MITIGATION MONITORING AND REPORTING PROGRAM
MERRITT COLLEGE HORTICULTURE COMPLEX

Peralta Community College District

August 2020

MITIGATION MONITORING AND REPORTING PROGRAM
MERRITT COLEGE HORTICULTURE COMPLEX MND/IS

1.0 INTRODUCTION

1.1 Background

When adopting a Mitigated Negative Declaration, Public Resources Code section 21081.6(a) requires a Lead Agency adopt a monitoring or reporting program. The Lead Agency must adopt the monitoring or reporting program as a condition of project approval to mitigate significant effects on the environment. The monitoring program must be designed to ensure compliance during project implementation to mitigate or avoid significant environmental effects.

1.2 Purpose

This Mitigation Monitoring and Reporting Program (MMRP) is designed to serve as a tool to manage the evaluation of project compliance with mitigation measures identified in the *Mitigated Negative Declaration/Initial Study for the Merritt College Horticulture Complex Project* (MND/IS). This MMRP will be used by the Peralta Community College District (District) to verify inclusion of required project design features and implementation of mitigation measures. The MMRP provides a summary of mitigation implementation for the District, other public agencies and the community to determine compliance with the implementation of the mitigation measures identified in the MND/IS.

2.0 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP identifies Project mitigation measures and their implementation to document compliance. The District shall implement the MMRP as follows:

- District is responsible for coordination of the MMRP with all responsible parties.

- District will include all appropriate construction-related mitigation requirements in construction documents (plans and specifications).

- District has overall responsibility for confirming compliance with all mitigation measures identified in the MMRP. Agencies and consultants assigned responsibility for implementing specific mitigation measures shall provide mitigation confirmation, including copies of specified documents, and submit to Atheria Smith, Director of Planning & Development. Email: atheriasmith@peralta.edu.

- The MMRP will be available for public review on the Build Peralta website: https://build.peralta.edu/ and the Merritt College website: https://www.merritt.edu/wp/

MERRITT COLLEGE HORTICULTURE COMPLEX
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
Prior to Final Design/Preparation of Construction Drawings							
GEO-1: The design recommendations included in the Draft Geotechnical Design and Geotechnical Hazards Report Horticultural Center Merritt College 12500 Campus Drive Oakland, California shall be incorporated into the Merritt College Horticulture Complex building design developed by the project architect.	One-time	Project Architect Project Structural Engineer	District Project Geotechnical Engineer	Construction drawings			
GEO-2: The retaining wall supporting the fire lane on the eastern side of the Horticulture Complex shall be replaced with a new structure designed to withstand the expected seismic forces.	One-time	Project Architect Project Structural Engineer	District Project Geotechnical Engineer	Construction drawings			
Prior to Project Construction							
BIO-1: Adequate measures shall be taken to avoid inadvertent take of raptor nests and other nesting birds protected under the Migratory Bird Treaty Act and State Fish and Game Code when in active use. This shall be accomplished by taking the following steps: • 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 sites 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.	One-time	Qualified Biologist	District District Construction Manager	Nesting Survey Report	Qualified Biologist will conduct a pre-construction site survey if tree removal and demolition occur February through August. A nest avoidance setback zone must be established if active nests are encountered.		

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
Prior to Project Construction – continued							
• 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 the Peralta Community College District 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.							
HAZ-1: A Phase II Environmental Assessment shall be prepared to assess the presence of hazardous materials at the project site. The recommendations included in the Phase II EA shall be implemented.	One time	Qualified Hazardous Materials Specialist	District District Construction Manager	Phase II Environmental Assessment			

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
Prior to Project Construction - continued							
HAZ-3: The Peralta Community College District shall develop a Vegetation Management and Fire Prevention Plan prior to the start of construction and shall implement the plan during construction and operation of the project. The Vegetation Management and Fire Prevention Plan shall include, at a minimum, the following measures: • Using spark arrestors on all vehicles and equipment used for vegetation management; • Using fire-resistant plants when planting areas for erosion control; • Pruning the lower branches of tall trees; • Clearing out ground-level brush and debris; and • Storing combustible materials away from vegetated areas.	On-going during project construction activities.	Qualified Vegetation and Fire Management Specialist	District District Construction Manager	Vegetation and Fire Management Plan			
HYDRO-1: Prior to Project construction, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared. The SWPPP shall include the following: • Site map which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. • Best Management Practices (BMPs) to protect storm water runoff and placement of those BMPs. • A visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body.	One-time	Project Civil Engineer	District District Construction Manager	SWPPP			

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During Project Construction							
HAZ-2: Construction contractors shall ensure the following measures are implemented to minimize the potential for accidental ignition of construction materials and vegetation: • Flammable/combustible materials shall be stored away from vegetated areas; • Spark arrestors shall be fitted on all construction vehicles and equipment; • Work that generates sparks such as metal cutting, torching and welding shall only be performed in areas where vegetation has been sufficiently cleared and the ground surface has been wetted; and • An adequate water source and fire extinguishers shall be available at all times for fire suppression.	On-going during construction activities.	Project General Contractor	District District Construction Manager	Fire Safety Construction Management Plan	Mitigation Measure HAZ-2 shall be incorporated into the construction specification documents.		
HYDRO-2: Peralta Community College District and their contractors shall implement Best Management Practices (BMPs) to control erosion and sedimentation and prevent pollutants from entering the stormwater runoff during construction. BMPs may include, but are not limited to: • Conduct grading during dry months (April – September). • Cover disturbed areas with soil stabilizers, mulch, fiber roles, or temporary vegetation. • Locate construction-related equipment or processes that contain or generate pollutants in secure areas, away from storm drains and gutters. • Prevent or contain potential leakage or spilling from sanitary facilities by surrounding them with a berm and do not allow a direct connection to the storm drainage system.	On-going during construction activities.	Project General Contractor	District District Construction Manager	Weekly site visits to confirm construction site is in compliance with BMPs identified in Mitigation Measure HYDRO-2.	Mitigation Measure HYDRO-2 shall be incorporated into the construction specification documents.		

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
During Project Construction – continued							
• Park, fuel and clean all vehicles and equipment in one designated and contained area. • Designate concrete washout areas. • Provide inlet protection, such as filters. • Monitor the site during rainy season to replace or adjust BMPs as needed.							
NOISE-1: The following Best Management Practices shall be incorporated into the construction documents to be implemented by the Project contractor: • Provide enclosures and noise mufflers for stationary equipment, shrouding or shielding for impact tools, and barriers around particularly noisy activity areas on the site. • Use quietest type of construction equipment whenever possible, particularly air compressors. • Provide sound-control devices on equipment no less effective than those provided by the manufacturer. • Locate stationary equipment, material stockpiles, and vehicle staging areas as far as practicable from sensitive receptors. • Prohibit unnecessary idling of internal combustion engines. • Require applicable construction-related vehicles and equipment to use designated truck routes when entering/leaving the site.	On-going during construction activities.	Project General Contractor	District District Construction Manager	Weekly site visits to confirm construction site is in compliance with BMPs identified in Mitigation Measure NOISE-1.	Mitigation Measure NOISE-1 shall be incorporated into the construction specification documents.		

MITIGATION MEASURE	One-time or On-going	Responsible for Implementation	Responsible for Verification	Form of Verification	Comments/ Special instructions	Initials	Date
During Project Construction – continued							
• Designate a noise (and vibration) disturbance coordinator who shall be responsible for responding to complaints about noise (and vibration) during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site. Copies of the project purpose, description and construction schedule shall also be distributed to the surrounding residences. • Limit project construction activity to the hours of 7 am to 9 pm on weekdays as required under the City of Oakland Municipal Code Chapter 8.18.020.							