

# 1335 Adobe Drive Project Mitigation Monitoring and Reporting Program

February 2019

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the 1335 Adobe Drive Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

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<b>Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>IV-1(a). Prior to initiation of ground disturbing activities, if construction is expected to occur during the raptor nesting season (February 1 to August 31), a pre-construction raptor survey shall be performed to determine if active raptor nests are present in the trees adjacent to the site. The survey shall be conducted by a qualified biologist not more than ten days prior to the onset of construction activities. If construction activities cease for longer than two weeks, a subsequent pre-construction survey shall be conducted. If active raptor nests are not found on or within 500 feet of the project site, further mitigation is not necessary. In addition, if construction activities are proposed to occur during the non-breeding season (September 1 to January 31), a survey is not required and further studies are not necessary. However, if active raptor nests are found on or within 500 feet of the site, the project applicant shall implement Mitigation Measure IV-1b. The pre-construction raptor surveys within 500 feet of the site shall be conducted to the extent the surveyor can reasonably obtain permission from property owners to enter adjacent properties (in cases where the survey cannot be completed from the public right-of-way). The pre-construction raptor survey(s) shall be submitted to the City of Pacifica Planning Department.</i></p>	<p>Prior to initiation of ground disturbing activities during February 1 through August 31</p>	<p>City of Pacifica Planning Department</p>	
<p><i>IV-1(b). During construction, ground disturbing activities shall not occur within 500 feet of the active raptor nest(s) until the young have fledged or until the biologist has determined that the nest is not active any longer. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the young have fledged or as otherwise determined by a qualified biologist.</i></p>	<p>During construction activities</p>	<p>City of Pacifica Planning Department</p>	
<p><i>IV-1(c). Prior to initiation of ground disturbing activities, if any vegetation removal is expected to occur as a result of the project during the typical avian nesting season (February 1 to August 31), a pre-construction survey shall be performed to determine if active migratory bird nests are present in the trees adjacent to the site.</i></p>	<p>Prior to initiation of ground disturbing activities during February 1 through August 31</p>	<p>City of Pacifica Planning Department</p>	

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<p><i>The survey shall be conducted by a qualified biologist not more than ten days prior to the onset of vegetation removal. If construction activities cease for longer than two weeks, a subsequent pre-construction survey shall be conducted. The pre-construction migratory bird survey shall be conducted to the extent the surveyor can reasonably obtain permission from property owners to enter adjacent properties (in cases where the survey cannot be completed from the public right-of-way). The pre-construction survey shall be submitted to the City of Pacifica Planning Department.</i></p> <p><i>If active migratory bird nests are not noted during the survey, further mitigation shall not be required. If active migratory bird nests are found on-site, disturbance or removal of the nest shall be avoided until the young have fledged and the nest is not active any longer.</i></p> <p><i>It should be noted that extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the Migratory Bird Treaty Act. Depending on the bird species, site conditions, and the proposed construction activities near an active nest, a smaller buffer could be prescribed, as determined by the biologist, but in no case less than 25 feet. However, if construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.</i></p> <p><i>Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 will prevent impacts to nesting birds and unfledged young.</i></p>			

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<p>IV-2. <i>Prior to issuance of a grading or building permit, the project applicant shall obtain tree removal permits from the City of Pacifica Planning Department for any heritage trees to be removed. The project applicant shall obtain authorization from the City of Pacifica Planning Commission as part of the project permits/entitlements for any heritage trees requiring removal. Prior to issuance of a certificate of occupancy, the project applicant shall complete planting of any replacement trees required as part of the tree removal permit. In addition, the project applicant shall prepare and submit a tree protection plan prior to the approval of tree removal permits in accordance with the City Municipal Code, Sections 4-12.02 through 4-12.11, and prior to commencement of any construction activity shall implement any tree protection measures identified to protect trees which will not be removed during construction.</i></p>	<p>Prior to issuance of a grading or building permit</p>	<p>City of Pacifica Planning Department</p>	
<p>V-1. <i>During ground-disturbing activities associated with development of the proposed project, archaeological and Native American monitors shall be present at the site. In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American</i></p>	<p>Noted on improvement and building permit plans</p> <p>During ground disturbance activities</p>	<p>City of Pacifica Planning Department</p> <p>County Coroner</p> <p>Native American Heritage Commission</p>	

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<p><i>Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. If human remains are encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City of Pacifica Planning Department.</i></p>			
<p>V-2. <i>If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</i></p> <p><i>The requirements of mitigation measures V-1 and V-2 shall be included via notation on all project improvement plans and building permit plans.</i></p>	<p>Noted on improvement plans and building permit plans</p> <p>During ground disturbance activities</p>	<p>City of Pacifica Planning Department</p>	
<p>VI-1. <i>All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Building Office and a qualified Geotechnical Engineer prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Investigation are properly incorporated and utilized in the project design.</i></p>	<p>Prior to issuance of grading and building permits</p>	<p>City of Pacifica Building Division</p>	
<p>VI-2. <i>Prior to issuance of a grading permit, the project applicant shall submit, for review and approval by the City Engineer, an erosion control plan that utilizes standard construction practices to limit erosion effects during construction of the proposed project. The erosion control plan shall be inspected, modified, and/or remediated during the rainy season in order to comply with regulatory</i></p>	<p>Prior to issuance of a grading permit</p>	<p>City Engineer</p>	

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<p><i>requirements. Measures shall include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Hydro-seeding;</i></li> <li>• <i>Placement of erosion control measures within drainageways and ahead of drop inlets;</i></li> <li>• <i>The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric);</i></li> <li>• <i>The placement of straw wattles along slope contours;</i></li> <li>• <i>Directing subcontractors to a single designation "wash-out" location (as opposed to allowing them to wash-out in any location they desire);</i></li> <li>• <i>The use of siltation fences; and</i></li> <li>• <i>The use of sediment basins and dust palliatives.</i></li> </ul>			
<p><i>VI-3. Implement Mitigation Measure VI-1.</i></p>	<p>See Mitigation Measure VI-1</p>	<p>See Mitigation Measure VI-1</p>	
<p><i>IX-1. During construction, the contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable, which may include but are not necessarily limited to the following practices, or other BMPs identified in the California Stormwater Quality Association (CASQA) Construction BMP Handbook.</i></p> <ul style="list-style-type: none"> <li>• <i>Temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed to control erosion from disturbed areas;</i></li> <li>• <i>Inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways shall be covered or treated with nontoxic soil stabilizers;</i></li> <li>• <i>Exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways shall be enclosed or covered;</i></li> </ul>	<p>During construction</p>	<p>City of Pacifica Planning Department</p>	

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<ul style="list-style-type: none"> <li>• <i>The contractor shall ensure that no earth or organic material will be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water;</i></li> <li>• <i>The following types of materials shall not be rinsed or washed into the streets, shoulder areas, or gutters: concrete, solvents and adhesives, thinners, paints, fuels, sawdust, dirt, gasoline, asphalt and concrete saw slurry, and heavily chlorinated water; and</i></li> <li>• <i>Grass or other vegetative cover shall be established on the construction site as soon as possible after disturbance.</i></li> </ul>			
<p><i>IX-2. The applicant shall submit, with the application of building permits, a draft Stormwater Facilities and Maintenance Plan, including detailed maintenance requirements and a maintenance schedule for the review and approval by the City of Pacifica Planning Department. Typical routine maintenance consists of the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Inlets and outlets shall be inspected for erosion or plugging.</i></li> <li>• <i>Clear any obstructions and remove accumulation of sediment. Examine rock or other materials used as a splash pad and replenish as necessary.</i></li> <li>• <i>Inspect slopes for evidence of erosion and correct as necessary.</i></li> <li>• <i>Examine vegetation to verify health and suitability for use as erosion control.</i></li> <li>• <i>Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas.</i></li> <li>• <i>Abate any potential vectors by filling holes in the ground, in and around the swale, and by ensuring that water does not pool for longer than 48 hours following a storm.</i></li> <li>• <i>Mosquito larvicides shall be applied only when absolutely necessary and then only by a licensed contractor.</i></li> <li>• <i>Observe soil at the bottom of the filter for percolation throughout the system. If portions of the swale or filter do not drain within 48 hours after the end of the storm, the soil should be tilled and replanted.</i></li> </ul>	<p>Prior to issuance of building permits</p>	<p>City of Pacifica Planning Department</p>	

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<ul style="list-style-type: none"> <li>Examine the vegetation to ensure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replace dead plants and remove invasive vegetation.</li> </ul>			
<p>XII-1. The following criteria shall be included in the grading plan and building permit plans submitted by the project applicant for review and approval by the City of Pacifica Planning Department prior to issuance of grading and building permits:</p> <ul style="list-style-type: none"> <li>Noise-generating construction activities, including truck traffic coming to and from the site for any purpose, shall be limited to the hours of 7:00 AM to 7:00 PM on weekdays, and 9:00 AM to 5:00 PM on Saturday and Sundays;</li> <li>All equipment driven by internal combustion engines shall be equipped with mufflers which are in good working condition and appropriate for the equipment;</li> <li>The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where the technology exists;</li> <li>At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practical from noise-sensitive receptors;</li> <li>Unnecessary idling of internal combustion engines shall be prohibited;</li> <li>Owners and occupants of residential and non-residential properties located within 300 feet of the construction site shall be notified of the construction schedule in writing; and</li> <li>The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted</li> </ul>	<p>Prior to issuance of grading and building permits</p>	<p>City of Pacifica Planning Department</p>	



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<i>at the construction site.</i>			
<i>XVI-1. Prior to issuance of a building permit, the site plans shall demonstrate that site lines for vehicles exiting the driveway are not obscured by walls, fencing, signs, or landscaping. The site line analysis shall be prepared by a qualified professional engineer, subject to review and approval by the City Engineer. If recommended as part of the site line analysis, on-street parking at the project frontage along Adobe Drive shall be limited within the sight safety area, in accordance with traffic safety standards.</i>	Prior to issuance of a building permit	City of Pacifica Planning Department  City Engineer	
<i>XVI-2. Prior to completion of construction activities, the project applicant shall demonstrate that the proposed on-site driveway includes street lighting meeting the recommendations included in the TIA. Proof of such lighting shall be submitted to the City of Pacifica Planning Department.</i>	Prior to completion of construction activities	City of Pacifica Planning Department	
<i>XVII. Implement Mitigation Measures V-1 and V-2.</i>	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	