Mitigation Monitoring and Reporting Program

This Mitigation Monitoring or Reporting Program (MMRP) has been prepared for the New Elementary School in Foster City, herein referred to as the "proposed Project" or "Project". The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the proposed Project. The MMRP includes the following information:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measures;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

The San Mateo–Foster City School District must adopt this MMRP, or an equally effective program, if it approves the proposed Project with the mitigation measures that were adopted or made conditions of project approval.

TABLE 1 NEW ELEMENTARY SCHOOL IN FOSTER CITY MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
AIR QUALITY					
AQ-2: The project developer shall require its construction contractor to comply with the following BAAQMD Best Management Practices (BMPs) for reducing construction emissions of PM_{10} and $PM_{2.5}$: ▪ Water all active construction areas at least twice daily or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour (mph). Reclaimed water should be used whenever possible. ▪ Pave, apply water twice daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). ▪ Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed all paved access roads, parking areas, and staging areas at the construction site to control dust. ▪ Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. ▪ Hydro-seed or apply non-toxic soil stabilizers to inactive construction areas. ▪ Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (e.g., dirt, sand). ▪ Limit vehicle traffic speeds on unpaved roads to 15 mph. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Install sandbags or other erosion control measures to prevent silt runoff from public roadways. The project developer shall verify compliance that these measures have been implemented during normal construction site inspections	Construction Contractor	Contract Specifications	SMFCSD	Review of Contract Specifications and Field inspection	Prior to signing of construction contract. During all normal construction site inspections

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AQ-3: Implementation of Mitigation Measures AQ-2.	See AQ-2	See AQ-2	See AQ-2	See AQ-2	See AQ-2
AQ-4: The construction contractor(s) shall use construction equipment with fitted with Level 3 Diesel Particulate Filters (DPF) and engines that meet the United States Environmental Protection Agency (USEPA)-Certified Tier 3 emissions standards for all equipment of 50 horsepower or more. Tier 3 or higher engine standards and DPFs are capable of reducing 50 to 90 percent of diesel exhaust and particulate emissions from off-road equipment. Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet Level 3 Verified Diesel Emissions Control Strategy emissions requirements. Therefore, Level 3 DPF would not be required for engines that meet Tier 4 Interim or Final standards. Prior to construction, the construction contractor(s) shall ensure that all construction plans submitted to the project developer/SMFCSD clearly show the requirement for Level 3 DPF and EPA Tier 3 or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor(s) shall maintain a list of all operating equipment in use on the project site for verification by the District's Director of Facilities, Maintenance and Operations, and Transportation or designee. The construction equipment list shall state the makes, models, and number of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with manufacturer recommendations. The contractor shall ensure that all non-essential idling of construction equipment is restricted to five minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9. Mitigation Measure AQ-2 would reduce the project's localized construction emissions. The mitigated health risk values were calculated and are summarized in Table 4.2-8. The results indicate that, with mitigation, cancer risk and $PM_{2.5}$ would be less than the BAAQMD's significance thresholds for residential receptors. Therefore, the project would not expose off-site sensitive receptors to substantial	Construction Contractor	Contract Specifications	SMFCSD	Review of Contract Specifications	Prior to construction, then during all normal construction site inspections

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concentrations of air pollutant emissions. Results of the HRA indicate that, with mitigation, the incremental cancer risk for off-site residents close to the site during the construction period is 6.5 per million which is below the cancer risk threshold. Likewise, $PM_{2.5}$ annual concentrations would not exceed the BAAQMD significance thresholds for off-site residents. For non-carcinogenic effects, the hazard index identified for each toxicological endpoint totaled less than 1 for off-site residents. Therefore, chronic non-carcinogenic hazards are within acceptable limits.					
AQ-5: Implementation of Mitigation Measures AQ-1 through AQ-3.	See AQ-1 through AQ-3.	See AQ-1 through AQ-3.	See AQ-1 through AQ-3.	See AQ-1 through AQ-3.	See AQ-1 through AQ-3.
AQ-6: Implementation of Mitigation Measures AQ-2 and AQ-4 .	See AQ-2 and AQ-4.	See AQ-2 and AQ-4.	See AQ-2 and AQ-4.	See AQ-2 and AQ-4.	See AQ-2 and AQ-4.
BIOLOGICAL RESOURCES					
BIO-1: Adequate measures shall be taken to avoid inadvertent take of bird nests protected under the federal Migratory Bird Treaty Act and California Department of Fish and Game Code when in active use. This shall be accomplished by taking the following steps: ▪ If tree removal and initial construction is proposed during the nesting season (March to August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 7 days prior to the onset of tree and vegetation removal or building demolition, in order to identify any active nests on the site and surrounding area within 100 feet of proposed construction. The site shall be resurveyed to confirm that no new nests have been established if vegetation removal and demolition has not been completed or if construction has been delayed or curtailed for more than 7 days during the nesting season. ▪ If no active nests are identified during the construction survey period, or development is initiated during the non-breeding season (September to February), tree and vegetation removal and building construction may proceed with no restrictions.	Construction Contractor	During construction	SMFCSD Qualified biologist	Plan review and approval	Once during nesting season and further, depending survey results

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▪ If bird nests are found, an adequate setback shall be established around the nest location and vegetation removal, building demolition, and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be based on input received from the CDFW, and may vary depending on species and sensitivity to disturbance. As necessary, the no-disturbance zone shall be fenced with temporary orange construction fencing if construction is to be initiated on the remainder of the site. A report of findings shall be prepared by the qualified biologist and submitted to SMFCSD for review and approval prior to initiation of vegetation removal, building demolition and other construction during the nesting season (March to August). The report shall either confirm absence of any active nests or shall confirm that any young are located within a designated no-disturbance zone and construction can proceed. No report of findings is required if vegetation removal, building demolition, and other construction is initiated during the non-nesting season (September to February) and continues uninterrupted according to the above criteria.					
CULTURAL RESOURCES					
CULT-2: If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, representatives from the District and the archaeologist would meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to	Construction Contractor	During construction	SMFCSD Qualified paleontologist	Plan review and approval	Once at time of discovery and again, if determined further assessment is required as specified in this mitigation measure

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mitigate impacts to historical resources or unique archaeological resources, the District shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed Project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.					
CULT-3: In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify a qualified paleontologist to examine the discovery. The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the Project based on the qualities that make the resource important. The excavation plan shall be submitted to the District for review and approval prior to implementation	Construction Contractor	During construction	SMFCSD Qualified	Plan review and approval	Once at time of discovery and again, if determined further assessment is required as specified in this mitigation measure
CULT-5: Implement Mitigation Measures CULT-2 and CULT-3.	See CULT-2 and CULT-3.	See CULT-2 and CULT-3.	See CULT-2 and CULT-3.	See CULT-2 and CULT-3.	See CULT-2 and CULT-3.
GEOLOGY AND SOILS					
GEO-2: Prior to project construction, the project developer/SMFCSD Geotechnical Engineer shall prepare a Geohazard Report, consistent with DSA requirements IR A-4.13 and the Geohazard Report content requirements of the California Geological Survey (CGS). Construction cannot commence until the report is approved by the DSA and the associated permit issued.	Project Developer	Prior to construction	SMFCSD	Approval of Geohazard Report	Once before construction commences

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GEO-3: Implementation of Mitigation Measure GEO-2.	See GEO-3	See GEO-3	See GEO-3	See GEO-3	See GEO-3
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1: A systematic plan for identifying, handling, and removing hazardous building materials for structures proposed for demolition at the Project site shall be prepared by a licensed professional and submitted to the project developer/SMFCSD prior to demolition. The plan shall follow all applicable site assessment, risk assessment, and remediation guidance documents prepared in accordance with the schools-specific requirements of the California Department of Toxic Substances and Control (DTSC) for the proposed project. Under DTSC oversight, a No Further Action or letter of certification shall be obtained stating that the site does not pose a significant risk and is suitable for elementary school use.	Project Developer	Prior to construction	SMFCSD	Approval of hazardous materials plan	Once prior to construction
NOISE					
NOISE-1: An 8-foot-tall noise reduction barrier shall be constructed along the property line between the outdoor use areas and the neighboring residences and church (see Figure 4.10-2). This entirely gap-free barrier of simple wood-construction, with a surface weight of 2.5 pounds per square foot, would reduce noise from outdoor recreational and instructional activities by 8 dBA at first floor (ground level) elevation. This would be a noticeable reduction in noise associated with students on the play area. However, as shown in Table 4.10-13, noise levels would still exceed an L5 of 60 dBA and an Lmax of 65 dBA at the nearest residences.	Project Developer	Site design and construction	SMFCSD	Plan review and construction verification	Once during plan review and approval, again during construction
NOISE-1a: The project developer/SMFCSD shall demonstrate that project mechanical equipment has been designed to meet the City's noise ordinance limits. For example, at the adjacent residences, the noise ordinance limit for continuously operation equipment is 60 dBA during the daytime and 50 dBA at night.	Project Developer	During construction	SMFCSD	Noise measurements of Project mechanical equipment.	Noise measurements recorded at various stages of construction, including initial installation of equipment,

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					completion of buildings, and at Project completion.
NOISE-2: During construction, locate machinery and tools such as a hoe ram and large bulldozers away from the sensitive receptors as practically as possible. Alternatively, if feasible, minimize the use of hoe rams by using smaller jackhammers to minimize the groundborne vibration transfer to adjacent properties. Though the aforementioned measures would provide measurable vibration reductions at the property line, construction activities would still produce vibration that exceeds 80 VdB at points along the property line nearest construction activity.	Construction contractor	During construction	SMFCSD	Verification of strategic use and location of large equipment	During all normal construction site inspections.
NOISE-3: Implementation of Mitigation Measure NOISE-1.	See NOISE-1	See NOISE-1	See NOISE-1	See NOISE-1	See NOISE-1
NOISE-4: In order to minimize disruption and potential annoyance during demolition and construction, the following are required: ▪ All equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) that are in good condition and appropriate for the equipment. ▪ All equipment shall be maintained to minimize noise emissions. ▪ Stationary equipment shall be located on the site so as to maintain the greatest possible distance to the sensitive receptors. ▪ Unnecessary idling of internal combustion engines shall be strictly prohibited. ▪ Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing. ▪ The construction contractor shall provide the name and telephone number of an on-site construction liaison. In the event that construction noise is intrusive to the community, the construction liaison shall investigate the source of the noise and require that reasonable measures be implemented to correct the problem.	Construction Contractor	Contract specifications	SMFCSD	Review of Contract Specification. Verification of equipment standards, notification efforts and liaison.	Prior to construction and during all normal construction site inspections.