

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of July 17, 2012

ITEM #

ITEM TITLE:

Consider Adoption of Resolution 12/13-3 for the Mitigated Negative Declaration/Initial Study for the Merritt College Center for Science and Allied Health Building Project, Adopting Findings Pursuant to the California Environmental Quality Act (CEQA), and Approving the Mitigation Monitoring and Reporting Program

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for adoption of Resolution 12/13-3 for the Mitigated Negative Declaration/Initial Study for the Merritt College Center for Science and Allied Health Building Project, Adopting Findings Pursuant to the California Environmental Quality Act (CEQA), and Approving the Mitigation Monitoring and Reporting Program.

ITEM SUMMARY:

In accordance with California Environmental Quality Act (CEQA) requirements, the environmental impact of the new Merritt Science and Allied Health building was evaluated. A Mitigated Negative Declaration/Initial Study was prepared pursuant to CEQA and the Guidelines for Implementation of the California Environmental Quality Act.

In accordance with the provisions of Public Resources Code Section 21081.6(a), all public agencies are required to adopt monitoring or reporting programs when they approve projects subject to Environmental Impact Reports (EIRs), Mitigated Negative Declarations or Negative Declarations that identify significant impacts.

Six potentially significant impacts were identified in the MND/IS, which included aesthetics, air quality, cultural resources, geology/soils, hydrology/water quality, and noise. However, all potentially significant impacts would be mitigated to a less-than-significant level with the implementation of these recommended mitigation measures. The Mitigation Monitoring and Reporting Program prepared for the project is designed to ensure compliance during project implementation to mitigate or avoid any environmental effects.

By approval of Resolution 12/13-3, the Board of Trustees agrees to:

- Adopt the Mitigated Negative Declaration/Initial Study (MND/IS) for the new Science and Allied Health Building at Merritt College
- Adopt the findings related to each of the significant or potentially significant environmental effects considered in the MND/IS
- Approve the Mitigation Monitoring and Reporting Program, which describes the actions required to reduce the potentially significant environmental effects of the project to a less-than-significant level

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Merritt College, "Science Lab upgrades," "Nursing Skills Labs," "Dedicated Nursing Program conference room and classrooms," "Allied Health labs," "Providing for and equipping sufficient office space for nursing instructors and science instructors," "Science faculty meeting areas," and "Equipment, technology upgrades, and facility and classrooms improvements for the college's following programs: Science, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, Landscape Horticulture/Design, Learning Center, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science."

BACKGROUND/ANALYSIS:

Peralta Community College District is the lead agency for the construction project of the Merritt College New Science and Allied Health Building, and therefore required to prepare the Mitigated Negative Declaration/Initial Study ("MND/IS", SCH No. 2012-06-2053) for the project. The MND/IS for this project was prepared in accordance with the California Environmental Quality Act (Public Resources Code, § 21000 *et seq.*, "CEQA") and the Guidelines for Implementation of the California Environmental Quality Act (Title 14, Cal. Code of Regs., § 15000 *et seq.*, the CEQA "Guidelines"). The MND/IS was available for review from June 15, 2012 through July 16, 2012, and in compliance with Section 15072 of the CEQA guidelines, a public hearing will be held at this Board meeting.

DELIVERABLES AND SCOPE OF WORK:

Not applicable.

ANTICIPATED COMPLETION DATE:

The anticipated completion date for the Merritt College New Science and Allied Health Building is June 2015.

ALTERNATIVES/OPTIONS:

Disapproval of Resolution 12/13-3 for the Mitigated Negative Declaration/Initial Study for the Merritt College Center for Science and Allied Health Building Project, Adopting Findings Pursuant to the California Environmental Quality Act (CEQA), and Approving the Mitigation Monitoring and Reporting Program would violate CEQA requirements and mean that the construction of the project would be subject to public protest.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for adoption of Resolution 12/13-3 for the Mitigated Negative Declaration/Initial Study for the Merritt College Center for Science and Allied Health Building Project, Adopting Findings Pursuant to the California Environmental Quality Act (CEQA), and Approving the Mitigation Monitoring and Reporting Program.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ NO X

COMMENTS:

No additional comments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: July 5, 2012
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: July 5, 2012
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: Ronald Gerhard Date: _____
Ronald Gerhard, Vice Chancellor of Finance

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: Thuy Thi Nguyen Date: _____
General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: José M. Ortiz Date: _____
José M. Ortiz, Chancellor

Resolution No. 12/13-3
Before the Peralta Community College District Board of Trustees
Alameda County, California

ADOPTION OF THE MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR THE MERRITT COLLEGE CENTER FOR SCIENCE AND ALLIED HEALTH BUILDING, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the Peralta Community College District Board of Trustees (“Board”) proposes to construct the Center for Science and Allied Health Building at the Merritt College campus, Oakland, California;

WHEREAS, Peralta Community College District is the lead agency for the Project, and has caused to be prepared the Mitigated Negative Declaration/Initial Study (“MND/IS,” SCH No. 2012-06-2053) for the Project, which was available for review from June 15, 2012 through July 16, 2012; and

WHEREAS, the MND/IS for the Project was prepared pursuant to and in accordance with the California Environmental Quality Act (Public Resources Code, § 21000 *et seq.*, “CEQA”) and the Guidelines for Implementation of the California Environmental Quality Act (Title 14, Cal. Code of Regs., § 15000 *et seq.*, the CEQA “Guidelines”); and

WHEREAS, pursuant to California Public Resources Section 21082.1, the Board has independently reviewed and analyzed the information contained in: (1) the MND/IS and (2) Mitigation Monitoring and Reporting Program (“MMRP”), (collectively the “MND/IS”) and the conclusions of the MND/IS reflect the independent judgment of the Board; and

WHEREAS, Peralta Community College District posted a Notice of Intent to adopt the MND/IS on the District website; and

WHEREAS, all actions required to be taken by applicable law relating to the preparation, circulation, and review of the MND/IS have been taken; and

WHEREAS, the CEQA Findings of Fact included as Exhibit “1,” attached hereto and incorporated herein, identify the following impacts: the Project will not result in any significant impacts for the topical areas of Agricultural and Forestry Resources, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems; therefore, no mitigation is required for these areas; and significant impacts will be reduced to a less-than-significant level with incorporation of the recommended mitigation measures for all of the identified significant effects for the topical areas of Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Noise.

WHEREAS, the Board has reviewed and considered the Final MND/IS and MMRP with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED by the Peralta Community College District Board of Trustees at the meeting held on July 17, 2012, the following:

SECTION 1:

That the above recitals are true and correct.

SECTION 2

The MND/IS for the Project is an adequate and complete document completed in accordance with CEQA and the CEQA Guidelines.

SECTION 3

The Board hereby certifies that Peralta Community College District is the lead agency for the Project, that the Board, as the governing board of the lead agency, has reviewed and considered the MND/IS and the information contained therein prior to deciding whether to approve the proposed Project, including all comments received thereon and responses thereto; and the Board finds that the MND/IS reflects the independent judgment and analysis of the Board.

SECTION 4:

The Board hereby makes and adopts the CEQA Findings of Fact and mitigation measures set forth in Exhibit "1."

SECTION 5:

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared to meet the requirements of Public Resources Code Section 21081.6. This program is designed to ensure compliance with Project changes and mitigation measures imposed to avoid or reduce to a less-than-significant level the significant effects identified in the MND/IS. The Board hereby adopts the MMRP, as set forth in Exhibit "2."

SECTION 6:

These actions having been taken and findings having been made, the Board hereby approves, certifies, and adopts the MND/IS for the Project.

SECTION 7:

The MND/IS is on file and available at the administrative office of Peralta Community College District, 333 East 8th Street, Oakland, CA 94606.

PASSED AND ADOPTED by the Peralta Community College District on this 17th day of July, 2012
by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

President of the Peralta Community College
District Board of Trustees

ATTESTED TO:

Secretary of the Board

EXHIBIT 1

FINDINGS FOR MERRITT COLLEGE NEW SCIENCE AND ALLIED HEALTH BUILDING MITIGATED NEGATIVE DECLARATION/INITIAL STUDY

State Clearinghouse No: 2012-06-2053

REQUIRED FINDINGS

CEQA requires that, prior to approval of a project, the Lead Agency make specified findings related to each of the significant or potentially significant environmental effects considered in the Mitigated Negative Declaration/Initial Study (MND/IS). The MND/IS identified several significant or potentially significant effects on the environment. The Peralta Community College District Board of Trustees (Board) findings with respect to each of these significant or potentially significant environmental effects are presented below.

It is anticipated that the Board will adopt the MND/IS and Mitigation Monitoring and Reporting Program (MMRP) and approve the Project in conjunction with its adoption of this document. With these actions in place, all of the Project environmental effects will be reduced to Less-Than-Significant.

The findings for the proposed Project are based upon substantial evidence, comprised primarily of the information, analysis and mitigation measures described in the MND/IS and other information incorporated into these documents by reference.

SECTION 1.0 FINDINGS OF THE LEAD AGENCY WITH REGARD TO THE SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT

1.1 ENVIRONMENTAL EFFECTS OF THE PROJECT THAT DO NOT REQUIRE FINDINGS

Environmental effects that the MND/IS found to be Less-Than-Significant without mitigation do not require findings under CEQA. These effects include the following:

- Project Impacts on Agricultural and Forestry Resources
- Project Impacts on Biological Resources
- Project Impacts on Greenhouse Gas Emissions
- Project Impacts on Hazards and Hazardous Materials
- Project Impacts on Land Use and Planning
- Project Impacts on Mineral Resources
- Project Impacts on Population and Housing
- Project Impacts on Public Services
- Project Impacts on Recreation
- Project Impacts on Transportation and Traffic

Project Impacts on Utilities and Service Systems

1.2 ENVIRONMENTAL EFFECTS OF THE PROJECT THAT REQUIRE FINDINGS

The environmental effects that were found by the MND/IS to be significant and/or potentially significant prior to the application of mitigation measures include the effects listed below. As required by CEQA, the Board must make findings with respect to each of these significant effects. The Board's findings, and the evidence in support of those findings, are detailed below.

AESTHETICS

IMPACT: There would be a significant increase in night lighting at the Project site and incremental increase in night lighting at the Merritt College campus.

EFFECT: Project operations could create a source of glare and night lighting at the Project site that presently does not exist.

MITIGATION: Mitigation Measures AES-1 and AES-2 identified in the MND/IS require the preparation of a lighting plan to minimize the potential for glare and light spillover and the use of non-reflective building materials to prevent glare.

FINDING: Implementation of Mitigation Measure AES-1 and Mitigation Measure AES-2 identified in the MND/IS will reduce light and glare impacts to a less-than-significant level (Initial Study pages 10 through 13).

AIR QUALITY

IMPACT: The Project would result in short-term air pollution emissions as a result of construction activities.

EFFECT: Construction activities could temporarily violate air quality standards or contribute substantially to an existing or Project air quality violation during Project construction activities.

MITIGATION: Mitigation Measure AIR-1 identified in the MND/IS will substantially lessen temporary construction related air emissions to acceptable levels as promulgated by the Bay Area Air Quality Management District.

FINDING: Implementation of Mitigation Measure AIR-1 identified in the MND/IS will reduce construction-related air quality impacts to a less-than-significant level (Initial Study pages 14 through 29).

CULTURAL RESOURCES

IMPACT: Project construction activities could disturb unknown archaeological and/or paleontological resources at the Project site.

EFFECT: There are no known archaeological or paleontological resources located at the Project site. If it is discovered during Project construction activities that such resources are present, there is the potential for damage to these resources.

MITIGATION: Mitigation Measure CUL-1 identified in the MND/IS requires that in the event unknown archaeological or paleontological resources are discovered on the Project site during construction activities, work will stop immediately in the area of the discovery and a qualified archaeologist or paleontologist will be contacted for further review and recommendations.

FINDING: Implementation of Mitigation Measure CUL-1 will reduce potential impacts to unknown archaeological or paleontological resources to a less-than-significant level (Initial Study pages 31 through 33).

IMPACT: Project construction activities could disturb unknown human remains at the Project site.

EFFECT: There are no known human remains located Project site. If it is discovered during Project construction activities that human remains are present, there is the potential for disturbance of the human remains.

MITIGATION: Mitigation Measure-CUL-2 identified in the MND/IS requires that in the event unknown human remains are discovered on the Project site during construction activities, work will stop immediately in the area of the discovery and the Alameda County Coroner will be notified within 24 hours of the discovery.

FINDING: Implementation of Mitigation Measure CUL-2 will reduce potential impacts to unknown human remains discovered at the Project site to a less-than-significant level (Initial Study pages 31 through 33).

GEOLOGY AND SOILS

IMPACT: Strong ground shaking may be expected at the Project site during the design lifetime of the proposed Project.

EFFECT: The Project site is located within the seismically active Bay Area and as such, Project buildings may be exposed to a significant seismic event over their lifetime that could result in structural damage to the buildings.

MITIGATION: Mitigation Measure-GEO-1 identified in the MND/IS specifies that the design recommendations included in the geotechnical report prepared for the Project be implemented. The Project buildings and other improvements will be designed to meet current code requirements to avoid substantial damage to Project facilities during a seismic event

FINDING: Implementation of Mitigation Measure-GEO-1 will reduce the potential for structural damage to the Project buildings and other Project facilities to a less-than-significant level (Initial Study pages 33 through 35).

HYDROLOGY AND WATER QUALITY

IMPACT: During Project construction there is the potential for siltation and erosion impacts.

IMPACT: During Project construction, chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues and other substances could be utilized. An Accidental release of any of these substances could degrade the water quality of surface water runoff from the site and add pollution into local waterways.

EFFECT: Project construction activities could result in temporary water quality degradation associated with soil disturbance and accidental release of chemicals used at the construction site.

MITIGATION: Mitigation Measure HYDRO-1 identified in the MND/IS requires use of Best Management Practices to control erosion and sedimentation and prevent pollutants from entering stormwater runoff during construction activities.

FINDING: Implementation of Mitigation Measure HYDRO-1 will reduce potential water quality impacts to a less-than-significant level (Initial Study pages 44 through 49).

IMPACT: Project development would result in an approximate one percent cumulative increase in the peak runoff for the ten-year design event at completion of campus development identified in the 2009 Merritt College Master Plan without on-site stormwater storage, treatment and flow control facilities.

EFFECT: Development of the proposed Project in combination with buildout of the Master Plan would result in a one percent increase in peak runoff at Merritt College potentially adversely affecting on-site storm drains.

MITIGATION: Mitigation Measure HYDRO-2 identified in the MND/IS will include design features to attenuate flows and provide for water quality treatment in compliance with Alameda County C.3 requirements.

FINDING: Implementation of Mitigation Measure HYDRO-2 will reduce potential stormwater runoff impacts to a less-than-significant level (Initial Study pages 44 through 49).

NOISE

IMPACT: During Project construction there is the potential for a substantial temporary increase in ambient noise levels at nearby classrooms and possibly residences located along Campus Drive.

EFFECT: Project construction activities could result in short-term significant noise impacts that could disturb nearby classrooms and possibly residences located along Campus Drive.

MITIGATION: Mitigation Measure NOISE-1 identified in the MND/IS will include construction techniques to minimize temporary increases in noise levels associated with construction activities.

FINDING: Implementation of Mitigation Measure NOISE-1 will reduce potential construction noise impacts to a less-than-significant level (Initial Study pages 51 through 53).

EXHIBIT 2

MITIGATION MONITORING AND REPORTING PROGRAM MERRIT COLLEGE NEW SCIENCE AND ALLIED HEALTH BUILDING

Prepared for
Peralta Community College District

Prepared by
PLACEMAKERS
1500 Park Avenue – Loft #310
Emeryville, California 94608

June 28, 2012

1.0 INTRODUCTION

1.1 Background

Public Resources Code section 21081.6(a) requires all public agencies to adopt monitoring or reporting programs when they approve projects subject to Environmental Impact Reports (EIRs), Mitigated Negative Declarations or Negative Declarations that identify significant impacts. The reporting or monitoring program must be adopted when a public agency makes its findings for EIRs, Mitigated Negative Declarations or Negative Declarations so that the program can be made a condition of project approval in order to mitigate significant effects on the environment. The 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 for the evaluation of project compliance with mitigation measures identified in the Mitigated Negative Declaration/Initial Study for the Merritt College New Science and Allied Health. This document will be used by Peralta Community College District (PCCD) to verify inclusion of required project design features and implementation of mitigation measures. The MMRP serves as a checklist summary so PCCD, other public agencies and the community can easily determine which measures have been complied with.

2.0 MITIGATION MONITORING PROGRAM

The MMRP is proposed for monitoring the implementation of the mitigation measures contained in the Merritt College New Science and Allied Health Mitigated Negative Declaration/Initial Study and listed in the attached checklist. PCCD should implement the MMRP as follows:

- PCCD is responsible for coordination of the MMRP as outlined in the monitoring checklist.
- Each responsible individual or agency will be responsible for determining whether the applicable mitigation measures contained within the checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a completed checklist to the PCCD Manager of Facilities Planning and Development.

**MERRITT COLLEGE NEW SCIENCE AND ALLIED HEALTH BUILDING
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							
<p>AES-1: A lighting plan shall be prepared that shows the location of all building exterior light and other outdoor site lighting. Exterior light fixtures shall be hooded and light directed downwards to prevent glare and light spillover.</p> <p>AES-2: Exterior building materials shall be of non-reflective materials to the greatest extent feasible to prevent glare.</p>	One-time	Project Architect	PCCD	Lighting plan. Confirmation that materials installed on building façade will minimize use of reflective materials.	PCCD shall specify in construction bid package that non-reflective materials will be used for exterior building treatment to the greatest extent possible.		
<p>GEO-1: The recommendations included in the <i>Geotechnical Study, Proposed New Allied Health Building, Merritt College Campus, 12500 Campus Drive, Oakland, CA</i> prepared by Jensen-Van Lienden Associates, Inc., Inc. shall be incorporated into the Project design.</p>	One-time	Project Engineer Project Architect Project General Contractor	PCCD Division of State Architect (DSA)	Geotechnical Study.	DSA approval of geotechnical study.		
During Project Construction							
<p>AIR-1: The Project shall comply with applicable measures listed in the 2011 BAAQMD CEQA Guidelines. The following construction mitigation measures shall be implemented:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered as may be required. 3. 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. 	On-going during Project construction activities.	Project General Contractor	PCCD	Weekly site visits. Posted signs that identify a contact (including name and telephone number) to report problems with dust and soil material on adjacent streets.			

**MERRITT COLLEGE NEW SCIENCE AND ALLIED HEALTH BUILDING
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
During Project Construction (cont.)							
<p>4. All sidewalks to be paved shall be completed as soon as possible.</p> <p>5. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>6. 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> <p>7. Post a publicly visible sign with the telephone number and person to contact at Peralta Community College District regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.</p>							
<p>CUL-1: In the event archaeological or paleontological materials are discovered during Project construction, work shall be halted in the area of the find and a qualified professional archaeologist and/or paleontologist shall be contacted for further review and recommendations.</p>	<p>On-going during Project construction activities.</p>	<p>Project General Contractor</p>	<p>Professional Archaeologist/ Paleontologist</p>	<p>Report prepared by archaeologist or paleontologist.</p>			

**MERRITT COLLEGE NEW SCIENCE AND ALLIED HEALTH BUILDING
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
During Project Construction (cont.)							
<p>CUL-2: In the event human remains are discovered during Project construction, work shall cease immediately in the area of the find and the Alameda County Coroner shall be notified within 24 hours of the discovery. If the Coroner determines that the remains are Native American, the Native American Heritage Commission (NAHC) shall be contacted to recommend appropriate disposition of the remains.</p>	On-going during Project construction activities.	Project General Contractor	Alameda County Coroner	Coroner's report.			
<p>HYDRO-1: The District and 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:</p> <ul style="list-style-type: none"> • Conduct grading during dry months; • Cover disturbed areas with soil stabilizers, mulch, fiber rolls, or temporary vegetation; • Locate construction-related equipment and 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; • Park, fuel, and clean all vehicles and equipment in one designated, contained area; • Designate concrete washout areas; • Provide inlet protection, such as filters; and • Monitor site during rainy season to replace or adjust BMPs as needed. 	On-going during construction activities	Project General Contractor	PCCD	Weekly site visits during construction activities.	Mitigation measures should be identified in construction specifications.		

**MERRITT COLLEGE NEW SCIENCE AND ALLIED HEALTH BUILDING
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
During Project Construction (cont.)							
<p>HYDRO-2: The proposed stormwater treatment areas shall be designed to attenuate flows and provide for water quality treatment. The use of engineered structural control measures compliant with Alameda County C.3 requirements (Alameda Countywide Clean Water Program) shall be designed to support mitigation of potential runoff impacts resulting from an increase in impervious surface area from the project site.</p>	On-going during construction activities	Project Civil Engineer	PCCD	Drainage plan.			
<p>NOISE-1: The District or their general contractor shall prepare a construction noise control plan that includes, but is not limited to the following:</p> <ul style="list-style-type: none"> • Equipment and trucks used for project construction shall utilize best available noise control techniques (e.g, improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields for shrouds) wherever feasible. • Stationary noise sources shall be located as far from adjacent noise sensitive receptors, including adjacent classrooms and residences along Campus Drive, as possible and as feasible; they shall be muffled and enclosed within temporary sheds, insulation barriers or other measures. • Impact tools (e.g, jack hammers, pavement breakers and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the 	On-going during construction activities.	Project General Contractor	PCCD	<p>Construction noise control plan.</p> <p>Posted signs that identify a contact (including name and telephone number) to report problems with noise.</p> <p>Weekly site visits during construction activities.</p>			

**MERRITT COLLEGE NEW SCIENCE AND ALLIED HEALTH BUILDING
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
During Project Construction (cont.)							
<p>compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drilling, rather than impact equipment whenever feasible.</p> <ul style="list-style-type: none"> No extreme noise generating activities (greater than 90 dBA) shall be allowed on weekends and Federal holidays. 							