

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Compliance Verification		
				Initial	Date	Project/ Comments
Aesthetics						
<u>AESTHETICS-1a</u> : A minimum of six new trees shall be planted along Woodland Avenue to the west of the new STEM Center. These trees shall be either evergreen or deciduous, drought-tolerant, and shall be at least 25 to 30 feet at maturity. Any trees within the sidewalk area shall be approved by the City of San Rafael Department of Public Works. At the time of planting, the trees shall be in 24-inch boxes, adequately protected with staking and fencing as needed for early growth, and shall be planted within 6 months of completion of the STEM Center. In addition, shrubbery landscaping that is drought-tolerant shall be planted in the vicinity of the new building, especially in areas visible from Woodland Avenue.	SRCS	SRCS	At completion of construction			
<u>AESTHETICS-1b</u> : A minimum of five new trees shall be planted along Woodland Avenue to the north/northeast of the new Laurel Dell buildings. An additional three new trees shall be planted on the south side of the campus on Eva Street. These trees shall be either evergreen or deciduous, drought-tolerant, and shall be at least 25 to 30 feet at maturity. Any trees within the sidewalk area shall be approved by the City of San Rafael Public Works Department. At the time of planting, the trees shall be in 24-inch boxes, adequately protected with staking and fencing as needed for early growth, and shall be planted within 6 months of completion of the Laurel Dell project. In addition, shrubbery landscaping that is drought-tolerant shall be planted in the vicinity of the new buildings, especially in areas visible from Woodland Avenue. The combination of the two mitigation measures above would reduce this impact to less than significant.	SRCS	SRCS	At completion of construction			
<u>AESTHETICS-2</u> : All new lighting shall be shielded to reduce off-site light and glare. Pedestrian pathway lighting shall be of a uniform style and quality of illumination that aids in navigation without overlighting the surroundings. Signage lighting shall be minimized to provide context for pedestrians and drivers. Parking lot lighting shall be shielded and cast downward to minimize "light spillage" to off-site locations and shall be placed on timers so that minimal lighting occurs after 11:00 PM.	SRCS	SRCS	At time of installation of lighting			
Air Quality						
<u>AIR-1</u> : During project construction, the contractor shall implement a dust control program that includes the following measures recommended by the Bay Area Air Quality Management District (BAAQMD): ▪ All exposed surfaces (e.g., parking areas, staging areas, graded areas, and unpaved access roads) shall be watered two times per day. Soil piles shall be covered. ▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	SRCS	SRCS, working with contractor	During construction			

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<ul style="list-style-type: none"> All visible mud or dirt track-out onto adjacent public roads shall 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 shall be limited to 15 miles per hour. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations. <p>In addition, an independent construction monitor shall conduct periodic site inspections, but in no event fewer than four total inspections, during the course of construction to ensure these mitigation measures are implemented and shall issue a letter report to San Rafael City Schools documenting the inspection results. Reports indicating non-compliance with construction mitigation measures shall be cause to issue a stop-work order until such time as compliance is achieved.</p>						
<u>AIR-2:</u> Mitigation Measure AIR-1 shall be implemented.	See Mitigation Measure AIR-1	See Mitigation Measure AIR-1	See Mitigation Measure AIR-1			
<u>AIR-3:</u> During project construction, the contractor shall use off-road equipment equipped with Tier 4 engines as certified by the California Air Resources Board (CARB). Contract specifications shall include this requirement prior to the start of construction.	SRCS	SRCS and contractor	During construction			
Biological Resources						
<u>BIOLOGY-1:</u> Adequate measures shall be taken to avoid inadvertent take of raptor nests and other nesting birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps: <ul style="list-style-type: none"> If construction is proposed during the nesting season (February through August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 14 days prior to the onset of tree removal or construction, in order to identify any active nests on the project site and in the vicinity of proposed construction. If no active nests are identified during the survey period, or if development is initiated during the non-breeding season (September through February), construction may proceed with no restrictions. 	SRCS	SRCS and contractor	Prior to and during construction			

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<ul style="list-style-type: none">■ If bird nests are found, an adequate setback shall be established around the nest location 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 California Department of Fish and Wildlife (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 construction area.■ A report of findings shall be prepared by the qualified biologist and submitted to San Rafael City Schools for review and approval prior to initiation of construction within the no-disturbance zone during the nesting season (February through August). The report either shall confirm absence of any active nests or shall confirm that any young within a designated no-disturbance zone have fledged and construction can proceed. <p>Implementation of Mitigation Measure BIOLOGY-1 would reduce the potentially significant impact on nesting birds to a less-than-significant level.</p>						
Cultural Resources						
<u>CULTURAL-1</u> : Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), San Rafael City Schools shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods, findings, and results shall be prepared and submitted to San Rafael City Schools for review, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate local curation facility and used for future research and public interpretive displays, as appropriate.	SRCS	SRCS	During construction			
With implementation of the above mitigation measure, the potential impact on historical and archaeological resources would be reduced to a less-than-significant level.						

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MITIGATION MONITORING AND REPORTING PROGRAM

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<u>CULTURAL-2</u> : Mitigation Measure CULTURAL-1 shall be implemented.	See Mitigation Measure CULTURAL-1	See Mitigation Measure CULTURAL-1	See Mitigation Measure CULTURAL-1			
<p><u>CULTURAL-3</u>: Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: 1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; 2) at least two years of professional experience related to paleontology; 3) proficiency in recognizing fossils in the field and determining their significance; 4) expertise in local geology, stratigraphy, and biostratigraphy; and 5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording of the fossil locality, data recovery and analysis, a final report, and accessioning of the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to San Rafael City Schools for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.</p> <p>With implementation of the above mitigation measure, the potential impact on paleontological resources would be reduced to a less-than-significant level.</p>	SRCS	SRCS	During construction			
Hazards and Hazardous Materials						
<p><u>HAZARDS-1</u>: As applicable, San Rafael City Schools shall implement the recommendations of the report completed in 2017 by Millennium Consulting Associates for Davidson Middle School entitled "Limited Hazardous Material Survey Report, Davidson Middle School", and the report completed in 2017 by Sensible Environmental Solutions Inc., for Laurel Dell Elementary School entitled "Hazardous Materials Inspection Report, Laurel Dell Elementary School". These recommendations include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ The inspection and testing for the presences of hazardous materials of spaces (including buildings, asphalt hardscape areas, and soils) outside of those that were already inspected and tested as part of the hazardous materials inspection reports. 	SRCS	SRCS	During finalization of contract specifications and during construction			

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MITIGATION MONITORING AND REPORTING PROGRAM

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<ul style="list-style-type: none"> The development and implementation of a comprehensive set of Hazardous Materials Abatement Plans and Specification for incorporation into the Contract Documents. This includes identifying the scope of work and responsibility for compliance with Occupational Safety and Health Administration (OSHA), U.S. Environmental Protection Agency (USEPA), Bay Area Air Quality Management District (BAAQMD), and California Department of Public Health (CDPH) requirements as well as defining submittal, control, and set-up procedures, training requirements, and disposal requirements. 						
<u>HAZARDS-2</u> : Mitigation Measure HAZARDS-1 shall be implemented.	See Mitigation Measure HAZARDS-1	See Mitigation Measure HAZARDS-1	See Mitigation Measure HAZARDS-1			
Noise						
<u>NOISE-1a</u> : Construction equipment operation shall be limited to the hours of Monday through Friday from 7:00 AM to 6:00 PM and Saturday from 9:00 AM to 6:00 PM. Construction on Sundays and holidays shall be prohibited.	SRCS	SRCS	During construction			
<u>NOISE-1b</u> : San Rafael City Schools shall not allow the use of heavy construction equipment during established testing periods (e.g., finals week).	SRCS	SRCS	During construction			
<u>NOISE-1c</u> : San Rafael City Schools and/or the construction contractor shall develop a set of procedures for tracking and responding to complaints received pertaining to construction vibration and noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: <ol style="list-style-type: none"> Designation of an on-site construction complaint and enforcement manager for the project; Protocols specific to on-site and off-site receptors for receiving, responding to, and tracking received complaints; and Maintenance of a complaint log that records received complaints and how complaints were addressed. 	SRCS	SRCS	During construction			
<u>NOISE-1d</u> : Nearby residents, students, and staff at Davidson Middle School and Laurel Dell Elementary School shall be informed by posting informational notices on the fence line of the construction site, nearby buildings, and classrooms. The notice shall state the date of planned construction activity and include the contact information of the construction complaint and disturbance coordinator identified in Mitigation Measure NOISE-1c.	SRCS	SRCS	Prior to start of construction			
<u>NOISE-1e</u> : To address the potential for building damage from vibration, San Rafael City Schools and/or the construction contractor shall develop a set of procedures for ensuring that vibration-generating construction equipment is operated at least 18 feet away from the off-site residences during construction. If it is not feasible to avoid operating vibration-generating construction equipment within 18 feet from the off-site residences, San Rafael	SRCS	SRCS	Prior to, during, and at completion of construction			

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<p>City Schools shall retain a structural engineer or other qualified professional to evaluate the potential for vibration generated by the use of the construction equipment to damage off-site buildings. The evaluation shall take into account project specific information such as the composition of the structures and the soil characteristics in the project area, to determine whether construction equipment may cause damage to nearby structures. If the evaluation finds that the operation of the construction equipment may cause damage to a structure, the structural engineer or other qualified professional shall recommend design means and methods of construction to avoid the potential damage.</p> <p>If there are no feasible design means and methods to eliminate the potential for damage, the structural engineer or other qualified professional shall undertake an existing conditions study of any buildings that may experience damage. The study shall establish the baseline condition of adjoining buildings including, but not limited to, the location and extent of any visible cracks or spalls on the buildings. The study shall include written descriptions and photographs of the building. Upon completion of the project, the building shall be resurveyed, and any new cracks or other changes in the building shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. If it is determined that project construction has resulted in damage to the building, the damage shall be repaired to the pre-existing condition by San Rafael City Schools (working with consultants), provided that the property owner approves of the repair.</p> <p>The combination of the above mitigation measures would reduce the impact to a less-than-significant level.</p>						
<p><u>NOISE-2:</u> San Rafael City Schools shall use mechanical equipment selection and acoustical shielding to ensure that noise levels from the installation of mechanical equipment do not exceed the exterior noise standards of 60 dBA L_{max}/50 dBA L_{eq} during daytime or 50 dBA L_{max}/40 dBA L_{eq} during nighttime at the nearest residential land uses. Controls that would typically be incorporated to attain this outcome include locating equipment in less noise-sensitive areas, when feasible; selecting quiet equipment; and providing sound attenuators on fans, sound attenuator packages for cooling towers and emergency generators, acoustical screen walls, and equipment enclosures.</p>	SRCS	SRCS	During construction			
<p><u>NOISE-3a:</u> Mitigation Measures NOISE-1a through NOISE-1d shall be implemented.</p>	See Mitigation Measures NOISE-1a through NOISE-1d	See Mitigation Measures NOISE-1a through NOISE-1d	See Mitigation Measures NOISE-1a through NOISE-1d			
<p><u>NOISE-3b:</u> San Rafael City Schools shall require use of noise-reducing measures that may, as applicable and feasible, include the following and that shall be addressed in applicable contract specifications:</p>	SRCS	SRCS	During construction			

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<ul style="list-style-type: none"> Equip internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and are appropriate for the equipment. Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from noise-sensitive land uses, as feasible. Muffle the stationary equipment, and enclose within temporary sheds or surround by insulation barriers, if feasible. To the extent feasible, establish construction staging areas at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. Construct or use temporary noise barriers, as needed, to shield on-site construction and demolition noise from noise-sensitive areas to the extent feasible. To be most effective, the barrier should be placed as close as possible to the noise source or the sensitive receptor. Control noise levels from workers' amplified music so that sounds are not audible to sensitive receptors in the vicinity. Prohibit all unnecessary idling of internal combustion engines. <p>The combination of the above measures would reduce this potential impact to a less-than-significant level.</p>						
Recreation						
<u>RECREATION-1:</u> San Rafael City Schools shall comply with all mitigation measures identified in this Initial Study/Mitigated Negative Declaration. Compliance with these measures would ensure that the impact of recreational facilities included in the project would be reduced to a less-than-significant level.	See other mitigation measures	See other mitigation measures	See other mitigation measures			
Transportation/Traffic						
<u>TRANSPORTATION-1:</u> The project contractor for both campuses shall develop a traffic management plan that details construction truck trip operations during periods of anticipated heavy use, such as demolition and delivery of major project components to the site. The plan shall direct all construction truck traffic to travel to and from the campuses via 2 nd Street and Woodland Avenue (as currently proposed). To facilitate traffic operations during construction, the construction management plan shall include the provision of a trained flag person for deliveries using large trucks (dumps, transfers, concrete, 18-wheelers), and on an as-needed basis. The flag person shall be on-site for all deliveries. Construction warning signage shall also be posted along Woodland Avenue, Picnic Avenue, and other nearby streets that may be affected by construction activities.	SRCS	SRCS	Prior to start of construction			

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The contractor shall collaborate with the City of San Rafael to coordinate construction truck traffic with significant construction activities related to other development, if any, occurring concurrently in the vicinity of the project.						

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