

**Mitigation Monitoring and Reporting Program
for the
Library/Learning Resource Center Project
(Building 100 Replacement)
Draft Initial Study/Mitigated Negative Declaration
City of Fairfield, Solano County, California**

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Table 1: Library/Learning Resource Center Project (Building 100 Replacement) Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3. Air Quality					
<p>MM AIR-1: The following Basic Construction Mitigation Measures shall be included in the project design and implemented during construction:</p> <ul style="list-style-type: none"> a. All active construction areas shall be watered at least two times per day. b. All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed nonpaved surfaces. c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least two feet of freeboard. d. 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. e. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. f. 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. g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage regarding idling restrictions shall be provided for construction workers at all access points. h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 	<p>The Solano Community College District shall inspect the worksite regularly to ensure the construction mitigation measures are met and review construction contract specifications.</p>	<p>Prior to and during construction.</p>	<p>Solano Community College District.</p>		

Table 1 (cont.): Library/Learning Resource Center Project (Building 100 Replacement) Mitigation Monitoring and Reporting Program

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i. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact at the College regarding dust complaints. The College and the construction contractor shall take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.					
4. Biological Resources					
<p>MM BIO-1: Pre-construction surveys for nesting birds and roosting bats No more than 14 days prior to initial ground disturbance and vegetation removal during the nesting season (February 1 to August 31), the Solano Community College District shall retain a qualified biologist to perform pre-construction breeding bird surveys. If any nests are found, they shall be flagged and protected with a suitable buffer. Buffer distance will vary by species and conditions at the site, but it is usually at least 50 feet, and up to 250 feet for raptors. Note that this mitigation measure does not apply to ground disturbance and vegetation removal activities that occur outside of the nesting season (September 1 to January 31).</p> <p>If suitable roosting habitat for special-status bats will be affected by project construction (e.g., removal of buildings, modification of bridges), a qualified wildlife biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine if bat species are roosting near the work area no less than 7 days and no more than 14 days prior to beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). Visual surveys will include trees within 0.25 mile of project construction activities.</p>	Review of survey results; periodic on-site inspection/monitoring.	Prior to, during, and after construction.	Solano Community College District.		

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<p>MM BIO-2: Avoid and minimize loss of bat species Not more than two weeks prior to building demolition, the City shall ensure that a qualified biologist (i.e., one familiar with the identification of bats and signs of bats) survey buildings proposed for demolition for the presence of roosting bats or evidence of bats. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). If no roosting bats or evidence of bats are found in the structure, demolition may proceed. If the biologist determines or presumes bats are present, the biologist shall exclude the bats from suitable spaces by installing one-way exclusion devices. After the bats vacate the space, the biologist shall close off the space to prevent recolonization. Building demolition shall only commence after the biologist verifies seven to 10 days later that the exclusion methods have successfully prevented bats from returning. To avoid impacts on non-volant (i.e., non-flying) bats, the biologist shall only conduct bat exclusion and eviction from May 1 through October 1. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).</p>	<p>Review of survey results; periodic on-site inspection/monitoring.</p>	<p>Prior to, during, and after construction.</p>	<p>Solano Community College District.</p>		

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5. Cultural and Tribal Cultural Resources					
<p>MM CUL-1: Because of the high potential for undiscovered cultural resources within the project area, all construction activity resulting in sub-surface disturbance shall be monitored by an archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology, as well as a Tribal Cultural Monitor. If a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until the Archaeologist or Tribal Monitor has evaluated the situation and provided appropriate recommendations. Project Workers should also not collect or remove any cultural resources. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction activities shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with</p>	<p>Review of construction contract specifications for compliance with mitigation; on-site inspection/monitoring; review of monitoring report.</p>	Contract specification review prior to letting contract.	Solano Community College District.		
		Documentation of appropriate monitoring levels during construction.	Solano Community College District.		
		Ensure completion of monitor’s report at end of project construction.	Solano Community College District.		

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methods, results, and recommendations, and provide for the permanent curation of the recovered resources. The report shall be submitted to the City of Fairfield, the Northwest Information Center, and the State Historic Preservation Office (SHPO), if required.					
MM CUL-2: In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The Project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find 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 activities are allowed to resume at the location of the find. If the Applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the Solano Community College District for review and approval prior to implementation, and the Applicant shall adhere to the recommendations in the plan.	Review of construction contract specifications; on-site inspection/ monitoring.	Contract specification review prior to letting contract.	Solano Community College District.		
		Documentation of appropriate monitoring levels during construction.	Solano Community College District.		
		Review of proper procedures required by paleontologist if inadvertent discovery occurs.	Solano Community College District.		

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<p>MM CUL-3: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. 	<p>Review of construction contract specification on-site inspection/monitoring; review of data recovery plan.</p>	<p>During construction activities.</p>	<p>Solano Community College District.</p>		

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<ul style="list-style-type: none"> The descendant identified fails to make a recommendation. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains: When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</p>					
6. Geology and Soils					
<p>MM GEO-1: Prior to grading activities, the Solano Community College District shall retain a qualified geotechnical consulting firm to prepare a design-level geotechnical report for the Library/Learning Resource Center. The design-level report shall be prepared in accordance with the latest adopted edition of the California Building Code Standards, and it shall address the potential for seismic hazards to occur on-site and identify abatement measures to reduce the potential for such an event to acceptable levels. The recommendations of the approved design-level geotechnical report shall be incorporated into the project plans.</p>	Preparation of geotechnical report.	Prior to grading activities.	Solano Community College District.		

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9. Hydrology and Water Quality					
<p>MM HYD-1: Prior to grading activities, the Solano Community College District shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed.</p> <p>The SWPPP shall be prepared by a qualified SWPPP preparer. The SWPPP shall include the minimum BMPs required for the identified risk level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site Best Management Practices (BMPs) Manual.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate, depending on the project risk level, sampling of site effluent and receiving waters. A qualified SWPPP practitioner shall be responsible for implementing the BMPs at</p>	<p>Preparation of Stormwater Pollution Prevention Plan; periodic on-site inspection/monitoring.</p>	<p>Prior to grading activities.</p>	<p>Solano Community College District.</p>		

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the project site. The practitioner shall also be responsible for performing all required monitoring, BMP inspection, and maintenance and repair activities.					
<p>MM HYD-2: Prior to occupancy of the Library/Learning Resource Center, the Solano Community College District shall verify that operational stormwater quality control measures that comply with the requirements of the current Municipal Regional Permit have been implemented into the Library/Learning Resource Center design. Responsibilities include but are not limited to designing BMPs into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff (hydromodification) associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation and hydromodification of runoff from all portions of completed developments.</p> <p>The proposed project shall incorporate site design and BMPs described in the current version of the local C.3 Stormwater Technical Guidance manual. Low Impact Development features—including minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff close to its source—shall be used at each development covered by the Municipal Regional Permit. Funding for long-term maintenance of all BMPs shall be specified. The Solano Community College District shall establish a self-perpetuating Operation and Maintenance of Stormwater Treatment Systems Plan (Municipal Regional Permit provision C.3.h). This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the Municipal Regional Permit.</p>	Review of construction contract specifications.	Prior to building occupancy.	Solano Community College District.		

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12. Noise					
<p>MM NOI-1: In accordance with City standards, implementation of the following multi-part mitigation measure for project construction would reduce potential construction period noise impacts to less than significant levels:</p> <ul style="list-style-type: none"> • The construction contractor shall limit all noise-producing, construction-related activities, including haul truck deliveries or warming up and idling of heavy construction equipment, to the hours from 7:00 a.m. to 10:00 p.m. daily. • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction and placed so that emitted noise is directed away from adjacent residences. • The construction contractor shall ensure all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. 	On-site inspection.	Prior to and during construction.	Solano Community College District.		