REVISED MITIGATION MONITORING AND REPORTING PROGRAM (College of San Mateo)

2015 FACILITIES MASTER PLAN AMENDMENT PROJECT

SCH# 2015052007

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List of Abbreviations and Acronyms

2015 Project	2015 Facilities Master Plan Amendment
ACMs	asbestos-containing materials
ASTM	American Society for Testing and Materials
BAAQMD	Bay Area Air Quality Management District
BMPs	best management practices
CAL FIRE	California Department of Forestry and Fire Protection
Cal-OSHA	California Occupational Safety and Health Administration
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CSM	College of San Mateo
District	San Mateo County Community College District
DPM	diesel particulate matter
DSA	Disturbed Soil Area
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
GHG	greenhouse gas
HVAC	heating, ventilation, air-conditioning
mph	miles per hour
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NOX	oxides of nitrogen
PM	particulate matter
PM10	particulate matter 10 micrometers or smaller
PM2.5	particulate matter 2.5 micrometers or smaller
PRC	Public Resources Code
Project Change	2018 College of San Mateo Building 20 Demolition
revised MMRP	revised mitigation monitoring and reporting program
ROG	reactive organic gas
sf	square feet
SFBAA	San Francisco Bay Area Air Basin
SMCWPPP	San Mateo Countywide Water Pollution Prevention Program
SPCCP	Spill Prevention, Control, and Countermeasure Program
SWPPP	Storm Water Pollution Prevention Plan
VOC	volitile organic compound

Mitigation Monitoring and Reporting Program

Introduction

The San Mateo County Community College District (District) is the Lead Agency under the California Environmental Quality Act (CEQA) and State CEQA Guidelines. In December 2015, the District certified the *San Mateo Community College District 2015 Facilities Master Plan Amendment Final Environmental Impact Report* (2015 Certified EIR), SCH # 2015052007. When a lead agency makes findings on significant effects identified in an EIR, it must also adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of project approval (Public Resources Code [PRC] Section 21081.6[a]; State CEQA Guidelines Sections 15091[d], 15097). A mitigation and monitoring reporting program (MMRP) was prepared for the 2015 Certified EIR and adopted in conjunction with certification of the EIR.

In 2018, the District proposed changes to the College of San Mateo (CSM) component of the Project analyzed in the 2015 Certified EIR.[1] The proposed changes are within the Building 20 Complex (Project Change Site), which is located in the northeast portion of CSM and is bounded on the north by Perimeter Road, and on the south by existing Buildings 12 and 19. The Project Change Site includes Building 20, a greenhouse, a lath house, landscaped open space, and three surface parking lots. The Project analyzed in the 2015 Certified EIR did not propose any changes within the Project Change Site because of pending litigation. Now that the litigation has concluded, the District is proposing to demolish the on-site structures and replace them with an expanded parking lot and accompanying accessibility and landscaping improvements (Project Change).

A Subsequent Environmental Impact Report (SEIR) was prepared to evaluate the potential environmental impacts associated with the Project Change. The SEIR included revisions to some mitigation measures for CSM in the 2015 Certified EIR as well as new mitigation measures to reduce potentially significant environmental impacts related to the Project Change to a less-than-significant level. This document represents the revised MMRP (Revised MMRP) prepared by the District to reflect the changes to the 2015 MMRP for CSM that resulted from the 2018 SEIR for the Project Change. Changes to CSM mitigation measures and new mitigation measures from the SEIR are <u>underlined</u> in this document. This Revised MMRP also identifies the timing of implementation; the agency responsible for implementing the mitigation; and the agency responsible for monitoring the mitigation. The mitigation measures, timing, and responsibility are summarized in Table 1, and the full text of the mitigation measures follows. There is no legal requirement for the Lead Agency to circulate the monitoring program for public review prior to its usage. However, failure to follow with all required mitigation measures will constitute a basis for withholding future building permits or undertaking legal enforcement actions.

[1] While the 2015 Certified EIR analyzed master plan projects at three separate campuses, the Project Change described in this document is limited to the CSM campus. Therefore, throughout this MMRP, references to the previously approved Project only refer to the previously approved project at CSM, and do not include the Cañada College or Skyline College projects. Similarly, the mitigation measures for the Cañada College and Skyline College projects are not replicated here in the this Revised MMRP as no changes have been made to those mitigation measures.

This Revised MMRP has been prepared by the District, with technical assistance from ICF International, an environmental consulting firm. Questions should be directed to Mitchell Bailey at the District.

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Table 1. Revised Mitigation Monitoring Reporting Program - Summary of Mitigation Measures for the College of San Mateo

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
To Be Implemented Prior to Final Design			
CSM-AES-4: Apply minimum lighting standards at the College of San Mateo	District and project architect	District	
CSM-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at the College of San Mateo and comply with recommendations	District and qualified engineer	District	
To Be Implemented Prior to Construction			
CSM-AES-2: Relocate unique botanical specimens on the Building 20 Complex at CSM	District and qualified botanist/ landscape architect	District	Relocated and replacement plants that do not survive within the first 5 years after relocation will be replaced at a 1:1 ratio
CSM-AES-3: Relocate existing commemorative plaques	District	District	
CSM-AQE-4: Offset NO_X emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at the College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-BIO-1: Implement special-status plant species avoidance and revegetation measures at the College of San Mateo	District and qualified botanist	District	
CSM-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at the College of San Mateo	District and qualified wildlife biologist	District	No more than 3 days prior to ground-disturbing or building demolition activities during bird nesting season (Feb. 1-Aug. 31)
CSM-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at the College of San Mateo	District and qualified wildlife biologist	District	No more than 7 days prior to the onset of site preparation
CSM-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at the College of San Mateo	Construction Contractor	District	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
CSM-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at the College of San Mateo	Construction Contractor	District	
CSM-HYD-2: Design and maintain hydromodification features as post-construction measures at the College of San Mateo	District	District	
To Be Implemented During Construction			
CSM-AES-1: Limit exterior construction activities to daylight hours at the College of San Mateo within 0.25 mile of residences	Construction Contractor	District	
CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_X emissions at the College of San Mateo	Construction Contractor	District	
CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_X emissions at the College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-AQE-6: Install filtration systems on ventilation and recirculation systems at the College of San Mateo and at off-site receptors over BAAQMD PM 2.5 thresholds during construction	Construction Contractor	District and BAAQMD	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
CSM-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at the College of San Mateo	District and Construction Contractor	District and qualified archaeologist and Native American representative	
CSM-CUL-2: Stop work if human remains are encountered during ground disturbing activities at the College of San Mateo	District and Construction Contractor	District and San Mateo County Coroner and Native American Heritage Commission	
CSM-GEO-2: Stockpile topsoil removed during construction at the College of San Mateo and reuse stockpiled topsoil during revegetation	Construction Contractor	District	
CSM-GHG-1: Where feasible, implement BAAQMD's best management practices for GHG emissions at the College of San Mateo	Construction Contractor	District	
CSM-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in building renovation or demolition activities at the College of San Mateo	Construction Contractor	District	
CSM-HAZ-4: Comply with legal requirements for fire prevention during construction activities at the College of San Mateo	Construction Contractor	District	
CSM-HYD-1: Implement erosion-control measures to protect water quality construction at the College of San Mateo	District	District	
<u>CSM-HYD-3: Design and maintain stormwater treatment features as post-construction measures at the Building 20 Complex at the College of San Mateo</u>	<u>District</u>	<u>District</u>	
<u>CSM-HYD-4: Design the site so that post-project peak runoff rates are at or below pre-project peak runoffs</u>	<u>District</u>	<u>District</u>	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
CSM-NOI-1: Employ noise-reducing construction practices at the College of San Mateo	Construction Contractor	District	
CSM-TRA-1: Implement a Traffic Control Plan during construction at the College of San Mateo	Construction Contractor	District	
To Be Implemented During Project Operation			
CSM- HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at the College of San Mateo	District	District and San Mateo Fire Department and/or CAL FIRE	Ongoing

Note:

All references to "District" refer to the San Mateo County Community College District.

College of San Mateo

Aesthetics

Mitigation Measure CSM-AES-1: Limit exterior construction activities to daylight hours at the College of San Mateo within 0.25 mile of residences

The effect of nighttime construction light and glare on nearby residences will be minimized by limiting construction hours within 0.25 mile of residences. Construction activities, which are scheduled to take place between 6:00 am and 7:00 pm on weekdays, will be limited to daylight hours (which will vary according to season). Therefore, the construction hours will be adjusted during the seasons to ensure construction activities take place during daylight hours.

Mitigation Measure CSM-AES-2: Relocate unique botanical specimens on the Building 20 Complex at CSM

Botanical specimens described in this measure are defined as trees, shrubs, and herbaceous plants that have been intentionally planted in the past to be a part of the specimen garden at the Project Change Site and which are uncommon on the rest of the campus. CSM will relocate unique botanical specimens if the size and species type is conducive to relocation and survivability, which shall be determined by consulting with a qualified horticultural specialist, such as an experienced botanist and/or landscape architect.

The Project Change landscape plan will be revised to accommodate the relocation of unique botanical specimens to the degree possible. However, the proposed landscape plan should remain visually cohesive. Transplantable botanical specimens that would not blend well with the landscape plan will be relocated elsewhere to other locations on the campus. The new locations shall be selected for their suitability in ensuring the health and vigor of relocated plants. Relocation efforts will preserve existing botanical specimens at the campus to the highest degree possible.

However, some trees and shrubs will not be conducive to relocation due to their size or species type. Unique tree and shrub botanical specimens that cannot be relocated, such as the dawn redwood, will be replaced by CSM at a 1:1 ratio, at a minimum.

Container sizes for replacement specimens will be determined in coordination with the qualified horticultural specialist. Existing irrigation systems may need to be modified or new irrigation may need to be installed to ensure the survival of the relocated and replacement trees and shrubs. Relocated and replacement plants that do not survive within the first five (5) years after relocation will be replaced at a 1:1 ratio by CSM, permitted that the species in question is reasonably available. In the event that a species is not reasonably available, another comparable botanical specimen will be replanted in its place.

The Town of Hillsborough's Building and Planning Department will be provided with an opportunity to review and comment on the tree and landscape removal and replacement program.

Mitigation Measure CSM-AES-3: Relocate existing commemorative plaques

The "Adrian's Tree" plaque from the dawn redwood will be relocated by CSM and placed on a marker or monument for the replacement dawn redwood tree required by Mitigation Measure CSM-AES-2. A new bench will be located near this replacement tree and the plaque on the existing bench

will be relocated to the new bench. Similarly, the Eleanore D. Nettle Garden stone and plaque and the James K. Roberts plaque will be relocated to an area that will be replanted with specimens from that garden or comparable replacements.

Mitigation Measure CSM-AES-4: Apply minimum lighting standards at the College of San Mateo

The District will implement an interior lighting policy for all new buildings that does the following:

- Building design would be required to include low-intensity interior safety lighting for use during afterhours. This practice would decrease the amount of nighttime light that would occur from using standard interior lighting as safety lighting.
- Use of interior lights to ensure building safety as required by code, but the unnecessary overuse of interior nighttime lighting would be prevented by requiring that interior spaces implement a "lights-off" policy. This practice requires that all non-safety lighting be turned off at night (such as in offices, classrooms, and hallways), after instructional hours. This may be accommodated by utilizing automatic motion sensor lighting that is programmed for use afterhours.
- Use of harsh mercury vapor or low-pressure sodium bulbs would be prohibited.

All artificial outdoor lighting will be limited to safety and security requirements, designed using Illuminating Engineering Society's design guidelines and in compliance with International Dark-Sky Association approved fixtures. All lighting is designed to have minimum impact on the surrounding environment and will use downcast, cut-off type fixtures that direct the light only towards objects requiring illumination. Shielding will be utilized, where needed, to ensure light pollution is minimized. Therefore, lights will be installed at the lowest allowable height and cast low-angle illumination while minimizing incidental light spill onto adjacent properties, open spaces, or backscatter into the nighttime sky. The lowest allowable illuminance level will be used for all lighted areas and the amount of nighttime lights needed to light an area will be minimized to the highest degree possible. Light fixtures will have non-glare finishes that will not cause reflective daytime glare. Lighting will be designed for energy efficiency and have daylight sensors or be timed with an on/off program. Lights will provide good color rendering with natural light qualities with the minimum intensity feasible for security, safety, and personnel access. Lighting, including light color rendering and fixture types, will be designed to be aesthetically pleasing.

LED lighting will avoid the use of blue-rich white light lamps and use a correlated color temperature that is no higher than 3,000 Kelvin (International Dark-Sky Association 2010a, 2010b, 2015). Wherever possible and pragmatic, the District will use fixtures and lighting control systems that conform to International Dark-Sky Associations Fixture Seal of Approval program. In addition, LED lights will use shielding to ensure nuisance glare and that light spill does not affect sensitive residential viewers.

Lights along pathways and safety lighting at building entrances and loading areas will employ shielding to minimize offsite light spill and glare and be screened and directed away from residences and adjacent uses to the highest degree possible. The amount of nighttime lights used along pathways will be minimized to the highest degree possible to ensure that spaces are not unnecessarily over-lit, while still maintaining minimum adequate lighting to provide necessary

visibility for security. For example, the amount of light can be reduced by limiting the amount of ornamental light posts to higher use areas and by using hooded wall mounts or bollard lighting on travel way portions of pathways.

In particular, pool lighting will employ spill and glare control features to minimize off-site light pollution. Luminaires will be chosen for the ability to provide horizontal and vertical beam control for better control in directing what is illuminated. In addition, shielding, such as a visor, will be used to further direct light and reduce light spill and ambient light glow. Luminaires will also incorporate photometric reflector systems that are designed to reduce light pollution.

Technologies to reduce light pollution evolve over time and design measures that are currently available may help but may not be the most effective means of controlling light pollution once the Project is designed. Therefore, all design measures used to reduce light pollution will employ the technologies available at the time of Project design to allow for the highest potential reduction in light pollution.

Air Quality

Mitigation Measure CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_X emissions at the College of San Mateo

The District will ensure the construction contractor implements the following BAAQMD-recommended basic control measures to reduce NO_X emissions from construction equipment:

- Idling times will be minimized by shutting off equipment when it is not in use or by reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage will be provided for construction workers at all access points.
- All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Mitigation Measure CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_X emissions at the College of San Mateo

The District will ensure the construction contractor implements the following BAAQMD-recommended additional control measures to reduce NO_X emissions from construction equipment.

- Minimize the idling time of diesel powered construction equipment to 2 minutes.
- The project will develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction Project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20% NO_X reduction and 45% PM exhaust reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
- Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).

- Require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NO_X and PM.
- Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.

Mitigation Measure CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo

The District will ensure that all off-road diesel-powered equipment used during construction at Cañada College is equipped with EPA Tier 4 or cleaner engines, except for specialized construction equipment for which an EPA Tier 4 engine is not available. The use of Tier 4 engines will also act to reduce ROG and NO_X emissions from construction equipment.

Mitigation Measure CSM-AQE-4: Offset NO_X emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at the College of San Mateo

The District will enter into a development mitigation contract with BAAQMD in order to reduce criteria pollutant emissions generated during construction of the Project to quantities below the numeric BAAQMD thresholds (Table 3.2-4). The preferred source of emissions reductions for NO_X, will be through contributions to BAAQMD's Carl Moyer Program and/or other BAAQMD incentive programs.

Implementation of this mitigation would require the District adopt the following specific responsibilities.

- Enter into a mitigation contract with BAAQMD for the Carl Moyer Program and/or other BAAQMD emission reduction incentive program. The necessary reductions must be achieved (contracted and delivered) by the applicable year in question (i.e., emissions generated in year 2016 would need to be reduced offsite in 2016). Funding would need to be received prior to contracting with participants and should allow sufficient time to receive and process applications to ensure offsite reduction projects are funded and implemented prior to commencement of Project activities being reduced. In negotiating the terms of the mitigation contract, the Project applicant and BAAQMD should seek clarification and agreement on BAAQMD responsibilities, including the following.
  - Identification of appropriate offsite mitigation fees required for the Project.
  - Timing required for obtaining necessary offsite emission credits.
  - Processing of mitigation fees paid by the Project applicant.
  - Verification of emissions inventories submitted by the Project applicant.
  - Verification that offsite fees are applied to appropriate mitigation programs within the SFBAAB.
- Quantify mitigation fees required to satisfy the appropriate reductions. Funding for the emission reduction projects will be provided in an amount up to the emission reduction project cost-effectiveness limit set by for the Carl Moyer Program during the year that the emissions from construction are emitted. (The current Carl Moyer cost-effectiveness limit is $\$\underline{30,000}$ ~~18,030~~/weighted ton of criteria pollutants [NO_X + ROG + (20*PM)]). An administrative fee of 5% would be paid by the Project applicant to the BAAQMD to implement the program. The funding would be used to fund projects eligible for funding

under the Carl Moyer Program guidelines or other BAAQMD emission reduction incentive program meeting the same cost-effectiveness threshold that are real, surplus, quantifiable, and enforceable.

- Develop a compliance program to calculate emissions and collect fees from the construction contractors for payment to BAAQMD. The program will require, as a standard or specification of their construction contracts with the Project Sponsor, that construction contractors identify construction emissions and their share of required offsite fees, if applicable. Based on the emissions estimates, the Project applicant will collect fees from the individual construction contractors (as applicable) for payment to BAAQMD. Construction contractors will have the discretion to reduce their construction emissions to the lowest possible level through additional onsite mitigation, as the greater the emissions reductions that can be achieved by onsite mitigation, the lower the required offsite fee. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, additional electrification or alternative fuels, engine-retrofit technology, and/or after-treatment products. All control strategies must be verified by BAAQMD.
- Conduct daily and annual equipment activity monitoring to ensure onsite emissions reductions are achieved and no additional mitigation payments are required. Excess offsite funds can be carried from previous to subsequent years in the event that additional reductions are achieved by onsite mitigation. At the end of the Project, if it is determined that excess offset funds remain (outstanding contracts and administration over the final years of the contracts will be taken into consideration), BAAQMD and the Project applicant will determine the disposition of final funds (e.g., additional emission reduction projects to offset underperforming contracts, return of funds to the Project applicant, etc.).

Mitigation Measure CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at the College of San Mateo

The District will require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by BAAQMD or the contractor as appropriate.

- All exposed surfaces affected by construction (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day, or as needed during the dry season(s) (unless limited by state or local drought response requirements or if there is a rain event).
- All haul trucks transporting soil, sand, or other loose material off site will be covered.
- All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads will be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.
- A publicly visible sign will be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD‘s phone number will also be visible to ensure compliance with applicable regulations.

Mitigation Measure CSM-AQE-6: Install filtration systems on ventilation and recirculation systems at the College of San Mateo and at off-site receptors over BAAQMD PM 2.5 thresholds during construction

The District will install filtration systems on ventilation and recirculation systems within onsite and offsite residences, the offsite school, and the on-site childhood development center where the BAAQMD PM2.5 concentration thresholds are exceeded after application of other onsite construction air quality mitigation measures. All filters must be rated MERV-15 or higher. The District will submit a plan for installation and maintenance of all filters in accordance with the manufacturer's recommendations to the County prior to approval of the first building permits. The onsite and offsite plans will be incorporated into the Project's Operations and Maintenance Manual. If installation of filtration at the off-site school, off-site residences, and the child development center is determined to be technically infeasible (due to existing HVAC systems) or rejected by the off-site school or residences, the rationale shall be documented and approved by the CSM administration.

In the event that background community risks change due to new or removed sources, revised modeling will be required before changes to the filtration system can be incorporated into the building design. The modeling would be included in a proposal submitted to the County for review and approval prior to issuance of building permits.

As shown above in the underlined revisions to Certified EIR Mitigation Measure CSM-AQ-6, the Project Change would result in the need for new mitigation measures relative to filtration systems at the off-site residences, school, and the on-site child development center to reduce cumulative PM2.5 exposure, which is the cumulative effect of the Project Change contributions and contributions from background sources.

Biological Resources

Mitigation Measure CSM-BIO-1: Implement special-status plant species avoidance and revegetation measures at the College of San Mateo

Prior to construction, the District will retain a qualified botanist to survey any areas of proposed construction disturbance that contain suitable habitat for western leatherwood, fragrant fritillary, congested-headed hayfield tarplant, Choris' popcornflower, and showy Rancheria clover. The qualified botanist will survey appropriate areas of suitable habitat for the species during each species' blooming period (Table 3.3-2). Surveys will be conducted in accordance with CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (California Department of Fish and Game 2009).

If no special-status plants are identified during the design-period surveys, then no further action is necessary. If one or more special-status species is found within areas proposed for disturbance, then the occurrence will be avoided, if feasible. If avoidance is not possible, a revegetation and monitoring plan will be developed and executed by a qualified botanist retained by the District prior to ground disturbance that would affect the plants. The revegetation and monitoring plan will include the following components.

- Collection of seed prior to disturbance.
- Reseeding and revegetation on a site with suitable soils and exposure.
- Regular monitoring to evaluate the success of the reseeding and revegetation and remedial measures if necessary.

Details regarding specific monitoring protocols, success criteria, and the length of the monitoring program will be developed in coordination with and approved by the appropriate regulatory agencies.

Mitigation Measure CSM-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at the College of San Mateo

Prior to any construction activities scheduled during the bird nesting season (February 1 to August 31), the District will retain a qualified wildlife biologist with demonstrated nest-searching experience to conduct preconstruction surveys for nesting birds, including raptors. The preconstruction survey will occur no more than 3 days prior to the onset of ground disturbing activities (including clearing, grubbing, and staging). If active nests are found during the survey, no-disturbance species-specific buffer zones will be established by the biologist and marked with high-visibility fencing, flagging, or pin flags. No construction activities will be allowed within the buffer zones. The size of the buffer will be based on the species' sensitivity to disturbance and planned work activities in the vicinity; typical buffer sizes are 250 feet for raptors and 50 feet for other birds. The buffer will remain in effect until the nest is no longer active. If a lapse in Project-related activities of 15 days or longer occurs, another preconstruction survey will be conducted.

To the extent feasible, the District or its contractor will initiate building demolition outside of the nesting season to avoid impacts on active nests affixed to the structure before they become active during the nesting season (February 1 to August 31). If structure demolition activities cannot occur outside of the nesting season, the District or its contractor will remove inactive nests from the structure to be demolished and install nest exclusion measures (i.e., fine mesh netting, panels, or metal projectors) outside of the nesting season. All exclusionary devices will be monitored and maintained throughout the breeding season to ensure that they are successful in preventing the birds from accessing the cavities or nest sites. No more than 3 days prior to building demolition activities, a qualified biologist will conduct a preconstruction survey of all potential nesting habitat on the structure to be demolished and the surrounding areas for the presence of active nests. If active nests are found on the building or in the affected area, then demolition activities will not proceed until the biologist verifies that all nests on the building are inactive.

After all surveys and/or nest deterrence activities are completed, the biologist will complete a memorandum detailing the survey effort and results and submit the memorandum to the District within 7 days of survey completion.

Mitigation Measure CSM-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at the College of San Mateo

Prior to the start of construction activities at sites offering suitable bat roosting habitat, the District will retain a qualified wildlife biologist with demonstrated bat field experience to conduct preconstruction surveys for fringed myotis, pallid bat, and hoary bat. Surveys will take place no more than 7 days prior to the onset of site preparation (e.g., tree removal) and construction activities with the potential to disturb bats or their habitat and will include close inspection of potential bat roosts, such as trees and any built features within the Project footprint.

If special-status bats are found in the footprint of a proposed improvement and avoidance of roosting areas is not possible, avoidance and minimization measures will be required if it is determined that bats are using the trees as roost sites and/or sensitive bat species are detected during acoustic monitoring. Appropriate measures will be determined in coordination with CDFW and may include the following measures.

- Tree removal will be avoided between April 15 and September 15 (the maternity period) to avoid impacts on pregnant females and active maternity roosts (whether colonial or solitary).
- All tree removal will be conducted between September 15 and October 30, which corresponds to a time period when bats have not yet entered torpor or would be caring for non-volant young.
- Trees will be removed in pieces, rather than felling the entire tree.
- If a maternity roost is located, whether solitary or colonial, that roost will remain undisturbed until September 15 or until a qualified biologist has determined the roost is no longer active.
- If avoidance of non-maternity roost trees is not possible, and tree removal or trimming must occur between September 15 and October 30, qualified biologists will monitor tree trimming/removal. Prior to removal/trimming, each tree will be gently shaken and several minutes should pass before felling trees or trimming limbs to allow bats time to arouse and leave the tree. The biologists should search downed vegetation for dead and injured bats. The presence of dead or injured bats that are species of special concern will be reported to CDFW.
- Compensatory mitigation for the loss of roosting habitat will also be determined through consultation with CDFW and may include the construction and installation of suitable replacement habitat (e.g., bat houses, planting cottonwood trees) onsite.

The District will be responsible for ensuring that CDFW requirements are implemented. Multiple survey visits and survey methods may be required at a single site to determine presence or absence of roosting bats depending on season and roost type.

Cultural Resources

Mitigation Measure CSM-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at the College of San Mateo

The District will ensure the construction specifications include a stop work order if prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities. All work within 100 feet of the find will be stopped until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool making debris; culturally darkened soil (midden) containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

Mitigation Measure CSM-CUL-2: Stop work if human remains are encountered during ground-disturbing activities at the College of San Mateo

The District will ensure the construction specifications include a stop work order if human remains are discovered during construction or demolition. There will be no further excavation or disturbance of the site within a 50-foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner will be notified and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he will notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the land owner will re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Geology and Soils

Mitigation Measure CSM-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at the College of San Mateo and comply with recommendations

The District will have a qualified engineer prepare design-level geotechnical investigations for each Project element involving human occupation. The geotechnical investigation report will include recommendations to ensure the building is designed in accordance with the specifications of CGS Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act, which will minimize the structural damage and risk to humans from seismically induced groundshaking. The District and DSA will ensure that recommendations made in the geotechnical report will be implemented as part of the Project's design and construction.

Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; a method for backdraining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

Mitigation Measure CSM-GEO-2: Stockpile topsoil removed during construction at the College of San Mateo and reuse stockpiled topsoil during revegetation

The contractor(s) retained for construction and revegetation of the Project will stockpile excavated topsoil on disturbed areas within the campus boundaries (e.g., parking lot expansion areas) so that it can be reused for revegetation on the campus as needed. To ensure maximum topsoil recovery, topsoil will be stockpiled separately from other excavated materials and covered. Revegetation and landscaping will use stockpiled topsoil.

Greenhouse Gas Emissions and Energy

Mitigation Measure CSM-GHG-1: Where feasible, implement BAAQMD's best management practices for GHG emissions at the College of San Mateo

All construction contractors will implement the following BAAQMD-recommended best management practices (BMPs) to reduce GHG emissions, as applicable.

- Use alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment in at least 15% of the fleet.
- Use at least 10% local building materials.
- Recycle at least 50% of construction waste or demolition materials.

Hazards and Hazardous Materials

Mitigation Measure CSM-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at the College of San Mateo

The contractors will develop and implement a spill prevention, control, and countermeasure program (SPCCP) to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction and demolition activities. The SPCCP will be completed before any construction or demolition activities begin. Implementation of this measure will comply with state and federal water quality regulations.

The District will review and approve the SPCCP before onset of construction activities. The District will routinely inspect the construction area to verify that the measures specified in the SPCCP are properly implemented and maintained. The District will notify its contractors immediately if there is a noncompliance issue and will require compliance.

The federal reportable spill quantity for petroleum products, as defined in 40 CFR 110, is any oil spill that includes any of the following.

- Violates applicable water quality standards.
- Causes a film or sheen on or discoloration of the water surface or adjoining shoreline.
- Causes a sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines.

If a spill is reportable, the contractors' superintendents will notify the District, and the District will take action to contact the appropriate safety and clean-up crews to ensure that the SPCCP is followed. A written description of reportable releases must be submitted to the San Francisco Bay Regional Water Quality Control Board. This submittal must contain a description of the spill, including the type of material and an estimate of the amount spilled, the date of the release, an explanation of why the spill occurred, and a description of the steps taken to prevent and control future releases. The releases would be documented on a spill report form.

If a reportable spill has occurred and results determine that Project activities have adversely affected surface water or groundwater quality, a detailed analysis will be performed by a registered environmental assessor to identify the likely cause of contamination. This analysis will conform to American Society for Testing and Materials (ASTM) standards, and will include recommendations for reducing or eliminating the source or mechanisms of contamination. Based on this analysis, the District and its contractors will select and implement measures to control contamination, with a performance standard that groundwater quality must be returned to baseline conditions. These measures will be subject to approval by the District.

Mitigation Measure CSM-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at the College of San Mateo

The construction specifications will include this measure to protect construction workers and/or the public from known or previously undiscovered soil and groundwater contamination during construction activities. Prior to excavation, a Site Safety Plan (soil and groundwater management plan) will be prepared and, at a minimum, include the following.

- A requirement that all construction activities involving work in proximity to potentially contaminated soils and/or groundwater be undertaken in accordance with California Occupational Safety and Health Administration (Cal/OSHA) standards, contained in Title 8 of the CCR.
- Soil and groundwater mitigation and control specifications for construction activities, including health and safety provisions for monitoring exposure to construction workers, procedures to be undertaken in the event that previously unreported contamination is discovered, and emergency procedures and responsible personnel.
- Procedures for managing soils and groundwater removed from the site to ensure that any excavated soils and/or dewatered groundwater with contaminants are stored, managed, and disposed in accordance with applicable regulations.

Mitigation Measure CSM-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in buildings during building renovation or demolition activities at the College of San Mateo

To protect construction workers and the public from known or undiscovered hazardous building materials, including asbestos and lead, all demolition activities will be undertaken in accordance with the California Occupational Safety and Health Administration (Cal OSHA) standards contained in Title 8 of the California Code of Regulations (CCR). During demolition activities, all building materials containing lead-based paint will be removed in accordance with Cal OSHA Lead in Construction Standard, Title 8, CCR 1532.1. All potentially friable asbestos-containing materials (ACMs) will be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or renovation that may disturb the materials. Applicable standards include the following.

- The facility will be inspected before any renovation occurs in which 160 square feet or more of building materials or 260 linear feet or more of pipe insulation will be disturbed at a regulated facility, or any demolition occurs at a regulated facility.
- An asbestos notification form will be submitted to the Bay Area Air Quality Management District for any regulated asbestos abatement Project or regulated demolition 10 working days before the activity begins.
- If ACMs are discovered during a renovation or demolition, they must be removed before the Project may proceed. Also, the Cal/OSHA and California Environmental Protection Agency hazardous waste regulations apply in most cases.

Mitigation Measure CSM-HAZ-4: Comply with legal requirements for fire prevention during construction activities at the College of San Mateo

In accordance with the Public Resources Code (PRC), the construction contractor will comply with the following legal requirements during construction activities.

- Earthmoving and portable equipment with internal combustion engines will be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (PRC Section 4442).
- Appropriate fire suppression equipment will be maintained during the highest fire danger period: from April 1 to December 1 (PRC Section 4428).
- On days when a burning permit is required, flammable materials will be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor will maintain the appropriate fire suppression equipment (PRC Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline-fueled internal combustion engines will not be used within 25 feet of any flammable materials (PRC Section 4431).

Mitigation Measure CSM-HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at the College of San Mateo

The District will comply with the following measures for the duration of Project operations.

- Maintain around and adjacent to buildings and structures a firebreak made by removing and clearing away, for a distance of 100 feet as required by PRC 4290, all flammable vegetation or other combustible growth.
- Maintain around and adjacent to the project facilities additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet of the structures or to the property line, whichever is nearer. Grass and other vegetation located more than 30 feet from the structures and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- Provide prior to project operations and maintain at all times a screen over the outlet of every chimney or stack that is attached to any device that burns any solid or liquid fuel. The screen will be constructed of nonflammable material with openings not larger than 0.5 inch.
- Prior to occupancy, install fire extinguishers.
- Employees will be trained in using extinguishers and communicating with the San Mateo Fire Department.
- The San Mateo Fire Department and/or CAL FIRE will periodically inspect the project area.
- Provide the San Mateo Fire Department and/or CAL FIRE access to onsite water storage tanks, if such access is needed.

Hydrology and Water Quality

Mitigation Measure CSM-HYD-1: Implement erosion-control measures to protect water quality during construction at the College of San Mateo

The District will ensure the Project's construction specifications include the storm water pollution prevention plan (SWPPP) to minimize the mobilization of sediment to storm drains and adjacent water bodies. The SWPPP will include the following erosion- and sediment-control measures, based on standard industry measures and standard dust-reduction measures.

- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.
- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways.
- Contain soil and filter runoff from disturbed areas by berms, vegetated filters, silt fencing, straw wattle, plastic sheeting, catch basins, or other means necessary to prevent the escape of sediment from the disturbed area.
- Prohibit the placement of earth or organic material where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.
- Prohibit the following types of materials from being rinsed or washed into streets, shoulder areas, or gutters: concrete, solvents and adhesives, fuels, dirt, gasoline, asphalt, and concrete saw slurry.
- Conduct dewatering activities according to the provisions of the SWPPP.
- Prohibit placement of dewatered materials in local water bodies or in storm drains leading to such bodies without implementation of proper construction water quality control measures.

Mitigation Measure CSM-HYD-2: Design and maintain hydromodification features as postconstruction measures at the College of San Mateo

The District will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit the volume of additional stormwater runoff by matching post-project flows to pre-project flows, and provide for onsite treatment of contaminants. These facility improvement areas will be open, level areas vegetated to allow runoff to be distributed evenly across the area. Generally, they will be designed to treat runoff by filtering raw runoff through the soil media in the treatment area to trap particulate pollutants (suspended solids and trace metals) and promote infiltration. However, alternative methods to treat runoff may be used, such as bio-filtration basins, underground detention and retention vaults or tanks, gravel beds, perforated pipes, stormwater chambers, pervious pavement, and green roofs that contain filtration media. Project areas will be designed to treat runoff so that pollutants (e.g., sediment, landscape fertilizers and/or pesticides, oil from parking areas) can be filtered out and, therefore, the Project will not contribute a substantial number of additional pollutants to runoff.

Maintenance of these features will be performed routinely to prevent sediment buildup and clogging in order to ensure optimal pollutant removal efficiency. Maintenance activities will include those listed below and would be done periodically.

- Remove obstructions, debris and trash and dispose of properly.
- Inspect to ensure proper drainage between storms and within 5 days following rainfall.

- Inspect inlets for channels, soil exposure, or other evidence of erosion.
- Remove obstructions and sediment.
- Maintain vegetation via pruning and weeding, and treat with preventative and low-toxic methods.
- Check that mulch is maintained at an appropriate depth and replenish as necessary.
- Use soil that meets specifications included in the SMCWPPP C.3 Stormwater Technical Guidance Manual, or comparable document. Specifically, soils must percolate at a rate of 5 to 10 inches per hour.

A facility improvement area inspection and maintenance checklist will be used to conduct inspections, identify needed maintenance, and record maintenance that is conducted. Operation of the hydromodification features is expected to improve the quality of stormwater from the Project site. Maintenance of these areas would help eliminate or minimize impacts on stormwater quality.

Mitigation Measure CSM-HYD-3: Design and maintain stormwater treatment features as postconstruction measures at the Building 20 Complex at the College of San Mateo

The District will ensure the design of the proposed parking lot at the Building 20 complex includes appropriately sized stormwater treatment to minimize the mobilization of pollutants to storm drains and adjacent water bodies. As recommended by the San Mateo Countywide Water Pollution Prevention Program, the 4 percent method will be used to estimate the surface area required for stormwater treatment of the Project Change Site. The 4 percent method is used to hydraulically size stormwater treatment areas and based on a rainfall of 0.2 inch/hour. Based on the size of the Building 20 complex site (approximately 69,850 sf, or 80.8 percent), the parking lot project will need to provide 0.064 acres (2,794 sf) for stormwater treatment.

If an alternative method of treatment is used such as a subsurface infiltration system or pervious paving, the Volume-Based Sizing Criteria may be used to estimate the area required for treatment. As a result, the project would design volume-based treatment measures to treat stormwater runoff equal to the volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with methodology set in Appendix D of the California Stormwater BMP Handbook, and using local rainfall data.

Mitigation Measure CSM-HYD-4: Design the site so that post-project peak runoff rates are at or below pre-project peak runoff rates

The District will adopt design criteria for development and redevelopment projects to protect campus stormwater facilities and to mitigate potential adverse impacts to downstream areas due to increases in peak runoff flow rates. Development and redevelopment projects will be designed so that post-project peak runoff rates are at or below pre-project peak runoff rates. The District will implement the design criteria to ensure that post-project peak flows will be mitigated to at or below pre-project conditions for up to the 50-year storm event and the overflow shall be sized to accommodate up to a 100-year storm event.

Noise

Mitigation Measure CSM-NOI-1: Employ noise-reducing construction practices at the College of San Mateo

If construction work must be conducted between the hours of 6:00 p.m. and 7:00 a.m. weekdays, 5:00 p.m. and 9:00 a.m. on Saturdays, or at any time on Sundays, Thanksgiving and Christmas, the District will require the contractor to employ noise-reducing construction practices limit noise to be in compliance with the county noise standards specified in Table 3.10-1. Measures that can be used to limit noise include those listed below.

- Locating equipment as far as feasible from noise sensitive uses.
- Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.
- Not allowing idling inactive construction equipment for prolonged periods (i.e., more than 2 minutes).
- Prohibiting gasoline or diesel engines from having unmuffled exhaust.
- Scheduling construction activities and material hauling that may affect traffic flow to off-peak hours and using routes that would affect the fewest number of people.
- Using noise-reducing enclosures around noise-generating equipment.
- Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (terrain, structures) to block sound transmission.

Transportation and Traffic

Mitigation Measure CSM-TRA-1: Implement a Traffic Control Plan during construction at the College of San Mateo

The District will require the construction contractor(s) to develop a traffic control plan, as appropriate, to minimize the effects of construction traffic on the surrounding area. (A traffic control plan may not be required for minor construction activities.) The plan will be subject to review and approval by the District. The District will be responsible for monitoring to ensure that the plan is effectively implemented by the construction contractor(s). The Town of Hillsborough's Public Works and Police Departments will be provided with an opportunity to review and comment on the Traffic Control Plan. The construction traffic control plan will include the following requirements.

- Provide clearly marked pedestrian detours if any sidewalk or pedestrian walkway closures are necessary.
- Provide clearly marked bicycle detours if heavily used bicycle routes must be closed, or if bicyclist safety might be otherwise compromised.
- Provide crossing guards and/or flag persons as needed to avoid traffic conflicts and ensure pedestrian and bicyclist safety.

- Use nonskid traffic plates over open trenches to minimize hazards.
- Locate all stationary equipment as far away as possible from areas used heavily by vehicles, bicyclists, and pedestrians.
- Notify and consult with emergency service providers and provide emergency access by whatever means necessary to expedite and facilitate the passage of emergency vehicles.
- Avoid routing construction traffic through residential areas to the extent feasible. Prohibit mobilization and demobilization of heavy construction equipment during AM and PM peak traffic hours.
- Provide access for driveways and private roads outside the immediate construction zone by using steel plates or temporary backfill, as necessary.
- Prohibit construction worker parking in residential areas.