

EXHIBIT 2

MITIGATION MONITORING AND REPORTING PROGRAM
CHABOT COLLEGE 2012 FACILITIES MASTER PLAN

Prepared for
Chabot Las Positas Community College District

October 29, 2017



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 Chabot College 2012 Facilities Master Plan (MND/IS). This MMRP will be used by Chabot Las Positas 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 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 Doug Horner, Vice Chancellor, Facilities/Bond Programs and Operations. Email: dhorner@clpccd.org.
- The MMRP will be available for public review at the District office located at 7600 Dublin Boulevard – 3rd Floor, Dublin CA 94545.

**CHABOT COLLEGE 2012 FACILITIES MASTER PLAN
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 Demolition of Existing Buildings							
<p>HAZ-1: Prior to the demolition of the five buildings identified in the 2012 FMP, a Hazardous Materials Building Survey of these shall be prepared. The Hazardous Materials Building Survey shall include identification of suspect asbestos-containing building materials, lead-containing building materials, loose & peeling lead containing paint, mercury light tubes, mercury thermostat switches, and polychlorinated biphenyl (PCB)-light ballasts, and PCB-containing building materials that may be impacted during the demolition of the five buildings. If the inspection confirms the presence of asbestos-contain materials (ACMs) or other hazardous building materials in any of the building, the hazardous materials shall be removed from these buildings prior to demolition and be transported in compliance with State and federal requirements.</p>	One-time for each building proposed for demolition.	Hazardous Materials Consultant	District	Hazardous Materials Building Survey			
<p>BIO-1: Chabot College shall continue its building maintenance program to prevent swallows from nesting in College buildings Methods to discourage nesting swallows shall include but are not limited to:</p> <ul style="list-style-type: none"> • Netting to prevent access to building eaves. • Enclosing and/or covering openings in buildings accessible to swallows for nest building. • Inspecting buildings on an annual basis to replace and/or repair netting and cover openings. 	On-going during construction activities	District	District	Verification that buildings proposed for demolition and renovation have been inspected and netting is intact and building openings are covered.			

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Prior to Demolition of Existing Buildings - continued							
<p>BIO-2: Between March 15 and August 15 (nesting/breeding period), prior to the demolition or exterior modernization of College buildings, the building shall be surveyed by a qualified biologist 30 days in advance of the construction activity to determine if nests are present and in use during this period. If nests are in use, construction activity at the building shall be delayed and a qualified biologist shall continue the surveys until it has been determined that any young have fledged and are no longer using the nest. If construction activities occur outside of the nesting/breeding period, surveys will not be required.</p>	On-going by development phase.	District	Qualified Biologist	Biologist Survey Report			
Prior to Final Design/Preparation of Construction Drawings							
<p>GEO-1: Detailed geotechnical investigations shall be performed prior to the design of each of the six proposed new buildings. The geotechnical investigations shall include borings and laboratory testing to provide supporting data for geotechnical design recommendations.</p>	One-time for each new building	Geotechnical Engineer Architect	District DSA	Geotechnical Report			
<p>AES-1: A lighting plan, which includes a photometric study, shall be prepared for the proposed lighting of the existing baseball field. The lighting plan shall include the location of all light poles. Light poles shall be equipped with hooded lamps to cast light downwards to illuminate the baseball field and adjacent areas only. There will be no light spillover onto adjacent residences located to the west and north of the baseball field.</p>	One-time	Architect	District	Construction drawings.			

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Prior to Grading and Excavation Activities							
<p>HAZ-2: Prior to the initiation of grading and excavation activities, a Phase I Environmental Site Assessment (Phase I ESA) for the subject property shall be prepared in accordance with the American Society for Testing and Materials <i>Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process</i> E 1527-13 and the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 <i>Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule</i> adopted November 1, 2006 and amended December 30, 2013.</p>	On-going by development phase	Hazardous Materials Consultant	District DTSC	Phase 1 ESA for each site.			
During Construction Activities							
<p>AIR-1: Project reactive organic gases (ROG) emissions from architectural coating application shall be reduced to 54 lbs/day or less through the implementation of any of the following measures or some combination thereof as required:</p> <ul style="list-style-type: none"> • Stretch out the architectural coating applications phases for any building constructed under the FMP to 3 weeks or more, and assure that the finishing phases of any two concurrently constructed buildings do not overlap; 	On-going during Project construction activities	General Contractor	District	<p>BAAQMD measures shall be listed in construction specifications</p> <p>Posted signs that identify a contact (including name and telephone number) to report problems with dust and soil material on adjacent streets</p>			

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During Project Construction - continued							
<ul style="list-style-type: none"> • Use architectural coatings with a lower ROG content than BAAQMD regulations require; and/or • Use building components that have had their surfaces factory-finished and so reduce the need for on-site painting or finishing with ROG-containing paints. <p>Prior to the beginning of any construction, final plans shall be submitted for CLPCCD approvals that demonstrate attainment of the BAAQMD 54 lbs. /day limit on ROG emissions during construction.</p>							
<p>NOISE-1: The following Best Management Practices shall be incorporated into the Project construction documents:</p> <ul style="list-style-type: none"> • 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. 	On-going during construction activities.	General Contractor	District	Noise Best Management Practices shall be listed in construction specifications Posted signs that identify a contact (including name and telephone number) to report problems with noise			

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During Project Construction - continued							
<ul style="list-style-type: none"> • Require applicable construction-related vehicles and equipment to use designated truck routes when entering/leaving the site. • Designate a noise (and vibration) disturbance coordinator at the CLPCCD 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. • Prohibit project construction activity between the hours of 6:00 p.m. Saturday to 7:00 a.m. Monday; 8:00 p.m. to 7:00 a.m. on Monday, Tuesday, Wednesday and Thursdays; 8:00 p.m. Friday to 9:00 a.m. on Saturday or at all on city-observed holidays. 							
<p>NOISE-2: To the extent feasible, in instances where vibration-intensive construction equipment is located next to on-campus vibration-sensitive receptors that would result in major disruption, the District shall temporarily re-locate the vibration-sensitive receptors to minimize disruption.</p>	On-going as needed.	General Contractor	District	Notification of temporary re-location of occupants for affected buildings posted on Las Positas College website and at location of affected buildings.			