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
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> > (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.
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> (b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
>
> (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead

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> agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during implementation of the Approved Project.

The mitigation measures presented below are applicable to the proposed Atwell TK-8 School Project (Proposed Project).

Mitigation Monitoring and Reporting Program

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
AESTHETICS				
AES-3	The District shall maintain the site free of debris, which shall be promptly removed from the site when found at least once a quarter and at least daily during construction, and the District shall monitor the site at least once a quarter and at least daily during construction to protect the site from illegal dumping.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
AES-4	The District shall maintain perimeter walls, fencing, irrigation, and landscape in a satisfactory condition at all times. Landscape features visible from the public right of way shall be maintained free of weeds and trash and graffiti shall be promptly removed.	During project operation	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
AES-7	The lighting specifications proposed for the new school campus shall be consistent with lighting standards included in the Specific Plan and shall meet or exceed the lighting standards contained in the City's Municipal Code. The lighting plans must demonstrate the following: • Use of low-sodium lamps of 4.050 lumens or less where feasible, to provide for adequate public safety and security; • A lighting standard that is shielded to direct illumination downward and to limit casting light and glare on adjacent properties; • Exterior lighting, including street lights, landscape lighting, parking lot lighting, and lighting of the interior of parks and trails shall be sufficient to establish a sense of well-being for the pedestrian and sufficient to facilitate recognition of persons at a reasonable distance. Type (lighting standard) and placement of lighting shall be to the satisfaction of the Community Development Director or designee and shall be consistent with the requirements of the City's most current lighting ordinance and the standards of the Specific Plan; • A minimum of one foot-candle at ground level overlap provided in all exterior doorways and vehicle parking areas, and on outdoor pedestrian walkways presented on a photometric plan; and • Outdoor light fixtures that are not covered by the Specific Plan's lighting standards shall be subject to the District's standards.	During project design and prior to construction	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
AIR QUALITY				
AQ-1	During grading, in compliance with South Coast Air Quality Management District (South Coast AQMD) Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the South Coast AQMD's Rules and Regulations. In addition, in accordance with South Coast AQMD Rule 402, the District's Construction Contractor shall implement dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:	During grading activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

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	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
	• All active portions of the construction site shall be watered at least twice daily to prevent excessive amounts of dust; • On-site vehicle speed shall be limited to 25 miles per hour; • All on-site roads shall be paved where feasible, watered as needed, or chemically stabilized; • Use of nontoxic soil stabilizers on unpaved roads and inactive areas to reduce wind erosion; • Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible, including use of street sweepers on paved roads once per month; • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; • Track-out devices shall be used at all construction site access points; • All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; and • Replace ground cover on disturbed areas quickly. • The District shall be responsible for ensuring that contractors comply with this measure during construction.			
AQ-2	All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. The District shall be responsible for ensuring that contractors comply with this measure during construction.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
AQ-3	The District shall confirm that construction plans and specifications include the following measures, which shall be implemented to reduce ROG emissions resulting from application of architectural coatings: • Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent; • Coatings and solvents with a ROG content lower than required under Rule 113 shall be used; • Construction and building materials that do not require painting shall be used to the extent feasible; and • Pre-painted construction materials shall be used to the extent feasible.	During project design and prior to construction	Beaumont Unified School District, Architect, Construction Contractor	Beaumont Unified School District
AQ-4	Prior to the commencement of grading activities, the District shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with SCAQMD Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the	Prior to the commencement of grading activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
	satisfaction of the District. A set of maintenance records shall be provided to the District before grading commences. The District shall be responsible for ensuring that contractors comply with this measure during construction.			
AQ-5	Prior to the commencement of grading activities, the grading plan shall indicate dust management measures for review and approval by the District, to identify viable dust control measures and include a monitoring plan to be implemented throughout the construction phases of the project site. In accordance with the ~~Specific Plan the~~ Districts standards, the dust management measures shall minimize wind-blown particles by including: • All applicable mitigation measures identified in the Butterfield Specific Plan Environmental Impact Report (related to dust control) and otherwise required by ~~the City or~~ SCAQMD; and • An erosion and sediment control pan to minimize wind or waterborne transport of soils onto adjacent properties, streets, storm drains, or drainages.	Prior to the commencement of grading activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
AQ-7	The following measures shall be implemented during construction to substantially reduce NO_X related emissions. They shall be included in the Grading Plan, Building Plans, and specifications. The District shall be responsible for ensuring that contractors comply with these measures during construction: • Off-road diesel equipment operators shall be required to shut down their engines rather than idle for more than five minutes, and shall ensure that all off-road equipment is compliant with the CARB in-use off-road diesel vehicle regulation and California Air Resources Board (CARB) Rule 2449. • The following measure shall be specified in the District's Construction bid for the project "The District shall require construction contractors to utilize diesel powered construction equipment that meets EPA-Certified Tier IV emissions standards, or higher according to the following: o All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are not less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. o A copy of each unit's certified tier specification, BACT documentation, and CARB or South Coast AQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. • The contractor shall maintain construction equipment engines by keeping them tuned and regularly serviced to minimize exhaust emissions.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

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	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
	• Existing power sources (i.e., power poles) shall be used when available. • Construction parking shall be located on-site where possible and shall be configured to minimize traffic interference. • Obstruction of through-traffic lanes shall be minimized by providing temporary traffic controls such as flag persons, cones and/or signage during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum. • Construction operations affecting traffic shall be scheduled for off-peak hours to the extent feasible.			
GEOLOGY AND SOILS				
GEO-1	All structures on the Project site shall be constructed pursuant to the most current applicable seismic standards, as determined by the District's review process, with building setbacks as recommended by the ~~Seismic Hazard Analysis prepared for the Butterfield Specific Plan EIR (Geocon 2005).~~ Design criteria developed for project structures shall also be based on the most current standards of practice and design parameters suggested by the Structural Engineers Association of California based on the recommendations and amendments to the California Building Code (CBC) by the Division of the State Architect for specific types of building and occupancies.	During project design and prior to construction	Beaumont Unified School District, Geotechnical Engineer, Construction Contractor	Beaumont Unified School District
GEO-3	The Project site shall be constructed pursuant to the following mitigation measure contained in the City of Banning General Plan Subsequent EIR, Geotechnical Element: • During the site grading, all existing vegetation and debris shall be removed from areas that are to receive compacted fill. Man-made objects shall be over excavated and exported from the site. Removal of unsuitable materials may require excavation to depths ranging from 2 to 4 feet or more below the existing site grade. • All fill soil, whether on site or imported, shall be approved by the individual project soils engineer prior to placement as compaction fill. All fill soil shall be free from vegetation, organic material, cobbles and boulders greater than 6 inches in diameter, and other debris. Approved soil shall be placed in horizontal lifts or appropriate thickness as prescribed by the soils engineer and watered or aerated as necessary to obtain near-optimum moisture content. • Fill materials shall be completely and uniformly compacted to not less than 90 percent of the laboratory maximum density, as determined by the American Society for Testing and Materials (ASTM) Test Method D-1557- 78, or equivalent test method acceptable to the City Building Department. • The Project soils engineer shall observe the placement of fill and take sufficient tests to verify the moisture content, uniformity, and degree of compaction obtained. In-place soil density should be	Prior to and during construction activities	Beaumont Unified School District, Geotechnical Engineer, Construction Contractor	Beaumont Unified School District

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
determined by the sand-cone method, in accordance with ASTM Test Method D1556-64 (74), or equivalent test method acceptable to the City Building Department. • Finish cut slopes generally shall not be inclined steeper than 2:1 (horizontal to vertical). Attempts to excavate near-vertical temporary cuts for retaining walls or utility installation in excess of 5 feet may result in gross failure of the cut and may possibly damage equipment and injure workers. All cut slopes must be inspected during grading to provide additional recommendations for safe construction. • Finish fill slopes shall not be inclined steeper than 2:1 (horizontal to vertical). Fill slope surfaces shall be compacted to 90 percent of the laboratory maximum density by either overfilling and cutting back to expose a compacted core or by approved mechanical methods. • Foundation systems that utilize continuous and spread footings are recommended for the support of one- and two-story structures. Foundations for higher structures must be evaluated based on structure design and on-site soil conditions. • Retaining walls shall be constructed to adopted building code standards and inspected by the Building Inspector. • Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2 percent away from structures for a minimum distance of 3 feet and a minimum gradient of 1 percent to the street or other approved drainage course. • Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following: o Pipes shall be bedded with a minimum of 6 inches of pea gravel or approved granular soil. Similar material shall be used to provide a cover of at least 1 foot over the pipe. This backfill shall then be uniformly compacted by mechanical means or jetted to a firm and unyielding condition. o Remaining backfill may be fine-grained soils. It shall be placed in lifts not exceeding 6 inches in thickness or as determined appropriate, watered, or aerated to near optimum moisture content, and mechanically completed to a minimum of 90 percent of the laboratory maximum density. o Pipes in trenches within 5 feet of the top of slopes or on the face of slopes shall be bedded and backfilled with pea gravel or approved granular soils as described above. The remainder of the trench backfill shall comprise typical onsite fill soil mechanically completed as described in the previous paragraph.			

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
GREENHOUSE GAS EMISSIONS			
GHG-1 The following measures shall be reflected on building plans, improvement plans, landscape plans, and/or grading plans: **A. Green Building Practices** • **Water Conservation** - All common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an on-site weather station/evapotranspiration (ET) gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain, and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain-sensing automatic shutoff. • **Water Conservation** – Common-area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed with drought-tolerant vegetation shall be gauged to receive irrigation using the minimal requirements. • **Energy, Water, and Recycling** – The District shall provide the following: o Energy-efficient appliances o Energy-efficient indoor lighting o Water-efficient smart controllers for landscaping o Water-efficient plumbing in all buildings • **Energy Efficient Outdoor Lighting** – Lighting for public streets, parking areas, and recreation areas shall utilize energy-efficient light and mechanical, computerized, or photo cell switching devices to reduce unnecessary energy usage. **B. Solid Waste Measures** • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). **C. Transportation and Motor Vehicles** • Limit idling time for commercial vehicles, including delivery and construction vehicles, pursuant to applicable California Air Resources Board requirements.	During project design and prior to construction	Beaumont Unified School District 	Beaumont Unified School District

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
GHG-2	The District shall promote renewable energy resources, including the provision of electric vehicle charging consistent with California Green Building Standards Code Tier 2 voluntary standards.	During project design	Beaumont Unified School District	Beaumont Unified School District
HAZARDS AND HAZARDOUS MATERIALS				
HAZ-1	The grading plans shall indicate methods to address potential contamination discovered during construction as well as safety considerations for on-site construction personnel and the general public. Details of the plan shall include, but not be limited to the following: • Procedures for identification of contaminated soil during earthmoving operations; • Immediate measures to protect workers and the public from exposure to contaminated areas (e.g., fencing or hazard flagging, covering of contaminated soils with plastic, etc.) and prevent migration of the contaminants to the surrounding environment; and • Steps to be taken following initial discovery of contaminated soils. Notification shall be made to the local environmental health officials ~~and the City's construction inspector(s)~~ immediately following identification of previously unknown contamination within the construction area. In the event hazardous substances are encountered during site grading, work shall immediately cease in the area and the property owner/developer shall retain a qualified hazardous materials engineer to assess the impacts and prepare a response plan using risk-based cleanup standards applicable to residential land use. Upon approval of the response plan by the Banning Fire Department or other agency, as applicable, the engineer shall obtain any required permits, oversee the removal of such features and/or conduct the response work to the satisfaction of the Fire Department or other agency, as applicable, until closure status is attained.	Prior to the commencement of grading	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
HAZ-2	As part of construction specifications, procedures for the fueling and maintenance of construction vehicles shall be required to minimize the potential for accidental release of hazardous materials. This shall include locating the refueling and maintenance areas a minimum of 500 feet from occupied residential uses. Drip pans shall be placed under motorized equipment when parked on the site to prevent soil contamination from dripping oil or other fluids.	Prior to and during construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
HAZ-3	Hazardous construction waste management practices are to be implemented pursuant to the BMPs contained in the California Stormwater BMP Handbook (2009) and shall include the following: • All hazardous construction wastes as defined by Title 22 Division 4.5, or listed in 40 CFR Parts 110, 117, 261, or 302, including but not limited to, petroleum products, concrete curing compounds, palliatives, septic wastes, stains, wood preservatives, asphalt products, pesticides, acids, paints, solvents, roofing tar, sandblasting grid mixed with lead-, cadmium-, or chromium-based paints, asbestos, or PCBs, that cannot be reused or recycled shall be disposed of by a licensed hazardous waste hauler. • Waste shall be stored in sealed containers constructed of suitable material and shall be labeled as required by Title 22 CCR, Division 4.5 and 49, CFR Parts 172, 173, 178, and 179.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
• Waste containers shall be stored in temporary containment facilities that should comply with the following requirements: o Temporary containment facilities shall provide for a spill containment volume equal to 1.5 times the volume of all containers able to contain precipitation from a 25-year storm event plus the greater of 10 percent of the aggregate volume of all containers or 100 percent of the largest tank within its boundary, whichever is greater. o Temporary containment facilities shall be impervious to the materials stored at their locations for a minimum contact time of 72 hours. o Temporary containment facilities shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks, accumulated rainwater and spills should be placed into drums after each rainfall. These liquids shall be handled as hazardous waste unless testing determines them to be non-hazardous. o Sufficient separation shall be provided between stored containers to allow for spill cleanup and emergency response access. o Incompatible materials such as chlorine and ammonia shall not be stored in the same temporary containment facility. o Throughout the rainy season, temporary containment facilities shall be covered during non-working days and prior to rain events. • Storage drums shall not be overfilled and wastes should not be mixed. • Unless watertight, containers of dry waste shall be stored on pallets. • Herbicides and pesticides shall not be over-used. Only the amount needed shall be prepared. Apply surface dressings in several small applications as opposed to one large application. Allow time for infiltration and avoid excess material being carried off-site by runoff. Do not apply such chemicals immediately prior to rain events. All persons applying pesticides must be certified in accordance with federal and State regulations. • Paint brushes and equipment for water and oil-based pants should be cleaned within a contained area and shall not be allowed to contaminate soil, watercourses, or drainage systems. Waste paints, thinners, solvents, residues, and sludges that cannot be recycled or reused shall be disposed of as hazardous waste by a licensed hazardous waste hauler.			

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
	• Hazardous waste storage areas on site shall be located away from storm drains or water courses and away from moving vehicles and equipment to prevent accidental spills. • Containment berms shall be used in fueling and maintenance areas and where the potential for spills is high. • Potentially hazardous waste shall be segregated from nonhazardous construction site debris. • Liquid or semi-liquid hazardous materials shall be stored in appropriate containers and under cover. • Hazardous waste collection sites shall be designated on site away from watercourses and drainage systems, and shall be clearly labeled. • Hazardous materials shall be stored in containers and protected from vandalism. • All employees and subcontractors shall receive on-site training in hazardous waste storage and disposal procedures. • Areas treated with chemicals shall be identified with appropriate warning signage. • Place a stockpile of spill clean-up materials where it will be readily accessible. • Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are underway, BMPs shall be inspected on a weekly basis. • A copy of hazardous waste manifests shall be maintained onsite for access by the District.			
HYDROLOGY AND WATER QUALITY				
HWQ-1	The following measure shall be reflected in site plans, grading plans, and/or improvement plans to the satisfaction of the District: • All building pads within the Specific Plan shall be constructed so that they are free from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection.	During project design and construction	Beaumont Unified School District	Beaumont Unified School District
NOISE				
NOI-1	The District shall comply with the following list of noise reduction measures: • Noise-intensive construction activities related to the Proposed Project shall be restricted to the hours of operation allowed under Section 8.44.090.E, Noise Prohibited – Unnecessary ~~Noise~~ Standard – Construction, Landscape Maintenance or Repair, of the City Municipal Code. Any deviations from these standards shall require the written approval of the City Building Official. The days and hours shall also apply to any servicing of equipment and to the movement of materials to and from the site.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
• The District shall require, as a condition of contract, that all construction equipment operating on the site be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment, and no equipment shall have an unmuffled exhaust. • The District shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. • Stockpiling and vehicle staging area shall be located a minimum of 500 feet from occupied residences, and screened from these uses by a solid noise attenuation barrier where necessary to achieve City Municipal Code-required noise attenuation levels. • Solid noise attenuation barriers (temporary barriers or noise curtains) with a sound transmission coefficient (STC) of at least 20 shall be used along project boundaries adjacent to sensitive receptors, where noise monitoring, performed by a qualified noise monitor, indicates exceedance of City Municipal Code noise levels for more than 15 minutes in any 1-hour period. • Construction activities that occur outside the allowable hours per City standards (6 p.m. to 7 a.m.) shall require approval of the City Building Official based on demonstration of unusual circumstances and avoidance of significant impacts to neighboring sensitive receptors. Construction noise exceeding City standards (i.e., interior noise in excess of 50 A-weighted decibels [dBA] or exterior noise in excess of 65 dBA) and statutory time limits is anticipated, and shall require implementation of additional noise attenuation measures such as temporary noise "curtains" to reduce construction noise to meet City standards, or offer the affected sensitive receptors the option of temporary relocation at the ~~Developer's~~ District's expense for the duration of the impact. • All stationary construction equipment (e.g., air compressors, and generators, etc.) shall be operated as far away from the residential and institutional uses as feasible. If this is not feasible, the equipment shall be shielded with temporary sound barriers, sound aprons, or sound skins to the satisfaction of the District. • In areas subject to potentially significant construction noise impacts, the District shall be required to monitor and document compliance with all applicable noise level limits. • Construction haul routes for large equipment and material import/export shall be specified to minimize the use of routes affecting sensitive receptors (e.g., residential, parks, hospitals, schools, and convalescent homes, etc.). To the extent feasible, construction phasing for individual subdivisions shall be designed to avoid the need for construction vehicles and related construction traffic to traverse occupied residential neighborhoods. In all cases, trucks shall utilize a route that is least disruptive to sensitive receptors. Construction trucks shall, to the extent feasible, avoid weekday and Saturday a.m. and p.m. peak hours (7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.).			

	Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party
NOI-2	The District shall prepare a Construction Noise Monitoring Program to respond to and track complaints pertaining to construction noise, throughout demolition and/or grading. Throughout and/or grading, these measures shall include the following: • A procedure and phone numbers for notifying the District, City Building and Safety Department staff and Banning Police Department (during regular construction hours and off-hours); • A sign prominently posted on-site containing the permitted construction days and hours and complaint procedures and the name and phone number of the person(s) to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours); • The designation of an on-site construction complaint and enforcement manager for the Project. The manager shall act as a liaison between the Project and its neighbors. The manager's responsibilities and authority shall include the following: o An active role in monitoring project compliance with respect to noise; o Ability to reschedule noisy construction activities to reduce effects on surrounding sensitive receivers; o Site supervision of all potential sources of noise (e.g., material delivery, construction staging areas, construction workers, debris box pick-up and delivery) for all trades; o Intervening or discussing mitigation options with contractors; and o Conducting a preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, and posted signs, etc.) are completed.	Prior to and during construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District
NOI-3	The District shall, through contract specifications, prohibit the use of any on-site construction equipment generating greater than 0.049 RMS (greater than 79 VpD) within 25 feet of any sensitive use or limit the use of equipment exceeding this standard to less than 30 events per day.	During construction related activities	Beaumont Unified School District, Construction Contractor	Beaumont Unified School District

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