# Exhibit A - Mitigation Monitoring and Reporting Program
## Water System Reconstruction Project – Water Supply and Storage Improvements

SCH No. 2020080439

| Best Management Practices (BMP) and Mitigation Measures (MM) | Monitoring Responsibility | Monitoring/ Reporting Action & Schedule | Verification (Initials/Date) |
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| **Implementation of Geotechnical Design Recommendations**<br>As part of the Project design process, the MUSD will engage a California-registered Geotechnical Engineer to conduct a design-level geotechnical study for the Project. The Project will be designed to comply with the site-specific recommendations made in the geotechnical report. This will include design in accordance with the seismic and foundation design criteria, as well as site preparation and grading recommendations included in the report. The geotechnical recommendations will be incorporated into the final plans and specifications for the Project and will be implemented during construction. | Mendocino Unified School District | Incorporate geotechnical recommendations into final plans and specifications prior to bid<br><br>Verify professional inspection is performed during construction | |
| **Implementation of Stormwater Pollution Prevention Plan**<br>If the Modified Project disturbs more than one acre of soil, the MUSD/MCCSD 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 SWPPP 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 SWPPP will also include dust control practices to prevent wind erosion, sediment tracking, and dust generation by construction equipment. A Qualified SWPPP Practitioner will oversee implementation of the plan, including visual inspections, sampling and analysis, and ensuring overall compliance. | Mendocino Unified School District | Verify best management practices are in final plans or specifications prior to construction<br><br>Prior to start of construction, verify that a General Construction Permit is obtained and a Storm Water Pollution Prevention Plan is implemented<br><br>Check jobsite compliance as necessary during construction | |
| **Aesthetics** | | | |
| **Mitigation Measure AES-1: Minimize Tree Loss**<br>The MUSD shall retain a certified arborist to oversee pruning techniques to minimize the potential for tree impacts and tree loss at the Project site. Construction activities within the dripline of trees shall be avoided to the extent feasible during construction. Pruning of trees shall be completed by either a certified arborist or by the contractor under supervision of either an International Society of Arboriculture qualified arborist, American Society of Consulting Arborists consulting arborist, or a qualified horticulturalist. Pruning shall be | Mendocino Unified School District | Verify requirements are in final plans and specifications prior to bid<br><br>Verify monitoring by a qualified arborist during pruning. | |

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| completed to the minimum degree necessary to accommodate construction vehicles and in a manner that helps preserve tree health. Replacement trees shall be planted on-site to provide visual screening of the site from Little Lake Road and adjacent properties. The MUSD shall ensure that plantings will be monitored annually for five years after Project completion to ensure that the replacement planting(s) has developed and that the trees survive. | | Quantify and plant any necessary replacement trees<br><br>Verify tree replacements needed have been planted<br><br>Implement tree monitoring and verify success of replacement planting | |
| **Mitigation Measure AES-2: Minimize Visual Impacts**<br>The MUSD shall restore or revegetate staging areas and other work areas disturbed by construction activities, including restoring pre-Project topographic features and reseeding with species comparable to those removed or disturbed during construction. To the extent feasible, the MUSD shall ensure that the proposed new tanks are of a color that would minimize visual contrast and blend in with the surrounding landscape. Access roads shall be designed with the minimum width needed for adequate maintenance and fire access. | Mendocino Unified School District | Verify requirements are in final plans and specifications prior to bid<br><br>Verify compliance during construction | |
| **Air Quality** | | | |
| **Mitigation Measure AIR-1: Dust Control Measures**<br>In accordance with Rule 1-430(b) of the Mendocino County Air Quality Management District Regulations, the MUSD and its Contractor shall implement the following airborne dust control measures during construction activities:<br>– All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.<br>– All unpaved surfaces shall have a posted speed limit of 10 miles per hour.<br>– Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.<br>– Water shall be applied on materials stockpiles and other surfaces that can give rise to airborne dusts.<br>– All earthmoving activities shall cease when sustained winds exceed 15 miles per hour.<br>– The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.<br>– The operator shall keep a daily log of activities to control fugitive dust. | Mendocino Unified School District | Verify requirements are in final plans and specifications prior to bid<br><br>Check jobsite compliance as necessary | |

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| **Biological Resources** | | | |
| **Mitigation Measure BIO-1: Avoid Loss of Sensitive Plant Species**<br>Removal of mapped occurrences of Mendocino cypress (*Hesperocyparis pigmaea*) on the Project site shall be avoided to the greatest extent practicable. If impacts are unavoidable to individual Mendocino cypress trees, a replanting ratio of 3:1 shall be implemented with an 80 percent survival rate over 5 years to ensure there is a no loss of Mendocino cypress trees within the Project site.<br>The MUSD shall also retain a qualified biologist to complete appropriate pre-construction surveys for special status plant species prior to construction within the area of disturbance for the Project, during the appropriate blooming time (spring or summer) for the target species. Survey methods shall comply with CDFW rare plant survey protocols, and shall be performed by a qualified field botanist. Surveys shall be Modified to include detection of juvenile (pre-flowering) colonies of perennial species when necessary. Any populations of special status plant species that are detected shall be mapped. Populations (if present) shall be flagged if avoidance is feasible and if populations are located adjacent to construction areas. The locations of any special status plant populations to be avoided shall be clearly identified in the contract documents (plans and specifications).<br>If avoidance is not feasible, a Special Status Plant Management Plan shall be prepared and implemented, in which recommendations shall be provided as to the feasibility of relocating the plants or collecting seeds prior to the start of construction. If seed collection is determined to be the more appropriate method for the specified species, seeds shall either be collected and spread on-site, or provided to a local native plant nursery for propagation then planting. For both relocating or seed collection, the MUSD shall indicate an area for relocation, establish success criteria, identify monitoring protocol of the site for one to two seasons, and determine appropriate action if the success criteria is not met. | Mendocino Unified School District | Verify protection and avoidance measures are in final plans or specifications prior to bid<br><br>Quantify and plant any necessary replacement Mendocino cypress trees<br><br>Verify tree replacements have been planted<br><br>Implement tree monitoring and verify success of replacement planting<br><br>Verify rare-plant surveys are conducted prior to start of construction<br><br>Verify Special-Status Plan Management Plan is prepared and implemented, if necessary | |
| **Mitigation Measure BIO-2: Standard Construction Measures for Protecting Biological Resources**<br>Steep-sided excavations capable of trapping mammals would be ramped or covered if left overnight. No poisons or other potentially injurious materials attractive to mammals shall be utilized or left unattended during construction or operation activities. | Mendocino Unified School District | Verify requirements are in final plans and specifications prior to bid<br><br>Check jobsite compliance as necessary | |
| **Mitigation Measure BIO-3: Protect Sonoma Tree Voles and Northern Red Legged Frog**<br>The construction impact area shall be surveyed by a qualified biologist within seven days prior to the start of construction for any tree nests indicative of Sonoma tree voles and any Northern red-legged frogs. If any active Sonoma tree vole nests are found, the nest shall be avoided during construction activities with a buffer zone determined by a qualified biologist. In | Mendocino Unified School District | Verify requirements are in final plans and specifications prior to bid | |

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| the event that a Northern red-legged frog is observed in an active construction zone, the contractor shall halt construction activities in the immediate area where observed and the frog shall be moved by a qualified Biologist to a safe location in similar habitat outside of the construction zone. | | Verify completion of preconstruction survey within seven days prior to start of construction<br><br>Verify protection measures are implemented during construction, if required | |
| **Mitigation Measure BIO-4: Protect Bat Species**<br>To the extent possible, removal of confirmed or presumed-occupied bat roost habitat shall occur during seasonal periods of bat activity (when bats are volant, i.e., able to leave roosts) between March 1 and April 15 or September 1 and October 15, when evening temperatures rise above approximately 45 degrees F, and when no rainfall greater than ½ inches has occurred in the last 24 hours.<br>If construction occurs during the bat maternity season (generally April 15th through August 30th), 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 within seven days prior to construction in any areas where potential maternity roosts may be disturbed/removed. Surveys shall be conducted by a qualified biologist. 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 should be engaged to advise the best method to prevent impact. | Mendocino Unified School District | Verify protection and avoidance measures are in final plans and specifications prior to bid<br><br>Verify completion of survey if construction is to occur during bat maternity season<br><br>Verify disturbance buffers and protection measures are implemented during construction, if required | |
| **Mitigation Measure BIO-5: Prevent Disturbance to Nesting Birds**<br>Ground disturbance and vegetation clearing shall be conducted, if possible, during the fall and/or winter months and outside of the avian nesting season (March 15 – August 15) 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 vicinity of the construction footprint, to check for nesting activity of native 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 | Mendocino Unified School District | Verify protection and avoidance measures are in final plans or specifications prior to bid<br><br>Verify preconstruction surveys are conducted prior to tree removal, grading or ground disturbing activities during nesting season | |

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| season, a qualified ornithologist shall conduct a supplemental avian pre-construction survey before project work is reinitiated.<br><br>If active nests are detected within the construction footprint or up to 500 feet from construction activities, 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. If nests are documented outside of the construction (disturbance) footprint, but within 500 feet of the construction area, buffers will be implemented as needed (buffer size dependent on species). In general, the buffer size for common species would be determined on a case-by-case basis in consultation with the CDFW and, if applicable, with USFWS. Buffer sizes 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.<br><br>If active nests are detected during the survey, the qualified ornithologist shall monitor all nests at least once per week to determine whether birds are being disturbed. Activities that might, in the opinion of the qualified ornithologist, disturb nesting activities (e.g., excessive noise), shall be prohibited within the buffer zone until such a determination is made. If signs of disturbance or distress are observed, the qualified ornithologist shall immediately implement adaptive measures to reduce disturbance. These measures may include, but are not limited to, increasing buffer size, halting disruptive construction activities in the vicinity of the nest until fledging is confirmed or nesting activity has ceased, placement of visual screens or sound dampening structures between the nest and construction activity, reducing speed limits, replacing and updating noisy equipment, queuing trucks to distribute idling noise, locating vehicle access points and loading and shipping facilities away from noise-sensitive receptors, reducing the number of noisy construction activities occurring simultaneously, and/or reorienting and/or relocating construction equipment to minimize noise at noise-sensitive receptors. | | Verify disturbance buffers are implemented during construction, if required | |
| **Mitigation Measure BIO-6: Avoid Loss of Sensitive Natural Communities**<br><br>Removal of mapped occurrences of Bishop pine – Monterey pine forest and woodland shall be avoided to the greatest extent practicable. This alliance shall be managed to retain at least 30 percent *Pinus muricata* relative cover in the tree canopy to maintain species composition and/or dominance within the stand. Any proposed removals of Pinus muricata trees larger than 6 inches diameter at breast height (dbh) within this community shall be mitigated by planting Pinus muricata saplings within or adjacent to the Bishop pine forest. A replanting ratio of 1.5:1 shall be implemented for Bishop pine trees to be removed, with an 80 percent survival rate over 5 years. Landscaping on the Project site shall not include any invasive plants and shall ideally consist of native plants compatible with the adjacent plant | Mendocino Unified School District | Verify protection and avoidance measures are in final plans or specifications prior to bid<br><br>Quantify and plant any necessary replacement Bishop pine (*Pinus muricata*) trees<br><br>Verify the number of tree replacements needed have been calculated and | |

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| communities. Removal and replacement of trees shall also be coordinated with CalFire with applicable approvals obtained prior to removal. | | planted<br><br>Implement tree monitoring and verify success of replacement planting | |
| **Mitigation Measure BIO-7: Minimize Impacts to Aquatic Resources**<br>A buffer zone shall be established adjacent to intermittent watercourses, wetlands, and associated riparian vegetation at the Project site in accordance with Mendocino County Coastal Zoning Code Section 20.496.020. Earthwork shall not occur within 50-feet of an aquatic resources. Earthwork within 100-feet of any aquatic resource shall adhere to standard methods of erosion and sediment control and, if possible, shall be completed during the dry season (April 15-October 15) to reduce sediment load downstream. Earthwork shall be halted during and 24-hours after a qualifying rain event (0.5 inches of precipitation over 24-hours). | Mendocino Unified School District | Verify protection and avoidance measures are in final plans or specifications prior to bid<br><br>Check jobsite compliance as necessary | |
| **Cultural Resources** | | | |
| **Mitigation Measure CR-1: Minimize Impacts to Unknown Archaeological or Tribal Cultural Resources**<br>In the event that any subsurface archaeological features or deposits, including locally darkened midden soil, are discovered during 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 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 MUSD 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) shall be instituted. Work may proceed on other parts of the project while mitigation for unique archaeological resources is being carried out. | Mendocino Unified School District | Verify protection and avoidance measures are in final plans or specifications prior to bid<br><br>Verify completion of protection measures and notifications, if needed during construction | |
| **Mitigation Measure CR-2: Protect Human Remains if Encountered during Construction**<br>If human remains, associated grave goods, or items of cultural patrimony are 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 | Mendocino Unified School District | Verify that protection and avoidance measures are in final plans or specifications prior to bid | |

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| 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), who has 48 hours to make recommendations to the landowner for the disposition of the remains. A qualified archaeologist, the MUSD 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. The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects. | | Verify completion of protection measures and notifications, if needed during construction | |
| **Geology and Soils** | | | |
| **Mitigation Measure GEO-1: Protect Paleontological Resources if Encountered during Construction**<br>If fossils are encountered during construction (i.e., bones, teeth, or unusually abundant and well-preserved invertebrates or plants), construction activities shall be diverted away from the discovery within 50 feet of the find, and a professional paleontologist shall be notified to document the discovery as needed, to evaluate the potential resource, and to assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the material, if it is determined that the find cannot be avoided. The paleontologist shall make recommendations for necessary treatment that is consistent with currently accepted scientific practices. Any fossils collected from the area shall then be deposited in an accredited and permanent scientific institution where they would be properly curated and preserved. | Mendocino Unified School District | Verify protection and avoidance measures are in final plans or specifications prior to bid<br><br>Verify notifications and completion of protection measures, if needed during construction | |
| **Hazards and Hazardous Materials** | | | |
| **Mitigation Measure HAZ-1: Waste Management and Disposal**<br>Prior to the start of construction, the MUSD and/or its Contractor shall develop and then implement a waste management and disposal plan to control and prevent releases of lead paint and lead-laden soil during construction activities that could pose a risk to human health and the environment. At a minimum, the plan shall specify that the existing tanks be dismantled without removing the paint on the tanks. During dismantling, handling, and transporting the tank to the disposal facility, the tank surface shall be stabilized by wrapping and securing the tank pieces in plastic sheeting or coating the outer tank surface with a stabilizer compound to mitigate the potential for friable paint to flake off during transport. The management and disposal of the tank debris shall be conducted in accordance with the off-site facility receiving the dismantled tanks. If the paint is to be removed from the tanks prior to tank removal, TCLP leaching tests shall be performed to determine if the paint is RCRA hazardous waste. | Mendocino Unified School District | Verify requirement of Waste Management and Disposal Plan is in final plans or specifications prior to bid<br><br>Verify that Waste Management and Disposal Plan is submitted for approval prior to construction<br><br>Check jobsite compliance as necessary | |

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| The plan shall specify proper soil management and handling protocols that shall be implemented to minimize airborne dust and protect construction workers and neighboring residents from exposure to hazardous material emissions during tank deconstruction and 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. | | | |
| **Mitigation Measure HAZ-2: Reduce Wildland Fire Hazards During Construction**<br>Prior to construction, the MUSD and its contractor(s) shall remove and/or clear away dry, combustible vegetation from the construction site. Grass and other vegetation less than 18 inches in height above the ground shall be maintained where necessary to stabilize the soil and prevent erosion. 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. The contractors shall have on site the phone number for the local fire department(s). | Mendocino Unified School District | Verify that protection and avoidance measures are in final plans or specifications prior to bid<br><br>Check jobsite compliance as necessary | |
| **Hydrology and Water Quality** | | | |
| **Mitigation Measure HWQ-1: Implement Storm Water Control Measures During Construction**<br>The MUSD and its contractor shall implement appropriate Best Management Practices to prevent the discharge of construction waste, debris or contaminants. Best Management Practices may include, but would not be limited to, the following:<br>– Existing vegetation on the construction site shall be maintained to the maximum extent feasible.<br>– Areas of disturbed soil shall be reseeded and covered as soon as possible after disturbance.<br>– Erosion control devices shall be installed in coordination with clearing, grubbing, and grading. Such devices shall include perimeter sediment controls (perimeter silt fence, fiber rolls), stabilized construction exits, stockpile management, wind erosion control, and sediment basins if needed to retain sediment on site.<br>– BMPs shall be implemented to prevent the release of hazardous construction chemicals during construction. Such BMPs shall include material handling and waste management, material stockpile management, management of any washout areas, control of vehicle/equipment fueling to contractor's staging area, vehicle and equipment cleaning performed off site, and spill prevention and control. | Mendocino Unified School District | Verify best management practices are in final plans or specifications prior to bid<br><br>Prior to start of construction, verify that a General Construction Permit is obtained and a Storm Water Pollution Prevention Plan is implemented if the project disturbs greater than one acre of land<br><br>Check jobsite compliance as necessary during construction | |

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|---|---|---|---|
| – If more than one acre of land would be disturbed, the MUSD shall 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. The MCCSD or MUSD shall comply with all provisions of the permit, including development and implementation of a Storm Water Pollution Prevention Plan. | | | |
| **Mitigation Measure HWQ-2: Implement Best Management Practices to Prevent Well Interference and Surface Water Depletion**<br>The proposed wells shall be constructed with approximately 120-foot spacing, which is the anticipated radius of influence that would reduce the potential for wellfield interference. In coordination with the existing MUSD wells (Well 1, Well 2 and Well 6), initially no more than half of the well field (6 to 7 wells) shall be operated at one time to reduce the potential for adverse drawdown effects. Additionally, pumping of any one well shall not exceed 12 hours in a 24-hour period initially to allow for aquifer recharge within the well field.<br>In accordance with MCCSD's Ordinance 2020-1, the proposed well field shall be pump tested during the MCCSD hydrological testing period, which begins after August 20th and before a total of 6-inches of rainfall has been recorded.<br>Monitoring of adjacent domestic wells, MUSD wells, and the MUSD North Caisson shall be performed before, during and after the proposed test wellfield installation and pump testing is performed. MCCSD and MUSD shall continue to coordinate with additional adjacent property owners who were not able to install pressure transducers due to access issues to determine if future pressure transducers can be installed.<br>The MCCSD / MUSD and its contractor shall implement appropriate Best Management Practices to prevent surface water depletion during use of the proposed well field. This shall include, but would not be limited to, the following:<br>– Proposed groundwater wells shall be setback from surface waters by a minimum of 1.5 times their anticipated radius of influence.<br>– One stream gauge or staff plate shall be installed in upper Slaughterhouse Gulch, on the Project parcel just down gradient of the existing caisson wells and near the property boundary where observed surface water flows leave the parcel.<br>– MCCSD and MUSD shall perform monitoring of the stream gauge before, during and after the proposed test wellfield installation and pump testing is performed. The gauge should be periodically monitored during MCCSD's hydrological testing period.<br>– MCCSD and MUSD shall convert an existing caisson well into a monitoring well to monitor groundwater levels in the vicinity of the mapped wetland and well field. | Mendocino Unified School District | Verify best management practices are in final plans or specifications prior to bid<br><br>Check compliance during operation to verify consistency with pumping limits and monitoring<br><br>Verify pump testing is completed during MCCSD's hydrologic testing period<br><br>Verify monitoring of wells, including adjacent domestic wells<br><br>Verify coordination with adjacent property owners to install pressure transducers on wells for monitoring | |

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| **Transportation** | | | |
| **Mitigation Measure TR-1: Implement Traffic Controls During Construction**<br>Prior to the start of construction, the MUSD and/or its contractor shall prepare and implement a construction traffic control plan. Traffic controls shall include, but not necessarily be limited to, the following:<br>– Maintain the existing driveway to the Project site, keeping it open and in good, safe condition at all times with adequate turning radii for construction vehicles.<br>– Provide signage along Little Lake Road in advance of the Project site to warn of construction vehicles entering and existing the roadway.<br>– Provide immediate access of emergency vehicles through the construction area at all times.<br>– Prohibit on-street parking or staging of equipment during construction. | Mendocino Unified School District | Verify requirement of Construction Traffic Control Plan is in final plans or specifications prior to bid<br><br>Verify Construction Traffic Control Plan is submitted for approval prior to construction<br><br>Check jobsite compliance as necessary | |