

MITIGATION MONITORING AND REPORTING PROGRAM

SKYLINE COLLEGE RESIDENTIAL PROJECT

City of San Bruno
Community Development Department
567 El Camino Real
San Bruno, CA 94066

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List of Abbreviations and Acronyms

Addendum	Environmental Impact Report Addendum
Approved Project	71-unit residential project portion of the Skyline College project analyzed in the Certified EIR
ASTM	American Society for Testing and Materials
BMPs	best management practices
Cal-OSHA	California Occupational Safety and Health Administration
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
Certified EIR	Final Environmental Impact Report for the 2015 Facilities Master Plan Amendment Project
City	City of San Bruno
District	San Mateo County Community College District
MMRP	mitigation monitoring and reporting program
PRC	Public Resources Code
Revised Project	70-unit residential project on the Project Site analyzed in the Addendum
Project Site	Surplus Parcel B
SPCCP	Spill Prevention, Control, and Countermeasure Program
SVP	Society of Vertebrate Paleontology
SWPPP	Storm Water Pollution Prevention Plan

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Mitigation Monitoring and Reporting Program

Introduction

In December 2015, the San Mateo County Community College District (District) certified a Final Environmental Impact Report for the 2015 Facilities Master Plan Amendment Project (Certified EIR, SCH # 2015052007), which included planned improvements at each of the District's three campuses – Cañada College, College of San Mateo, and Skyline College. At Skyline College, the Certified EIR analyzed several conceptual improvements including the demolition of three existing campus buildings and the construction of three new campus buildings, a boiler room, and a utilities plant. The Skyline College project also included the development of a 71-unit residential project (Approved Project) on an approximately 8-acre vacant parcel in the eastern portion of the campus, identified in the Certified EIR as Surplus Parcel B (Project Site). The Approved Project proposed to subdivide the Project Site into two parcels – Parcel A and Parcel B. Parcel A would be developed by an independent developer with 47 single-family detached homes that would be available to the general public. Parcel B would be developed by the District with a multi-family residential development with up to 24 units for college faculty and staff. Upon certifying the Certified EIR, the District adopted a mitigation monitoring and reporting program (MMRP) for the 2015 Facilities Master Plan Amendment Project, including the Approved Project.¹

In 2016, the District selected SummerHill Homes as the developer for the single-family home portion of the Approved Project on Parcel A of the Project Site. In April 2017, SummerHill Homes and the District, as co-applicants, submitted applications to the City of San Bruno (City) for the development of a 70-unit residential project on the Project Site comprised of 40 single-family residential units on Parcel A and 30 multi-family residential units on Parcel B (Revised Project). The Revised Project includes modifications to some of the characteristics of the Approved Project, including the mix of single-family and multi-family units, as well as new design-level information that was not available at the time the Certified EIR was prepared. With approval of the Revised Project, the Project Site would be parceled off of the Skyline College campus and ownership of Parcel A (the single-family residential parcel) would be transferred to SummerHill Homes, giving the City the authority to approve or deny the Revised Project. Accordingly, the City has assumed the role of lead agency for the Revised Project under the California Environmental Quality Act (CEQA), and has prepared an Addendum to the District's Certified EIR to evaluate the potential environmental effects associated with the project modifications. The Addendum concluded that the analysis and conclusions in the Certified EIR remain valid, and that no further supplemental or subsequent environmental analysis is needed pursuant to CEQA Guidelines Sections 15162, 15163, and 15164.

In accordance with CEQA, the Addendum assumes that, where applicable, the mitigation measures from the Certified EIR would be implemented for the Revised Project. The MMRP for the Certified EIR identifies the District as the party responsible for implementing the majority of the Certified

¹ When a lead agency makes findings on significant effects identified in an EIR, it must also adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of project approval (Public Resources Code [PRC] Section 21081.6[a]; State CEQA Guidelines Sections 15091[d], 15097).

EIR's mitigation measures. However, with the proposed subdivision of the Project Site that would occur under the Revised Project, the District would no longer have the authority to implement or monitor the Certified EIR mitigation measures for the Revised Project; rather, this responsibility would lie with the City. Accordingly, the Addendum for the Revised Project identifies where mitigation implementation responsibilities would need to be reassigned for the Revised Project. These changes have been incorporated into this modified MMRP for the Revised Project. The reassignment of mitigation implementation and/or monitoring responsibilities is an administrative change that would not have the potential to result in physical effects on the environment. Therefore, this action alone does not necessitate the preparation of a subsequent EIR or negative declaration pursuant to CEQA Guidelines Section 15162(a).

This document represents the MMRP prepared by the City for the Revised Project. This MMRP includes all measures required to reduce potentially significant environmental impacts to a less-than-significant level. It also identifies the timing of implementation; the agency responsible for implementing the mitigation; and the agency responsible for monitoring the mitigation. The mitigation measures, timing, and responsibility for the Project are summarized in Table 1. Implementation of the Certified EIR mitigation measures on the Cañada College, College of San Mateo, and Skyline College campuses would continue to be monitored under the MMRP adopted by the District in 2015.

This MMRP has been prepared by the City, with technical assistance from ICF, an environmental consulting firm. Questions should be directed to Mark Sullivan at the City.

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Table 1. Mitigation Monitoring Reporting Program – Summary of Mitigation Measures for Skyline College Residential Project (Parcel A)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
To be Implemented Prior to Final Design			
SC-AES-3: Ensure new residential development blends with existing residential development at Skyline College	City and project architect	City	
SC-AES-4: Apply minimum lighting standards at Skyline College	City and project architect	City	
SC-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at Skyline College and comply with recommendations	Applicant and qualified engineer	City	
SC-LUP-1: Rezone Surplus Parcel B and amend the general plan land use designation to permit R-3 dwellings at Skyline College	City	City	
To be Implemented Prior to Construction			
SC-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at Skyline College	Applicant and qualified wildlife biologist	City	No more than 3 days prior to ground-disturbing or building demolition activities during bird nesting season (Feb. 1-Aug. 31)
SC-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at Skyline College	Applicant and qualified wildlife biologist	City	No more than 7 days prior to the onset of site preparation
SC-BIO-5: Implement tree avoidance, minimization, and replacement plan at the residential development site at Skyline College	Applicant	City	
SC-GEO-3: Implement procedures for identifying, evaluating, and recovering paleontological resources at Skyline College	Construction Contractor and qualified paleontologist	City	Prior to the start of any subsurface excavations

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
SC-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at Skyline College	Construction Contractor	City	Before onset of construction activities
SC-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at Skyline College	Construction Contractor	City	Prior to excavation
SC-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at Skyline College	Applicant	City	Prior to construction phase
SC-NOI-2: Prepare a detailed noise reduction analysis at the potential housing development at Skyline College	Applicant	City	Completed 3/31/17 (Parcel B) and 4/14/17 (Parcel A). See Addendum appendices.
SC-PSU-2: Pay the San Bruno Park Elementary School District and San Mateo Union High School District school impact fees for Skyline College	Applicant	City, San Bruno Park Elementary School District, and San Mateo Union High School District	
SC-PSU-3: Assess the capacity of the City's water and wastewater system infrastructure and pay the capacity fees for Skyline College	Applicant	City	Prior to issuance of building permits
SC-REC-1: Dedicate parkland and/or pay in-lieu fees to City of San Bruno for residential development at Skyline College	Applicant	City	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
To be Implemented During Construction			
SC-AES-1: Limit exterior construction activities to daylight hours at Skyline College within 0.25 mile of residences	Construction Contractor	City	
SC-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO _x emissions at Skyline College	Construction Contractor	City	
SC-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO _x emissions at Skyline College	Construction Contractor	City and BAAQMD	
SC-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at Skyline College	Construction Contractor	City and BAAQMD	
SC-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at Skyline College	Construction Contractor	City and BAAQMD	
SC-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at Skyline College	Construction Contractor	City and qualified archaeologist and Native American representative	
SC-CUL-2: Stop work if human remains are encountered during ground-disturbing activities at Skyline College	Construction Contractor	City and San Mateo County Coroner and Native American Heritage Commission	
SC-GEO-2: Stockpile topsoil removed during construction at Skyline College and reuse stockpiled topsoil during revegetation	Construction Contractor	City	
SC-GHG-1: Where feasible, implement BAAQMD’s best management practices for GHG emissions at Skyline College	Construction Contractor	City and BAAQMD	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
SC-HAZ-4: Comply with legal requirements for fire prevention during construction activities at Skyline College	Construction Contractor	City	
SC-HYD-1: Implement erosion-control measures to protect water quality during construction at Skyline College	Construction Contractor	City	
SC-NOI-1: Employ noise-reducing construction practices at Skyline College	Construction Contractor	City	
SC-TRA-1: Implement a Traffic Control Plan during construction at Skyline College	Construction Contractor	City	
To be Implemented During Project Operation			
SC-HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at Skyline College	City	City and San Bruno Fire Department and/or CALFIRE	Ongoing

Note:

All references to “City” refer to the City of San Bruno.

References to “Skyline College” include the Skyline College project site as defined in the 2015 Certified EIR, which includes the Project Site (Surplus Parcel B).

Mitigation Measures

Aesthetics

Mitigation Measure SC-AES-1: Limit exterior construction activities to daylight hours at Skyline College² within 0.25 mile of residences

The effect of nighttime construction light and glare on nearby residences will be minimized by limiting construction hours within 0.25 mile of residences. Construction activities, which are scheduled to take place between 7:00 am and 6:00 pm on weekdays, will be limited to daylight hours (which will vary according to season). Therefore, the construction hours will be adjusted during the seasons to ensure construction activities take place during daylight hours.

Mitigation Measure SC-AES-3: Ensure new residential development blends with existing residential development at Skyline College

New residential development at Skyline College will be designed in a manner that it is sensitive to and blends with adjacent residential development. As such, the new development will be designed to be consistent in height and massing to existing development. Façade treatments and landscaping will also be similar to ensure visual cohesion between new and existing development.

Mitigation Measure SC-AES-4: Apply minimum lighting standards at Skyline College

All artificial outdoor lighting will be limited to safety and security requirements, designed using Illuminating Engineering Society's design guidelines and in compliance with International Dark-Sky Association approved fixtures. All lighting is designed to have minimum impact on the surrounding environment and will use downcast, cut-off type fixtures that direct the light only towards objects requiring illumination. Shielding will be utilized, where needed, to ensure light pollution is minimized. Therefore, lights will be installed at the lowest allowable height and cast low-angle illumination while minimizing incidental light spill onto adjacent properties, open spaces, or backscatter into the nighttime sky. The lowest allowable illuminance level will be used for all lighted areas and the amount of nighttime light needed to light an area will be minimized to the highest degree possible. Light fixtures will have non-glare finishes that will not cause reflective daytime glare. Lighting will be designed for energy efficiency and have daylight sensors or be timed with an on/off program. Lights will provide good color rendering with natural light qualities with the minimum intensity feasible for security, safety, and personnel access. Lighting, including light color rendering and fixture types, will be designed to be aesthetically pleasing.

LED lighting will avoid the use of blue-rich white light lamps and use a correlated color temperature that is no higher than 3,000 Kelvin (International Dark-Sky Association 2010a, 2010b, 2015). Wherever possible and pragmatic, the City will use fixtures and lighting control systems that conform to International Dark-Sky Associations Fixture Seal of Approval program. In addition, LED

² References to "Skyline College" include the Skyline College project site as defined in the 2015 Certified EIR, which includes the Project Site (Surplus Parcel B).

lights will use shielding to ensure nuisance glare and that light spill does not affect sensitive residential viewers.

Lights along pathways and safety lighting at building entrances and loading areas will employ shielding to minimize offsite light spill and glare and be screened and directed away from residences and adjacent uses to the highest degree possible. The amount of nighttime lights used along pathways will be minimized to the highest degree possible to ensure that spaces are not unnecessarily over-lit, while still maintaining minimum adequate lighting to provide necessary visibility for security. For example, the amount of light can be reduced by limiting the amount of ornamental light posts to higher use areas and by using hooded wall mounts or bollard lighting on travel way portions of pathways.

In particular, pool lighting will employ spill and glare control features to minimize off-site light pollution. Luminaires will be chosen for the ability to provide horizontal and vertical beam control for better control in directing what is illuminated. In addition, shielding, such as a visor, will be used to further direct light and reduce light spill and ambient light glow. Luminaires will also incorporate photometric reflector systems that are designed to reduce light pollution.

Technologies to reduce light pollution evolve over time and design measures that are currently available may help but may not be the most effective means of controlling light pollution once the Project is designed. Therefore, all design measures used to reduce light pollution will employ the technologies available at the time of Project design to allow for the highest potential reduction in light pollution.

Air Quality and Energy

Mitigation Measure SC-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_x emissions at Skyline College

The City will ensure the construction contractor implements the following BAAQMD-recommended basic control measures to reduce NO_x emissions from construction equipment:

- Idling times will be minimized by shutting off equipment when it is not in use or by 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 will be provided for construction workers at all access points.
- All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Mitigation Measure SC-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at Skyline College

The City will ensure the construction contractor implements the following BAAQMD-recommended additional control measures to reduce NO_x emissions from construction equipment.

- Minimize the idling time of diesel powered construction equipment to 2 minutes.

- The project will develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction Project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20% NO_x reduction and 45% PM exhaust reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
- Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).
- Require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NO_x and PM.
- Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.

Mitigation Measure SC-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at Skyline College

The City will ensure that all off-road diesel-powered equipment used during construction at Cañada College is equipped with EPA Tier 4 or cleaner engines, except for specialized construction equipment for which an EPA Tier 4 engine is not available. The use of Tier 4 engines will also act to reduce ROG and NO_x emissions from construction equipment.

Mitigation Measure SC-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at Skyline College

The City will require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by BAAQMD or the contractor as appropriate.

- All exposed surfaces affected by construction (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day, or as needed during the dry season(s) (unless limited by state or local drought response requirements or if there is a rain event).
- All haul trucks transporting soil, sand, or other loose material off site will be covered.
- All visible mud or dirt track-out onto adjacent public roads will 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 will be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.

- A publicly visible sign will be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD's phone number will also be visible to ensure compliance with applicable regulations.

Biological Resources

Mitigation Measure SC-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at Skyline College

Prior to any construction activities scheduled during the bird nesting season (February 1 to August 31), the City will retain a qualified wildlife biologist with demonstrated nest-searching experience to conduct preconstruction surveys for nesting birds, including raptors. The preconstruction survey will occur no more than 3 days prior to the onset of ground disturbing activities (including clearing, grubbing, and staging). If active nests are found during the survey, no-disturbance species-specific buffer zones will be established by the biologist and marked with high-visibility fencing, flagging, or pin flags. No construction activities will be allowed within the buffer zones. The size of the buffer will be based on the species' sensitivity to disturbance and planned work activities in the vicinity; typical buffer sizes are 250 feet for raptors and 50 feet for other birds. The buffer will remain in effect until the nest is no longer active. If a lapse in Project-related activities of 15 days or longer occurs, another preconstruction survey will be conducted.

To the extent feasible, the developer will initiate building demolition outside of the nesting season to avoid impacts on active nests affixed to the structure before they become active during the nesting season (February 1 to August 31). If structure demolition activities cannot occur outside of the nesting season, the District or its contractor will remove inactive nests from the structure to be demolished and install nest exclusion measures (i.e., fine mesh netting, panels, or metal projectors) outside of the nesting season. All exclusionary devices will be monitored and maintained throughout the breeding season to ensure that they are successful in preventing the birds from accessing the cavities or nest sites. No more than 3 days prior to building demolition activities, a qualified biologist will conduct a preconstruction survey of all potential nesting habitat on the structure to be demolished and the surrounding areas for the presence of active nests. If active nests are found on the building or in the affected area, then demolition activities will not proceed until the biologist verifies that all nests on the building are inactive.

After all surveys and/or nest deterrence activities are completed, the biologist will complete a memorandum detailing the survey effort and results and submit the memorandum to the City within 7 days of survey completion.

Mitigation Measure SC-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at Skyline College

Prior to the start of construction activities at sites offering suitable bat roosting habitat, the City will retain a qualified wildlife biologist with demonstrated bat field experience to conduct preconstruction surveys for fringed myotis, pallid bat, and hoary bat. Surveys will take place no more than 7 days prior to the onset of site preparation (e.g., tree removal) and construction

activities with the potential to disturb bats or their habitat and will include close inspection of potential bat roosts, such as trees and any built features within the Project footprint.

If special-status bats are found in the footprint of a proposed improvement and avoidance of roosting areas is not possible, avoidance and minimization measures will be required if it is determined that bats are using the trees as roost sites and/or sensitive bat species are detected during acoustic monitoring. Appropriate measures will be determined in coordination with CDFW and may include the following measures.

- Tree removal will be avoided between April 15 and September 15 (the maternity period) to avoid impacts on pregnant females and active maternity roosts (whether colonial or solitary).
- All tree removal will be conducted between September 15 and October 30, which corresponds to a time period when bats have not yet entered torpor or would be caring for non-volant young.
- Trees will be removed in pieces, rather than felling the entire tree.
- If a maternity roost is located, whether solitary or colonial, that roost will remain undisturbed until September 15 or until a qualified biologist has determined the roost is no longer active.
- If avoidance of non-maternity roost trees is not possible, and tree removal or trimming must occur between September 15 and October 30, qualified biologists will monitor tree trimming/removal. Prior to removal/trimming, each tree will be gently shaken and several minutes should pass before felling trees or trimming limbs to allow bats time to arouse and leave the tree. The biologists should search downed vegetation for dead and injured bats. The presence of dead or injured bats that are species of special concern will be reported to CDFW.
- Compensatory mitigation for the loss of roosting habitat will also be determined through consultation with CDFW and may include the construction and installation of suitable replacement habitat (e.g., bat houses, planting cottonwood trees) onsite.

The City will be responsible for ensuring that CDFW requirements are implemented. Multiple survey visits and survey methods may be required at a single site to determine presence or absence or roosting bats depending on season and roost type.

Mitigation Measure SC-BIO-5: Implement tree avoidance, minimization, and replacement plan at the residential development site at Skyline College

The definition of *heritage tree* for the purposes of this mitigation will be the same definition used in Chapter 8.25 of the City of San Bruno (City) Municipal Code. If there are heritage trees on the residential development site (Surplus Parcel B) that would be removed or pruned in conjunction with the development, then prior to ground disturbance, the Developer will apply for and receive a heritage tree removal permit from the City. The Developer will comply with the condition of that permit.

Tree Survey—Prior to ground disturbance, the Developer will hire a certified arborist for the purpose of surveying Surplus Parcel B to identify any trees that would qualify as heritage trees under Chapter 8.25 of the City’s municipal code. The arborist will prepare a report describing the existing trees on the site and whether any qualify as heritage trees requiring a permit from the City for their removal or pruning.

Site Plan—If there are qualifying heritage trees, then the arborist will prepare a site plan that accurately indicates the location, species, tree dripline, and trunk circumference of all qualifying trees whose tree trunks lie within 50 feet (15.2 meters) of proposed Project activities, or other proposed development activity (e.g., staging areas, stockpiling of construction materials, fill, etc.). The site plan will include any qualifying trees whose trunks lie on adjoining property but whose canopies (driplines) extends onto the Project Site if any pruning of those trees is to be undertaken as part of the development of Surplus Parcel B. The site plan will indicate which individual trees are proposed to be (1) removed, (2) pruned in conjunction with the residential Project, or (3) protected by exclusion fencing at the dripline or as prescribed by the arborist. The plan will contain a tally of the total number of trees proposed to be removed and their respective tree circumferences. If the City has previously designated one or more trees on the site or an adjoining site as a Heritage Tree(s), then those trees will be so labeled on the site plan.

Heritage Tree Removal Permit Information—In order to inform the removal permit application, the arborist’s report will include the following information about the affected heritage trees.

- The condition of the tree or trees with respect to disease, danger of failing, proximity to existing or proposed structures and interference with utility services.
- The necessity to remove the tree or trees in order to construct any proposed improvements to allow reasonable economic enjoyment of the property.
- The topography of the land and the effect of the removal of the tree on erosion, soil retention, and diversion or increased flow of surface waters.
- The number of trees existing in the neighborhood on improved property and the effect the removal would have on the established standard of the area and property values.
- The number of trees the particular parcel can adequately support according to good arboricultural practices.
- Photographs of the tree(s) proposed to be affected.

No Qualifying Trees on Site—If the site contains no trees that meet Chapter 8.25 definitions, this will be indicated on the site plan.

Cultural Resources

Mitigation Measure SC-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at Skyline College

The City will ensure the construction specifications include a stop work order if prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities. All work within 100 feet of the find will be stopped until a qualified archaeologist and Native American

representative can assess the significance of the find. Prehistoric materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool making debris; culturally darkened soil (midden) containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

Mitigation Measure SC-CUL-2: Stop work if human remains are encountered during ground-disturbing activities at Skyline College

The City will ensure the construction specifications include a stop work order if human remains are discovered during construction or demolition. There will be no further excavation or disturbance of the site within a 50-foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner will be notified and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he will notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the land owner will re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Geology, Soils, and Paleontology

Mitigation Measure SC-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at Skyline College and comply with recommendations

The City will have a qualified engineer prepare design-level geotechnical investigations for each Project element involving human occupation. The geotechnical investigation report will include recommendations to ensure the building is designed in accordance with the specifications of CGS Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act, which will minimize the structural damage and risk to humans from seismically induced ground shaking. The City will ensure that recommendations made in the geotechnical report will be implemented as part of the Project's design and construction.

Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; a method for back draining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

Mitigation Measure SC-GEO-2: Stockpile topsoil removed during construction at Skyline College and reuse stockpiled topsoil during revegetation

The contractor(s) retained for construction and revegetation of the Project will stockpile excavated topsoil on disturbed areas within the campus boundaries (e.g., parking lot expansion areas) so that it can be reused for revegetation on the campus as needed. To ensure maximum topsoil recovery, topsoil will be stockpiled separately from other excavated materials and covered. Revegetation and landscaping will use stockpiled topsoil.

Mitigation Measure SC-GEO-3: Implement procedures for identifying, evaluating, and recovering paleontological resources at Skyline College

Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors will receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who will evaluate its significance.

If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards. Construction work in these areas will be halted or diverted to allow recovery of fossil remains in a timely manner. Fossil remains collected during the monitoring and salvage portion of the mitigation program will be cleaned, repaired, sorted, and cataloged. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, will then be deposited in a scientific institution with paleontological collections. A final Paleontological Mitigation Plan Report will be prepared that outlines the results of the mitigation program. The City will be responsible for ensuring that monitor's recommendations regarding treatment and reporting are implemented.

Greenhouse Gas Emissions

Mitigation Measure SC-GHG-1: Where feasible, implement BAAQMD's best management practices for GHG emissions at Skyline College

All construction contractors will implement the following BAAQMD-recommended best management practices (BMPs) to reduce GHG emissions, as applicable.

- Use alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment in at least 15% of the fleet.
- Use at least 10% local building materials.
- Recycle at least 50% of construction waste or demolition materials.

Hazards and Hazardous Materials

Mitigation Measure SC-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at Skyline College

The contractors will develop and implement a spill prevention, control, and countermeasure program (SPCCP) to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction and demolition activities. The SPCCP will be completed before any construction or demolition activities begin. Implementation of this measure will comply with state and federal water quality regulations.

The City will review and approve the SPCCP before onset of construction activities. The City will routinely inspect the construction area to verify that the measures specified in the SPCCP are properly implemented and maintained. The City will notify its contractors immediately if there is a noncompliance issue and will require compliance.

The federal reportable spill quantity for petroleum products, as defined in 40 CFR 110, is any oil spill that includes any of the following.

- Violates applicable water quality standards.
- Causes a film or sheen on or discoloration of the water surface or adjoining shoreline.
- Causes a sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines.

If a spill is reportable, the contractors' superintendents will notify the City, and the City will take action to contact the appropriate safety and clean-up crews to ensure that the SPCCP is followed. A written description of reportable releases must be submitted to the San Francisco Bay Regional Water Quality Control Board. This submittal must contain a description of the spill, including the type of material and an estimate of the amount spilled, the date of the release, an explanation of why the spill occurred, and a description of the steps taken to prevent and control future releases. The releases would be documented on a spill report form.

If a reportable spill has occurred and results determine that Project activities have adversely affected surface water or groundwater quality, a detailed analysis will be performed by a registered environmental assessor to identify the likely cause of contamination. This analysis will conform to American Society for Testing and Materials (ASTM) standards, and will include recommendations for reducing or eliminating the source or mechanisms of contamination. Based on this analysis, the City and its contractors will select and implement measures to control contamination, with a performance standard that groundwater quality must be returned to baseline conditions. These measures will be subject to approval by the City.

Mitigation Measure SC-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at Skyline College

The construction specifications will include this measure to protect construction workers and/or the public from known or previously undiscovered soil and groundwater contamination during

construction activities. Prior to excavation, a Site Safety Plan (soil and groundwater management plan) will be prepared and, at a minimum, include the following.

- A requirement that all construction activities involving work in proximity to potentially contaminated soils and/or groundwater be undertaken in accordance with California Occupational Safety and Health Administration (Cal OSHA) standards, contained in Title 8 of the CCR.
- Soil and groundwater mitigation and control specifications for construction activities, including health and safety provisions for monitoring exposure to construction workers, procedures to be undertaken in the event that previously unreported contamination is discovered, and emergency procedures and responsible personnel.
- Procedures for managing soils and groundwater removed from the site to ensure that any excavated soils and/or dewatered groundwater with contaminants are stored, managed, and disposed in accordance with applicable regulations.

Mitigation Measure SC-HAZ-4: Comply with legal requirements for fire prevention during construction activities at Skyline College

In accordance with the Public Resources Code (PRC), the construction contractor will comply with the following legal requirements during construction activities.

- Earthmoving and portable equipment with internal combustion engines will be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (PRC Section 4442).
- Appropriate fire suppression equipment will be maintained during the highest fire danger period: from April 1 to December 1 (PRC Section 4428).
- On days when a burning permit is required, flammable materials will be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor will maintain the appropriate fire suppression equipment (PRC Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline-fueled internal combustion engines will not be used within 25 feet of any flammable materials (PRC Section 4431).

Mitigation Measure SC-HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at Skyline College

The City will comply with the following measures for the duration of Project operations.

- Maintain around and adjacent to buildings and structures a firebreak made by removing and clearing away, for a distance of 100 feet as required by PRC 4290, all flammable vegetation or other combustible growth.
- Maintain around and adjacent to the project facilities additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet of the structures or to the property line, whichever is nearer. Grass and other vegetation located more than 30 feet from the structures and less than 18 inches in

- height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- Provide prior to project operations and maintain at all times a screen over the outlet of every chimney or stack that is attached to any device that burns any solid or liquid fuel. The screen will be constructed of nonflammable material with openings not larger than 0.5 inch.
 - Prior to occupancy, install fire extinguishers.
 - Employees will be trained in using extinguishers and communicating with the San Bruno Fire Department.
 - The San Bruno Fire Department and/or CALFIRE will periodically inspect the project area.
 - Provide the San Bruno Fire Department and/or CALFIRE access to onsite water storage tanks, if such access is needed.

Hydrology and Water Quality

Mitigation Measure SC-HYD-1: Implement erosion-control measures to protect water quality during construction at Skyline College

The City will ensure the Project's construction specifications include the storm water pollution prevention plan (SWPPP) to minimize the mobilization of sediment to storm drains and adjacent water bodies. The SWPPP will include the following erosion- and sediment-control measures, based on standard industry measures and standard dust-reduction measures.

- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.
- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways.
- Contain soil and filter runoff from disturbed areas by berms, vegetated filters, silt fencing, straw wattle, plastic sheeting, catch basins, or other means necessary to prevent the escape of sediment from the disturbed area.
- Prohibit the placement of earth or organic material where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.
- Prohibit the following types of materials from being rinsed or washed into streets, shoulder areas, or gutters: concrete, solvents and adhesives, fuels, dirt, gasoline, asphalt, and concrete saw slurry.
- Conduct dewatering activities according to the provisions of the SWPPP.
- Prohibit placement of dewatered materials in local water bodies or in storm drains leading to such bodies without implementation of proper construction water quality control measures.

Mitigation Measure SC-HYD-2: Design and maintain hydromodification features as post construction measures at Skyline College

The City will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit the volume of additional stormwater runoff by matching post-project flows to pre-project flows, and provide for onsite treatment of contaminants. These facility improvement areas will be open, level areas vegetated to allow runoff to be distributed evenly across the area. Generally, they will be designed to treat runoff by filtering raw runoff through the soil media in the treatment area to trap particulate pollutants (suspended solids and trace metals) and promote infiltration. However, alternative methods to treat runoff may be used, such as bio-filtration basins, underground detention and retention vaults or tanks, gravel beds, perforated pipes, stormwater chambers, pervious pavement, and green roofs that contain filtration media. Project areas will be designed to treat runoff so that pollutants (e.g., sediment, landscape fertilizers and/or pesticides, oil from parking areas) can be filtered out and, therefore, the Project will not contribute a substantial number of additional pollutants to runoff.

Maintenance of these features will be performed routinely to prevent sediment buildup and clogging in order to ensure optimal pollutant removal efficiency. Maintenance activities will include those listed below and would be done periodically.

- Remove obstructions, debris and trash and dispose of properly.
- Inspect to ensure proper drainage between storms and within 5 days following measurable rainfall.
- Inspect inlets for channels, soil exposure, or other evidence of erosion.
- Remove obstructions and sediment.
- Maintain vegetation via pruning and weeding, and treat with preventative and low-toxic methods.
- Check that mulch is maintained at an appropriate depth and replenish as necessary.
- Use soil that meets specifications included in the SMCWPPP C.3 Stormwater Technical Guidance Manual, or comparable document. Specifically, soils must percolate at a rate of 5 to 10 inches per hour.

A facility improvement area inspection and maintenance checklist will be used to conduct inspections, identify needed maintenance, and record maintenance that is conducted. Operation of the hydromodification features is expected to improve the quality of stormwater from the Project site. Maintenance of these areas would help eliminate or minimize impacts on stormwater quality.

Land Use and Planning

Mitigation Measure SC-LUP-1: Rezone Surplus Parcel B and amend the general plan land use designation to permit R-3 dwellings at Skyline College

The Co-Applicants will submit an application to the City of San Bruno to rezone Surplus Parcel B to PD, allowing single family and multi-family residential uses, and amend the General Plan to permit

multi-family dwellings on a portion of Surplus Parcel B. If the City approves the increase in density, then the Co-Applicants will proceed with planning-compliant residential, upon receipt of necessary subdivision approvals from the City, consistent with the general plan. Therefore, the residential complex at Skyline College would be consistent with San Bruno's general plan.

Noise

Mitigation Measure SC-NOI-1: Employ noise-reducing construction practices at Skyline College

The City will require the contractor to employ noise-reducing construction practices to limit noise to be in compliance with City noise standards. Measures that can be used to limit noise include those listed below.

- Locating equipment as far as feasible from noise sensitive uses.
- Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.
- Not allowing idling inactive construction equipment for prolonged periods (i.e., more than 2 minutes).
- Prohibiting gasoline or diesel engines from having unmuffled exhaust.
- Scheduling construction activities and material hauling that may affect traffic flow to off-peak hours and using routes that would affect the fewest number of people.
- Using noise-reducing enclosures around noise-generating equipment.
- Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (terrain, structures) to block sound transmission.

Mitigation Measure SC-NOI-2: Prepare a detailed noise reduction analysis at the potential housing development at Skyline College

Prior to issuance of building permits, the District—or if the District sells all or a portion of Surplus Parcel B to a developer or developers—the developers will prepare a detailed analysis of the noise reduction requirements that are needed to reduce outdoor noise to an interior level of 45 dBA in any habitable room. The results of this analysis will be summarized in a report and submitted to the City of San Bruno for review and approval. Upon approval, the District of developers will take the actions necessary to ensure that the recommendations of the report are incorporated into the design and construction specifications of the residential development on Surplus Parcel B.

Public Services and Utilities

Mitigation Measure SC-PSU-2: Pay the San Bruno Park Elementary School District and San Mateo Union High School District school impact fees for Skyline College

The District—or if the District sells all or a portion of Surplus Parcel B to a developer or developers—the developers will pay the Project’s fair share of the school impact fees to the San Bruno Park Elementary School District and San Mateo Union High School District for the development of the residential complex at Skyline College.

Mitigation Measure SC-PSU-3: Assess the capacity of the City’s water and wastewater system infrastructure and pay the capacity fees for Skyline College

Prior to the issuance of building permits, the District—or, if the residential component is controlled by a developer, the developer—will assess whether the existing water and wastewater facilities/infrastructure would need to be upgraded based on proposed water demands for residential complex and fire flow requirements. If the results of the analyses indicates that the pressure and flow are inadequate, then the District—or, if the residential component is controlled by a developer, the developer—will be required to upgrade the water and wastewater facilities to meet the new demands. An engineering report will be submitted to the City of San Bruno for review and approval prior to the issuance of building permits.

The District—or, if the residential component is controlled by a developer, the developer—will pay the Project’s fair share of the water and wastewater capacity charges based on meter size to the City of San Bruno for the development of the residential complex at Skyline College.

Recreation

Mitigation Measure SC-REC-1: Dedicate parkland and/or pay in-lieu fees to City of San Bruno for residential development at Skyline College

The District will dedicate 0.54 acres of parkland or pay the equivalent in-lieu fee to the City of San Bruno in compliance with the City’s parkland requirement. If the District sells all or a portion of Surplus Parcel B to a developer or developers, the developer, shall dedicate or pay their fair share of the in-lieu fee.

Transportation and Traffic

Mitigation Measure SC-TRA-1: Implement a Traffic Control Plan during construction at Skyline College

The City will require the construction contractor(s) to develop a traffic control plan, as appropriate, to minimize the effects of construction traffic on the surrounding area. (A traffic control plan may not be required for minor construction activities.) The plan will be subject to review and approval by the City. The City will be responsible for monitoring to ensure that the plan is effectively implemented by the construction contractor(s). The construction traffic control plan will include the following requirements.

- Provide clearly marked pedestrian detours if any sidewalk or pedestrian walkway closures are necessary.
- Provide clearly marked bicycle detours if heavily used bicycle routes must be closed, or if bicyclist safety might be otherwise compromised.
- Provide crossing guards and/or flag persons as needed to avoid traffic conflicts and ensure pedestrian and bicyclist safety.
- Use nonskid traffic plates over open trenches to minimize hazards.
- Locate all stationary equipment as far away as possible from areas used heavily by vehicles, bicyclists, and pedestrians.
- Notify and consult with emergency service providers and provide emergency access by whatever means necessary to expedite and facilitate the passage of emergency vehicles.
- Avoid routing construction traffic through residential areas to the extent feasible. Prohibit mobilization and demobilization of heavy construction equipment during AM and PM peak traffic hours.
- Provide access for driveways and private roads outside the immediate construction zone by using steel plates or temporary backfill, as necessary.
- Prohibit construction worker parking in residential areas.