

7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the Public Resources Code and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR). The MMRP ensures implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those mitigation measures that are within the responsibility of the Irvine Unified School District (District) to implement.

As discussed in the Environmental Analysis of the Initial Study/MND, impact areas requiring mitigation are:

- Biological Resources.
- Geology and Soils.
- Hazards and Hazardous Materials.
- Transportation and Traffic.

The following table lists impacts, mitigation measures adopted by the District in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

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Impact	Mitigation Measure	Responsible/ Monitoring Party	Monitoring Action or Implementation Stage
BIOLOGICAL RESOURCES			
Threshold 4.4 (a): Indirect impacts on breeding birds could occur from increased noise, vibration, and dust during construction, which could adversely affect the breeding behavior of some birds, and lead to the loss (take) of eggs and chicks, or nest abandonment.	BR-1: <i>Construction Outside of Breeding Season</i> Project activities that will remove or disturb potential nest sites will be scheduled outside the breeding bird season. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions.	Irvine Unified School District/ California Department of Fish and Wildlife	Prior to earthmoving activities or construction
	BR-2: <i>Construction During Breeding Season</i> <ul style="list-style-type: none"> • If construction cannot be avoided during the breeding season, a qualified biologist will conduct a pre-construction survey for breeding birds, and active and potential nesting sites within the limits of project disturbance up to seven days prior to mobilization, staging and other disturbances. • If no breeding birds or active nests are observed during the pre-construction survey, or if they are observed and will not be impacted, then project activities may begin and no further breeding bird monitoring will be required. • If an active bird nest is located during the pre-construction survey and potentially will be impacted, a no-activity buffer zone will be delineated on maps and marked by fencing, stakes, flagging, or other means up to 500 feet for special-status avian species and raptors, or 100 feet for non-special-status avian species. The biologist will determine the appropriate size of the buffer zone based on the type of activities planned near the nest and bird species because some bird species are more tolerant than others to noise and other disturbances. Buffer zones will not 	Construction Contractor & Irvine Unified School District/ California Department of Fish and Wildlife	Prior to earthmoving activities or construction

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	<p>be disturbed until a qualified biologist determines that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. After the nesting cycle, project activities may begin within the buffer zone.</p> <ul style="list-style-type: none"> • A breeding bird territory is an area that is defended by a bird during part of the breeding season to forage, perform courtship rituals, mate, and nest. If a breeding bird territory is located during the pre-construction survey, a breeding bird deterrence and removal program will be implemented, as approved by the resource agencies, within and near the project site for non-special-status birds. Such deterrence methods may include removal of previous years' nesting materials and partially completed nests, where feasible. If nest deterrence is not feasible, then the identified nests with eggs or hatched young will be monitored until nests are inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. • If special-status species are observed within the project site during the pre-construction survey, then a qualified biologist will delineate individual species nesting territory, and notify the appropriate resource agency to: (1) determine if additional or focused protocol surveys are necessary, and (2) select suitable mitigation measures. Project activities may begin within the area after concurrence is received from the appropriate resource agency. 		

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	<ul style="list-style-type: none"> Birds or their active nests will not be disturbed, captured, handled or moved except as noted above. Inactive nests may be moved by a qualified biologist, if necessary, to avoid disturbance by project activities. 		
<p>Threshold 4.4 (a): Construction-related impacts on general plant and wildlife.</p>	<p>BR-3: <i>General Plant and Wildlife Avoidance Measures</i></p> <ul style="list-style-type: none"> To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Night-time work (and use of artificial lighting) will not be permitted unless specifically authorized. If required, night lighting will be shielded to protect species from direct night lighting. All unnecessary lights will be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats. If any wildlife is encountered during the course of project activities, said wildlife will be allowed to freely leave the area unharmed. Wildlife will not be disturbed, captured, harassed, or handled. Animal nests, burrows and dens will not be disturbed without prior survey and authorization from a qualified biologist. Active nests cannot be removed or disturbed. Nests can be removed or disturbed if determined inactive by a qualified biologist. To avoid impacts on wildlife, the applicant will comply with all litter and pollution laws and will institute a litter control program throughout project construction. All contractors, subcontractors, and employees will adhere to this program. Trash and food items will be disposed of promptly in predator-proof containers with 	<p>Construction Contractor & Irvine Unified School District/ California Department of Fish and Wildlife</p>	<p>Field Verification/ Construction phase</p>

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	<p>resealing lids. These covered trash receptacles will be placed at each designated work site and the contents will be properly disposed at least once a week. Trash removal will reduce the attractiveness of the area to opportunistic predators such as common ravens (<i>Corvus corax</i>), coyotes (<i>Canis latrans</i>), northern raccoons (<i>Procyon lotor</i>), and Virginia opossums (<i>Didelphis virginiana</i>).</p> <ul style="list-style-type: none"> Contractors, subcontractors, employees, and site visitors will be prohibited from feeding wildlife and collecting plants and wildlife. To avoid the potential for mortality and harassment of wildlife, all non-security related firearms, weapons, and domestic dogs will be prohibited from the project site. All excavated holes or trenches greater than two feet deep shall be covered at the end of each work day, or escape ramps provided. 		
Threshold 4.4 (a): Invasive non-native plant.	<p>BR-4: <i>Project Landscaping</i></p> <p>Where possible, plant species and seed mixes will contain native drought resistant species with no invasive, non-native plant species listed on the “California Invasive Plant Inventory, February 2006” and updates. A copy of the complete list can be obtained at California Invasive Plant Council (Cal-IPC) website at www.cal-ipc.org. Cal-IPC is a nonprofit organization that is dedicated to protecting California’s lands and waters from ecologically-damaging invasive plants through science, education and policy. Cal-IPC maintains an inventory that categorizes non-native invasive plants that threaten the state’s Wildlands.</p>	Designer/ Irvine Unified School District	Project Design/Final Landscape Plan Check

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Threshold 4.4 (a): Construction-related impacts on nearby habitats.	BR-5: <i>Construction Best Management Practices (BMPs)</i> Project work crews will be directed to use BMPs where applicable. These measures will be identified prior to construction and incorporated into the construction operations.	Construction Contractor & Irvine Unified School District/ California Department of Fish and Wildlife	Construction Phase
GEOLOGY AND SOILS			
Threshold 4.6 (d): Soils with an Expansion Index (EI) greater than 20 are considered expansive. The laboratory test result of one soil sample collected within Lot 15 had an EI of 22. Based on this result, soils within the project site have been classified as expansive	GS-1: <i>Site-Specific Geotechnical Investigation</i> Prior to the issuance of building permits, a site-specific geotechnical investigation will be performed by a qualified geotechnical engineer as part of the design process to assess the adequacy of existing soils to support the proposed structures, and establish soil conditions susceptible to expansion. A Geotechnical Investigation Report will provide recommendations to satisfy applicable design and performance criteria in the most recent edition of the California Building Standard Code. These recommendations would be reviewed and approved by the City of Irvine Building and Safety Department to ensure that structural and foundation designs: (1) are appropriate for the subsurface soil conditions beneath proposed structures, and (2) will mitigate potential damage due to soil expansion.	Qualified Geotechnical Engineer/ City of Irvine Building and Safety	Prior to the issuance of building permits

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HAZARDS AND HAZARDOUS MATERIALS			
Threshold (d): The project site was leased by Hines Wholesale Nurseries, Inc. (Hines) from the 1950s to late 2010, and used for agricultural purposes, administrative offices, vehicle maintenance, and storage of ornamental plants. Based on these activities, several Areas of Potential Concern (AOPCs) were identified.	HZ-1: <i>Completion of Preliminary Endangerment Assessment</i> Prior to acquisition and construction of the proposed school site, the Preliminary Endangerment Assessment (PEA) currently in progress, shall be completed, reviewed and approved by the DTSC to satisfy CEC §17268 and §17213.1. DTSC stipulations, if any, for further assessment and/or site cleanup (CEC § 17213.1(10)), shall be fully satisfied before construction begins. If the DTSC disapproves the PEA, it shall inform the District of the decision, the basis for the decision, and actions necessary to secure DTSC approval of the PEA. The District shall take actions necessary to secure DTSC approval of the PEA, or elect not to pursue acquisition or construction of the proposed project pursuant to CEC § 17213.1(8).	Irvine Unified School District/ Department of Toxic Substances Control	Prior to land acquisition/ Construction Phase
Threshold (e): From 2011 through 2014, three former underground storage tanks (USTs), gasoline and diesel dispensers, lube oil piping, two septic tanks, five seepage pits, and impacted soils were removed from the project site. Two hydraulic hoists and impacted soils were removed immediately south of the project site.			

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TRANSPORTATION AND TRAFFIC			
Threshold 4.16 (a): The proposed project anticipates an increased in non-motorized traffic as some students/staff would walk or bike to school.	TT-1: <i>Suggested Route to School</i> The Irvine Unified School District will develop, cooperatively with the City of Irvine, a “Suggested Route to School” plan showing all streets, school location, and the routes to be used by students to and from school. School routes should be planned to take advantage of the existing traffic control devices or take into consideration the factors specified in Caltrans Manual for School Area Pedestrian Safety Section 10.02.3. This plan will be annually distributed to students, parents, faculty and staff, and annually reviewed by the Irvine Unified School District for any necessary revisions or additions.	Irvine Unified School District/ City of Irvine Planning and Development Services & City of Irvine Police Department	Operation Phase