Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH # _____

Project Title: San Juan School Reconstruction

Lead Agency: Aromas-San Juan Unified School District

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Project Location: San Juan Bautista San Benito

City *County*

Project Description (Proposed actions, location, and/or consequences).

The Aromas-San Juan Unified School District is proposing to reconstruct approximately 5.18 acres of the San Juan School property into 15 modular classrooms, two modular restroom utility pods, one modular library/makespace, one administration building, a multipurpose structure, and food service. The project also involves the addition of a pedestrian hardscape, landscaping, drop-off facilities along the south side of the school, new on-site utilities, and one additional basketball court. The project would not increase the school's enrollment capacity.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources

Potentially Significant Impact

Potential impacts to California tiger salamander and California red-legged frog.

Mitigation Measure(s)

BIO-1 California tiger salamander and California red-legged frog have been recorded in close proximity to the project site. The school district will obtain Incidental Take Permits from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) for potential project impacts to California tiger salamander and California red-legged frog and implement all avoidance, minimization, and compensatory mitigation measures required by these permits.

Take permit conditions may include, but not be limited to, the following avoidance and minimization measures identified below to minimize the potential for "take" of California tiger salamander and California red-legged frog:

a. At least 15 days prior to ground disturbance, the biologist shall submit the name and credentials of the project biologists who would conduct activities specified in this measure. No project activities shall begin until the biologist has received written approval from the USFWS and CDFW that the biologists are qualified to conduct the work.

b. The qualified biologist shall conduct preconstruction surveys for California red-legged frog and California tiger salamander no more than two weeks (14 days) prior to the start of construction activities. The project site will be surveyed for potential migratory and/or upland activity. The qualified biologist shall prepare a report documenting the results of the preconstruction surveys for submittal to the school district prior to ground disturbance.

c. Biologists shall have the authority to halt construction work at any time to prevent harm to California tiger salamander and California red-legged frog or when any of the permit-specified protection measures have been violated. Work shall re-commence only when authorized by the biologists. If work is stopped due to potential harm to protected species, the project biologists shall contact the USFWS and/or CDFW by telephone or email on the same day to communicate the event and coordinate appropriate action.

d. Biologists shall conduct biological construction monitoring for California tiger salamander and California red-legged frog during ground-disturbing activities. Before the start of work each day, a biologist or their designee shall check for wildlife under any equipment such as vehicles and stored pipes within active construction zones. A biologist or their designee shall also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If California tiger salamander or California red-legged frog is observed within an active construction zone, a biologist shall be notified immediately and all work within 100 feet of the individual animal shall be halted and all equipment turned off until the biologist has captured and removed the individual from the work area. Individuals shall be relocated to a USFWS/CDFW-approved off-site location according to permit specifications.

e. Offsite habitat mitigation. Offsite habitat shall be procured at an appropriate ratio of project site impact area to compensation habitat area, as determined in coordination with USFWS and/or CDFW. Offsite mitigation may include purchasing credits at a mitigation bank or permanent protection of land with established aquatic and upland habitat or sites with known upland habitat where the creation of a pond may enhance the habitat value of the site.

BIO-2 Prior to ground disturbance, the school district shall hire a qualified biologist to conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, California tiger salamander, California red-legged frog, burrowing owl, special-status bats, and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The qualified biologist shall provide documented evidence of completion of this training to the school district prior to ground disturbance.

Potentially Significant Impact

Potential impacts to burrowing owl.

Mitigation Measure(s)

BIO-3 To avoid loss of or harm to burrowing owl, the following measures shall be implemented:

a. Prior to issuance of a grading permit, and to avoid/minimize impacts to burrowing owls potentially occurring within the project site, the school district shall retain a biologist qualified in ornithology to conduct surveys for burrowing owl. The qualified biologist shall conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site boundary no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to the methods for take avoidance described in the Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If no burrowing owls are found, a letter report confirming absence shall be prepared and submitted to the school district and no further measures are required.

b. Because burrowing owls occupy habitat year-round, seasonal no-disturbance buffers, as outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012), shall be in place around occupied habitat prior to and during any ground disturbance activities. The following table includes buffer areas based on the time of year and level of disturbance (CDFW 2012), unless a qualified biologist approved by the California Department of Fish and Wildlife verifies through non-invasive measures that either:
1) birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	**Time of Year**	**Level of Disturbance Buffers (meters)**		
		Low	**Med**	**High**
Nesting Sites	April 1 – Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16 – Mar 31	50 m	100 m	500

c. If burrowing owl is found and avoidance is not possible, burrow exclusion may be conducted by qualified biologists only during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. Occupied burrows shall be replaced with artificial burrows at a ratio of one collapsed burrow to one constructed artificial burrow (1:1). Evicted burrowing owls may attempt to colonize or re-colonize an area that would be impacted, thus ongoing surveillance during project activities shall be conducted at a rate sufficient to detect burrowing owls if they return.

d. If surveys locate occupied burrows in or near construction areas, consultation with the California Department of Fish and Wildlife shall occur to interpret survey results and develop a project-specific avoidance and minimization approach. Once the absence of burrowing owl has been confirmed, a letter report shall be prepared and submitted to the school district.

Potentially Significant Impact

Potential impacts to special-status bat species.

Mitigation Measure(s)

BIO-4 The following measures shall be implemented to avoid loss of or harm to special-status bat species:

a. Approximately 14 days prior to construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.
b. If no roosting sites or bats are found, a letter report will be prepared by the biologist and submitted to the school district, where it will be kept on file, and no further measures are required.
c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
d. If bats are found roosting outside of the nursery season (May 1 through October 1), California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Potentially Significant Impact

Potential impacts to nesting birds.

Mitigation Measure(s)

BIO-5 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all Phase I construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the school district and no further mitigation is required.

b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the school district.

Significant Impact

Impacts to native trees.

Mitigation Measure(s)

BIO-6 Prior to any ground disturbance, the school district will hire an International Society of Arboriculture (ISA)-certified arborist to conduct a tree survey and prepare an evaluation report with associated data and location map for all potentially affected native trees on and immediately adjacent to the project site. The school district will follow the arborist's recommendations, such as planting replacement trees in appropriate on-site or off-site areas, along with any required maintenance and monitoring.

Cultural Resources

Potentially Significant Impact

Potential impacts to historic resources and unique archaeological resources.

Mitigation Measure(s)

CR-1 The school district will hire a qualified archaeologist to monitor earth-moving activities when such activities disturb soils at least 18 inches below the surface. This mitigation will be included on all grading and construction

plans.

CR-2 If any prehistoric or historic subsurface cultural resources, including tribal cultural resources, are discovered during ground-disturbing activities (including tree and vegetation removal, tree planting, demolition and/or grading):

a. All work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5.

b. Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

c. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be returned to Native American tribes traditionally and culturally affiliated with the area.

d. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the lead agency shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be implemented.

e. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.

CR-3 California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Benito County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Geology and Soils

Potentially Significant Impact

Potential impacts associated with surface rupture hazards, seismic ground shaking, erosion, unstable soil, expansive

soil, and paleontological resources.

Mitigation Measure(s)

GEO-1 The school district will conduct surface rupture hazards studies for the proposed new construction that was not previously evaluated through fault trenching. Mitigation measures from the surface rupture hazards studies will be implemented, which may include, but not be limited to, a building setback from an active fault trace, prior to any earth-moving activities (reference page 19, McCloskey Consultants).

GEO-2 To address the site-specific potential for geologic hazards attributable to ground shaking, the school district will conduct a review of the Ground Motion Parameter Calculator provided by the Structural Engineers Association of California website and, if ground motion hazard analysis is determined to be required, additional analysis will be conducted, seismic factors will be updated, and the 2019 CBC values will also be updated. Mitigation measures regarding site preparation and building construction shall be implemented (reference page 19, McCloskey Consultants).

GEO-3 Prior to initiation of any grading or land clearing activities, the school district will prepare and implement an erosion control plan indicating methods to sufficiently control runoff, erosion, and sediment movement during earth moving activities. The erosion control plan will also identify site design and post-construction treatment control measures to limit stormwater runoff and control erosion.

GEO-4 The school district will implement the recommendations in the *CDE/CCR Title 5 Geologic and Safety Hazards Evaluation* to ensure unstable soil, that may become unstable as a result of the proposed project, would not result in significant lateral spreading, subsidence, liquefaction, or collapse (reference page 15).

GEO-5 The school district will implement the recommendations in the *CDE/CCR Title 5 Geologic and Safety Hazards Evaluation* to ensure expansive soils would not substantial direct or indirect risks to life or property (reference page 16).

GEO-6 The following language will be included on all construction plans: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures."

Hazards and Hazardous Materials

Potentially Significant Impact

Potential health impacts associated with hazards in the buildings and soils.

Mitigation Measure(s)

HAZ-1 Prior to any demolition and/or ground breaking activities, the school district will prepare a preliminary endangerment assessment (PEA) to determine if there are on-site hazardous materials that require removal. If the PEA concludes that that hazardous materials need to be removed from the project site, a removal action workplan (RAW) will be prepared, subject to review and approval by DTSC.

HAZ-2 Prior to any demolition and/or ground breaking activities, the school district will contact to the Monterey Bay Air Resources District to determine if an asbestos renovation & demolition permit is required. If one is required, the school district will apply for and obtain the permit, and implement any conditions of approval that may be required.

Hydrology and Water Quality

Potentially Significant Impact

Potential impacts associated with siltation and erosion.

Mitigation Measure(s)

HWQ-1 Prior to any demolition and/or ground breaking activities, the school district will prepare an erosion/siltation control plan to ensure that soil erosion during demolition, grading, and construction activities would not flow off-site to the adjacent riparian drainage.

Noise

Potentially Significant Impact

Noise impacts during construction.

Mitigation Measure(s)

N-1 The school district will include the following language on all demolition and construction documents. "Demolition and construction activities shall be limited to daylight hours and all construction equipment shall be properly muffled and maintained to further reduce noise generation."

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

n/a

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife

U.S. Fish and Wildlife Service

Regional Water Quality Control Board

California Department of Education, Division of the State Architect