

Appendix B Mitigation Monitoring and Reporting Program

**Mitigation Monitoring and Reporting Program
Napa Valley College Student Housing Project**

Mitigation Measures and Environmental Protection Actions (EPAs)	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Monitoring Compliance Record (Name/Date)
Environmental Protection Actions				
<p>Environmental Protection Action 1 – Achieve State Standards for Postclosure Land Use and Site Redevelopment</p> <p>The College will ensure project compliance with State Minimum Standards and prepare and implement workplans for pre-construction waste characterization and remedial actions for the Napa Valley College Disposal Site pursuant to Title 27 and Title 14, California Code of Regulations (27 and 14 CCR). The requirements are an enforceable part of the Napa County Planning, Building & Environmental Services Solid Waste Program for landfills within the County of Napa. Options for compliance with 27 and 14 CCR include either full waste removal or leaving the existing waste in-place and implementing a capping remediation and Postclosure Land Use Plan. Requirements include, but are not necessarily limited to, the following:</p> <p><u>Pre-construction Waste Characterization</u></p> <p>The College will complete site characterization work plans as requested by the Napa County Planning, Building & Environmental Services Department to further assess soil and groundwater conditions and potential soil vapor and combustible gases within and adjacent to the former landfill. This will include:</p> <ul style="list-style-type: none"> • A series of borings will be drilled to determine the maximum depth of waste and depth to native soils. Work may also include geophysical surveys to aid in determining the extent of waste. • Approximately four permanent landfill gas monitoring wells will be installed to reach the maximum depth of waste or above the permanent low seasonal water table. • A Final Report of the investigation activities will be developed summarizing waste extent, estimated waste volume in-place, boring logs, as-built drawings of the installed monitoring wells, and soil test results. • A gas monitoring program will be developed and implemented for a minimum of 12 months that includes monthly gas screening for methane and fixed gases, unless a less frequent option is agreed to in consultation with the Napa County Planning, Building & Environmental Services Department. • A soil vapor study will be developed and implemented for a minimum of one year that includes quarterly collections of soil vapor samples for volatile organic compounds, methane, and fixed gases. 	<p>Complete waste characterization work plans</p> <p>For Full Waste Removal Option, prepare and implement Waste Removal Work Plan and Post Remedial Action Testing Plan</p> <p>For Leaving Waste In-Place Option, prepare and implement workplan for a remedial cap and a Postclosure Land Use Plan</p>	<p>Napa Valley Community College District</p>	<p>Verify completion of waste characterization work plans and studies</p> <p>Verify required Plans are prepared and approved by Napa County Planning, Building & Environmental Services Department and other listed agencies and implemented during construction</p>	

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<ul style="list-style-type: none"> Landfill gas and soil vapor monitoring data will be reported to the Napa County Planning, Building & Environmental Services Department on a monthly basis. <p><u>Full Waste Removal Option</u> If the College proceeds with the option of full waste removal, the College will prepare a Waste Removal Work Plan in accordance with 27 and 14 CCR. The Waste Removal Work Plan will be informed by the results of the pre-construction waste characterization described above, and will be submitted to the Napa County Planning, Building & Environmental Services Department for review and approval. Remedial actions would be conducted under the oversight of the Napa County Planning, Building & Environmental Services Department. A Post Remedial Action Testing Plan will be developed and implemented to confirm the sufficient removal of waste and waste residuals, including any potentially contaminated soils. Sufficiently complete waste removal is generally defined as waste materials and residuals being removed to a point where remaining contaminant concentrations are at or below background levels or other clean up levels established by regulatory agencies. A determination by the Napa County Planning, Building & Environmental Services Department would be required confirming that the buffer area is sufficiently devoid of waste, restoring its status as a clean buffer area and removal of any further requirements regarding adequate cover for the area under the State Minimum Standards.</p> <p><u>Leaving Waste In-Place Option</u> If the College proceeds with the option of leaving the existing waste in-place and implementing a capping remediation, then the College will prepare and implement a workplan for the implementation of a remedial cap for the disposal site as determined by results of the pre-construction waste characterization described above. The remedial cap will be delineated and implemented to prevent public contact with waste and to ensure that it meets State Minimum Standards including adequate grading, erosion control, and security. The College will also prepare and implement a Postclosure Land Use Plan in accordance with 27 CCR, Section 21190 to (1) protect public health and safety and prevent damage to structures, roads, utilities and gas monitoring and control systems; (2) prevent public contact with waste, landfill gas and leachate; and (3) prevent landfill gas explosions. The Postclosure Land Use Plan will be informed by the results of the pre-construction waste characterization described above, and will be submitted to the Napa County Planning, Building & Environmental Services Department, the San Francisco Bay Regional Water Quality Control Board, Department of Toxic Substances Control, and the Bay Area Air Quality Management District for review. Approval of the Postclosure Land</p>				

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<p>Use Plan will be required by the Napa County Planning, Building & Environmental Services Department. Requirements include, but are not necessarily limited to, the following:</p> <ul style="list-style-type: none"> • Compliance with construction design standards of 27 CCR21190(e) and (g), as applicable, such as flexible utility connections, floor slab barrier, vent layer, vent piping, automatic methane sensors with alarm system, periodic methane monitoring program of structure, or similar regulated methods. • Environmental monitoring and control systems, including site security, erosion control, drainage, leachate collection and removal, and landfill gas monitoring and control, if applicable. • Monitoring and operations plans for landfill gas, in addition to ensuring that methane alarm systems are maintained, if applicable. • The integrity of the final cover, drainage and erosion control systems, and gas monitoring and control systems will be required. • A Construction Quality Assurance Plan will be developed and implemented to ensure that construction is completed in accordance with plans and specifications. The plan will also include submittal and certification of as-built plans and specifications upon completion of construction. • A Post Closure Maintenance Plan will be developed and implemented in accordance with 27 CCR, Section 21090. 				
<p>Environmental Protection Action 2 – Implement Geotechnical Design Recommendations</p> <p>The project will be designed and constructed in conformance with the preliminary geotechnical recommendations contained in the Preliminary Geotechnical Recommendations Technical Memorandum (Terraphase 2020), and any subsequent design-level geotechnical reports for the project. Specifically, the design and construction shall be consistent with the geotechnical recommendations for allowable foundation bearing pressures, seismic design parameters, earthwork, and excavation. The geotechnical recommendations will be incorporated into the final plans and specifications for the project, and will be implemented during construction. Professional inspection of foundation work, excavation, earthwork and other aspects of site development shall be performed during construction to ensure compliance with the recommendations.</p>	<p>Incorporate recommendations into final plans</p>	<p>Napa Valley Community College District</p>	<p>Verify geotechnical study design recommendations are incorporated into final plans and professional inspection is performed during construction</p>	

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<p>Environmental Protection Action 3 – Implement Storm Water Control Measures During Construction</p> <p>The College and/or its contractor will obtain coverage under State Water Resources Control Board Order No. 2009-0009-DWQ, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities, as amended by Order No. 2012-0006. This will include submittal of permit registration documents (notice of intent, risk assessment, site maps, Storm Water Pollution Prevention Plan (SWPPP), annual fee, and certifications) to the State Water Resources Control Board. The Storm Water Pollution Prevention Plan will address pollutant sources, non-storm water discharges resulting from construction dewatering, best management practices, and other requirements specified in the above-mentioned Order. The Storm Water Pollution Prevention Plan will also include dust control practices to prevent wind erosion, sediment tracking, and dust generation by construction equipment. The SWPPP shall require that all temporary and permanent erosion control measures be free of plastic monofilament netting. A Qualified Storm Water Pollution Prevention Plan Practitioner will oversee implementation of the Plan, including visual inspections, sampling and analysis, and ensuring overall compliance.</p>	<p>Prepare SWPPP and permit registration documents prior to construction</p> <p>Contractor to provide Qualified Storm Water Pollution Prevention Plan Practitioner to oversee SWPPP implementation</p>	<p>Napa Valley Community College District</p>	<p>Verify requirement of General Construction Permit and SWPPP is in final plans and is submitted for approval prior to construction</p> <p>Check jobsite compliance as necessary</p>	
<p>Environmental Protection Action 4 – BAAQMD Construction Measures</p> <p>To limit dust, criteria pollutants, and precursor emissions associated with the construction activity, the College will include the following Bay Area Air Quality Management District (BAAQMD) recommended Basic Construction Measures in construction contract specifications for the project:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas and unpaved access roads) shall be watered two times per day; • All haul trucks transporting soil, sand, or other loose material off-site shall be covered or shall have at least two feet of freeboard; • All visible mud or dirt tracked-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 shall be prohibited; • All vehicle speeds on unpaved areas shall be limited to 15 miles per hour; • All paving shall be completed as soon as possible after trenching work is finished; • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of 	<p>Incorporate construction measures into final plans</p> <p>Contractor to implement measures during construction</p>	<p>Napa Valley Community College District</p>	<p>Verify requirements are in final plans</p> <p>Check jobsite compliance as necessary</p>	

**Mitigation Monitoring and Reporting Program
Napa Valley College Student Housing Project**

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<p>Regulations). Clear signage shall be provided for construction workers at all access points;</p> <ul style="list-style-type: none"> • 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; • A publicly visible sign shall be posted with the telephone number and person to contact at the College regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. 				
Biological Resources				
<p>BIO-1: Environmental Awareness Training</p> <p>The College shall ensure that prior to construction, contractors shall be trained by a qualified biologist as to the sensitivity of the special-status species potentially occurring within the construction area. The training shall include a brief review of special-status species with the potential to occur onsite, including Western pond turtle, red-bellied newt, pallid and Western red bats, and nesting birds. The training shall provide an overview of their habitat requirements, legal status, and protection requirements. The training shall also provide a brief overview of biological resource mitigation measures.</p>	Conduct environmental awareness training for Contractor prior to construction	Napa Valley Community College District	Verify completion of training	
<p>BIO-2: Avoid and Protect Western Pond Turtle and Red-bellied Newt</p> <p>No more than 72 hours prior to starting construction activities, a qualified biologist shall survey the project area, focusing on the presence of western pond turtle and their nests; and other special-status species. If no western pond turtles or other special-status species are found during the survey wildlife exclusion fencing shall be installed between the project area and riparian areas associated with Tulucay Creek, under the direction of a qualified biologist, to keep western pond turtle and other potentially present special-status species from entering the project site. After the installation of wildlife exclusion fencing, and prior to the start of construction activities, the College shall ensure a pre-construction survey be performed by a qualified biologist immediately prior to initiation of construction activities (including initial ground disturbing activities) related to the vegetation clearing and grading activities. If Western pond turtles are found during preconstruction surveys, the qualified biologist shall first determine if any active nest sites are located within the project area. If no nest sites are discovered, the qualified biologist shall relocate the individuals to the nearest suitable habitat outside of the construction zone. If preconstruction surveys identify</p>	<p>Incorporate protection and avoidance measures into final plans or specifications</p> <p>Conduct preconstruction survey and implement recommended protection measures as necessary</p>	Napa Valley Community College District	<p>Verify that protection and avoidance measures are in final plans or specifications</p> <p>Verify completion of preconstruction survey</p>	

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<p>active nests, a qualified biologist shall prepare a project-specific avoidance and minimization plan for CDFW review and written approval prior the start of construction.</p> <p>In the event that a Western pond turtle or other special-status species is observed in an active construction zone, the contractor shall halt construction activities in the immediate area where the individual was observed and a qualified biologist shall be called to the site to relocate the individual to the nearest suitable habitat outside of the construction zone. Workers shall not attempt to handle or move western pond turtles or any other wildlife at any time. Additionally, a worker who has attended the environmental awareness training shall inspect wildlife exclusion fencing daily during project activities to ensure that such fencing remains in good condition. Any fencing that is not in good condition shall be repaired immediately.</p>				
<p>BIO-3: Avoid Disturbance to Nesting Birds</p> <p>The College shall ensure the following avoidance measures are implemented. Ground disturbance, vegetation clearing and tree removal shall be conducted, if possible, during the fall and/or winter months and outside of the avian nesting season (Feb 1 – Sept 1 for most species) to avoid any direct effects to special-status and protected birds. If ground disturbance cannot be confined to work outside of the nesting season, a qualified ornithologist shall conduct pre-construction surveys within the activity project site and a 100-foot buffer surrounding the site to check for nesting activity of birds and to evaluate the site for presence of raptors and special-status bird species. The ornithologist shall conduct at minimum a one day pre-construction survey within the 7-day period prior to vegetation removal and ground-disturbing activities. If ground disturbance and vegetation removal work lapses for seven days or longer during the breeding season, a qualified ornithologist shall conduct a supplemental avian pre-construction survey before project work is reinitiated. If active nests are detected, the ornithologist shall flag a buffer around each nest (assuming property access). Construction activities shall avoid nest sites until the ornithologist determines that the young have fledged or nesting activity has ceased. Buffer sizes, ranging from 50 to 250 feet, will take into account factors such as (1) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (2) distance and amount of vegetation or other screening between the construction site and the nest; and (3) sensitivity of individual nesting species and behaviors of the nesting birds.</p> <p>If ground disturbance cannot be confined to work outside of the nesting season for Swainson’s hawks (March 1 to September 15), surveys shall be conducted for this species by a qualified biologist according to the Swainson’s Hawk Technical Advisory Committee’s</p>	<p>Incorporate protection and avoidance measures into final plans or specifications</p> <p>Conduct preconstruction nesting surveys if grading or vegetation removal occurs during nesting season</p> <p>Implement recommended protection measures as necessary</p>	<p>Napa Valley Community College District</p>	<p>Verify that protection and avoidance measures are in final plans or specifications</p> <p>Verify that surveys are conducted prior to grading or ground disturbing activities during nesting season</p> <p>Verify that disturbance buffers are implemented during construction, if required</p>	

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<p>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. Surveys shall be conducted: 1) within a minimum 0.25-mile radius of the project site or a larger area if needed to identify potentially impacted active nests, and 2) for at least the two survey periods immediately prior to initiating project-related construction activities. Surveys shall occur annually for the duration of the project. If active Swainson's hawk nests are detected, the project shall implement a 0.25-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist. For a reduced buffer, the project shall consult with CDFW and provide rationale that considers visual and auditory disturbances.</p>				
<p>BIO-4: Protect Bat Species If construction occurs during the bat maternity season (generally May 1st through August 30th), the College shall ensure a qualified bat biologist shall conduct habitat surveys for special-status bats. Survey methodology should include visual examination of suitable habitat areas for signs of bat use and may optionally utilize ultrasonic detectors to determine if special-status bat species utilize the vicinity. Surveys shall be conducted by a qualified biologist within seven days prior to construction in any areas where potential maternity roosts habitat may be disturbed/removed. Surveys shall include a visual inspection of the impact area and any large trees/snags with cavities or loose bark. If the presence of a maternity roost is confirmed, roost removal will be prohibited during maternity season and no activity generating significant noise shall occur within 300 feet of the roost. If no bat utilization or roosts are found, then no further study or action is required. If bats are found to utilize the project area, or presence is assumed, a bat specialist shall be engaged to advise the best method to prevent impact, such as phased removal of trees where selected limbs and branches not containing cavities are removed using chainsaws on the first day, with the remainder of the tree removed using chainsaws or other equipment on the second day. Construction-related lighting shall be minimized if any work occurs at night, either contained within structures or limited by appropriate reflectors or shrouds and focused on areas needed for safety, security or other essential requirements.</p>	<p>Incorporate protection and avoidance measures into final plans or specifications</p> <p>Conduct preconstruction survey</p> <p>Implement suitable performance measures as necessary</p>	<p>Napa Valley Community College District</p>	<p>Verify that protection and avoidance measures are in final plans or specifications</p> <p>Verify that survey is conducted if construction occurs during maternity season</p> <p>Verify that disturbance buffers are implemented during construction, if required</p>	
<p>Cultural Resources</p>				
<p>CR-1: Archaeological Monitoring and Inadvertent Discovery Procedures The College shall ensure the following procedures are followed. A qualified archaeologist shall be present onsite during initial grading and initial ground disturbance activities, including vegetation removal and grubbing. If archaeological materials are encountered during initial ground-disturbing activities, work within 25 feet of a discovery shall be halted</p>	<p>Incorporate protection and avoidance measures into final</p>	<p>Napa Valley Community College District</p>	<p>Verify that protection and avoidance measures are in final plans or specifications</p>	

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<p>until an archaeologist assesses the find, consults with the appropriate tribes and agencies, and makes recommendations for the treatment of the discovery to protect the integrity of the resource and ensure that no additional resources are affected. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the College, appropriate tribes and the Northwest Information Center upon completion.</p> <p>Following initial ground disturbance, in the event that any subsurface archaeological features or deposits, including locally darkened midden soil, are discovered during later construction-related earth-moving activities, all ground-disturbing activity in the vicinity of the resource shall be halted, a qualified professional archaeologist shall be retained to evaluate the find, and the appropriate tribal representative(s) shall be notified. If the find qualifies as a historical resource, unique archaeological resource, or tribal cultural resource as defined by CEQA, the archaeologist, in consultation with tribes, shall develop appropriate measures to protect the integrity of the resource and ensure that no additional resources are affected. In considering any suggested measures proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the College, in consultation with applicable Native American tribes, shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery, reburial at another location within the site) shall be instituted. Work may proceed on other parts of the project while mitigation for unique archaeological resources is being carried out.</p>	<p>plans or specifications</p> <p>Complete archaeological monitoring during initial ground disturbing activities</p>		<p>Verify completion of archaeological monitoring</p>	
<p>CR-2: Coordinate with Yocha Dehe Wintun Nation Tribe regarding Cultural Training and Monitoring</p> <p>The College shall coordinate with the Yocha Dehe Wintun Nation Tribe regarding their recommendation for conducting a pre-construction cultural sensitivity training for Contractor staff as well as tribal monitoring during initial construction-related ground disturbance. The tribal monitors, along with project archaeologists, shall be empowered to halt earthmoving equipment in the immediate area of a discovery if cultural items or features are identified until further evaluation can be made in determining their significance.</p>	<p>Coordinate pre-construction cultural sensitivity training and potential tribal monitoring during initial ground disturbance with the Yocha Dehe Wintun Nation</p>	<p>Napa Valley Community College District</p>	<p>Verify that training and monitoring is accommodated, if requested by Yocha Dehe Wintun Nation</p>	
<p>CR-3: Protect Human Remains If Encountered during Construction</p> <p>The College shall ensure the following measures are implemented to protect human remains. If human remains, associated grave goods, or items of cultural patrimony are</p>	<p>Incorporate protection and avoidance</p>	<p>Napa Valley Community College District</p>	<p>Verify that protection and avoidance</p>	

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<p>encountered during construction, work shall halt in the vicinity of the find and the County Coroner shall be notified immediately. The following procedures shall be followed as required by Public Resources Code § 5097.9 and Health and Safety Code § 7050.5. If the human remains are determined to be of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of the determination. The Native American Heritage Commission shall then notify the Most Likely Descendant (MLD). The MLD shall complete an inspection and make its MLD recommendation for disposition of the remains within 48 hours of receiving access to the site. The College and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be subject to future. Any reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b). Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed.</p>	<p>measures into final plans or specifications</p>		<p>measures are in final plans or specifications</p>	
<p>Hazards and Hazardous Materials</p>				
<p>HAZ-1: Implement Soil Management Plan to Protect Workers The College and/or its Contractor shall develop and then implement a Soil Management Plan to control and prevent releases of potential contaminated soil or groundwater during construction activities that could pose a risk to human health and the environment. The plan shall specify proper soil and/or groundwater management and handling protocols that shall be implemented to minimize airborne dust and protect construction workers, students and neighboring residents from exposure to hazardous material emissions during soil excavation/grading activities. The plan shall identify and implement protocols to protect workers from exposure to chemicals above the applicable federal and state Occupational Safety and Health Administration's (OSHA) Permissible Exposure Limits (PELs), such as the use of personal protective equipment requirements, worker decontamination procedures, and air monitoring strategies to ensure that workers are adequately protected. The plan shall also include implementation of any specified waste management control measures identified in a Postclosure Land Use Plan for the project.</p>	<p>Prepare a Soil Management Plan Contractor to implement Soil Management Plan during construction</p>	<p>Napa Valley Community College District</p>	<p>Verify requirement of Soil Management Plan is in final plans or specifications and is submitted for approval prior to construction Check jobsite compliance as necessary</p>	
<p>HAZ-2: Reduce Wildland Fire Hazards during Construction Prior to construction, the College and its contractor(s) shall remove and/or clear away dry, combustible vegetation from the construction site and staging areas. Grass and other vegetation less than 18 inches in height above the ground may be maintained where</p>	<p>Incorporate protection and avoidance measures into final</p>	<p>Napa Valley Community College District</p>	<p>Verify that protection and avoidance measures are in final plans or specifications</p>	

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<p>necessary to stabilize the soil and prevent erosion outside the active construction zone. Vehicles shall not be parked in areas where exhaust systems contact combustible materials. Fire extinguishers shall be available on the construction site to assist in quickly extinguishing any small fires, and the contractors shall have on site the phone number for the local fire department.</p>	<p>plans or specifications</p> <p>Contractor to implement recommended protection measures as necessary</p>		<p>Check jobsite compliance as necessary</p>	
Transportation				
<p>TR-1: Coordinate Planned Bicycle Connection and Implement Bikeshare Program The College shall identify adequate right-of-way on the Napa Valley College campus to provide space for a future pedestrian and bicycle connection from SR 121/Imola Avenue, consistent with the City of Napa Bicycle Plan. The College shall coordinate with the appropriate agencies and stakeholders during future efforts to design and implement pedestrian and bicycle facilities to provide connectivity between the project site, SR 121/Imola Avenue, and nearby commercial land uses. The preferred route should be selected based on further evaluation and the implementation schedule for improvements identified through the Imola Corridor Complete Streets Improvement Plan. Until such improvements are in place, the College shall enact a bikeshare program to support bicycle transportation from the student housing development and to enhance access to nearby shopping areas and downtown Napa.</p>	<p>Identify and preserve adequate right-of-way for pedestrian and bicycle connection</p> <p>Enact and implement bike share program</p> <p>Implement pathway connection to SR 121/Imola Avenue</p>	<p>Napa Valley Community College District</p>	<p>Verify right-of-way is preserved</p> <p>Verify implementation of bike share program</p>	