

Mitigation Monitoring and Reporting Requirements

MMRP Requirements and Use

The City prepared an IS/MND to identify and evaluate potential environmental impacts associated with the Monte Cresta Drive Extension Project (project). Mitigation measures were defined in the IS/MND to reduce potentially significant impacts of project construction and operation.

Approval of the project will require implementation and monitoring of all the mitigation measures identified in the IS/MND in compliance with the California Environmental Quality Act (CEQA). The CEQA Guidelines Section 15097(a) requires that:

“... In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

CEQA Guidelines Section 15097(c) defines monitoring and reporting responsibilities of the lead agency.

“(c) The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. "Reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. "Monitoring" is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both. The choice of program may be guided by the following:

- (1) Reporting is suited to projects which have readily measurable or quantitative mitigation measures or which already involve regular review. For example, a report may be required upon issuance of final occupancy to a project whose mitigation measures were confirmed by building inspection.
- (2) Monitoring is suited to projects with complex mitigation measures, such as wetlands restoration or archeological protection, which may exceed the expertise

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance.

(3) Reporting and monitoring are suited to all but the most simple projects. Monitoring ensures that project compliance is checked on a regular basis during and, if necessary after, implementation. Reporting ensures that the approving agency is informed of compliance with mitigation requirements.”

This Mitigation Monitoring and Reporting Program (MMRP) is intended to facilitate implementation and monitoring of the mitigation measures to ensure that measures are executed. This process protects against the risk of non-compliance.

The purpose of the MMRP is to:

- Summarize the mitigation required for vegetation treatment projects
- Comply with requirements of CEQA and the CEQA Guidelines
- Clearly define parties responsible for implementing and monitoring the mitigation measures
- Provide a plan for how to organize the measures into a format that can be readily implemented by the County and monitored

MMRP Components

The MMRP provides a summary of all mitigation measures that will be implemented for the project. The mitigation measures are organized into two tables based on the timeframe for implementation:

- Table A-1: Mitigation Measures – Road and Utilities Extension
- Table A-2: Mitigation Measures – Future Development of Adjacent Parcels

Mitigation measures could be applicable during one or more implementation phase or location. Each mitigation measure is accompanied with identification of:

- Timing – measures may be required to be implemented prior to construction, during construction, post construction, or a combination of construction phases
- Application Locations – locations where the mitigation measures will be implemented.
- Monitoring/Reporting Action – the monitoring and/or reporting actions to be undertaken to ensure the measure is implemented.
- Responsible and Involved Parties – the party or parties that will undertake the measure and will monitor the measure to ensure it is implemented in accordance with this MMRP

The responsible and involved parties will utilize the MMRP to identify actions that must take place to implement each mitigation measures, the time of those actions and the parties responsible for implementing and monitoring the actions.

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p><i>Mitigation Measure AQ-1. Fugitive Dust Control Measures</i></p> <p>The applicant shall require their construction contractors to reduce construction-related fugitive dust by implementing BAAQMD’s basic control measures at all construction and staging areas, including the following:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, 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. • All visible mud or dirt track-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 is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • The paving of all roadways, driveways, and sidewalks shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action with 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations. 	<p>All project areas</p>	<p>During construction</p>	<ul style="list-style-type: none"> • Construction contractors shall implement BAAQMD’s basic control measures at all construction and staging areas • Exposed surfaces are watered • Haul trucks are adequately covered • Vehicle speeds limits are maintained • Idling times are minimized <p>All construction equipment is checked by a certified mechanic</p>	<ul style="list-style-type: none"> • City of Belmont • BAAQMD <p>Construction constructor and personnel</p>

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p><i>Mitigation Measure AQ-2. Exhaust Reduction Measures</i></p> <p>The applicant shall require their construction contractors to implement the following measures during construction to reduce exhaust emissions:</p> <ul style="list-style-type: none"> • Idling times shall be minimized either by shutting equipment off when not in use or by 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 Regulations). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturers’ specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. <p>The applicant shall encourage their contractors to reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 50 grams/liter or less are used during the coating of the buildings’ interiors and exterior surfaces. The project applicant shall submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.</p>	All project areas	During construction	<ul style="list-style-type: none"> • Exposed surfaces are watered • Haul trucks are adequately covered • Vehicle speeds limits are maintained • Idling times are minimized • All construction equipment is checked by a certified mechanic 	<ul style="list-style-type: none"> • City of Belmont • BAAQMD • Construction constructor and personnel
<p><i>Mitigation Measure AQ-3. Enhanced Exhaust Emissions Reduction Measures</i></p> <p>The applicant shall implement the following measures during construction to further reduce construction-related exhaust emissions:</p> <ul style="list-style-type: none"> • All construction equipment larger than 50 horsepower used at the site for either more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified Tier 3 emission standards for particulate matter and shall be 	All project areas	During construction	<ul style="list-style-type: none"> • Exposed surfaces are watered • Haul trucks are adequately covered • Vehicle speeds limits are maintained 	<ul style="list-style-type: none"> • City of Belmont • BAAQMD • Construction constructor and personnel

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met.</p> <ul style="list-style-type: none"> Equipment such as concrete/industrial saws, pumps, aerial lifts, light stands, air compressors, and forklifts shall be electric or alternative-fueled (i.e., non-diesel), where feasible. Pole power shall be utilized at the earliest feasible point in time and shall be used to the maximum extent feasible in lieu of generators. If stationary construction equipment, such as diesel-powered generators, must be operated continuously, such equipment must be Tier 3 construction equipment or better and located at least 100 feet from air quality sensitive land uses (e.g., residences, schools, childcare centers, hospitals, parks, or similar uses), whenever possible. 			<ul style="list-style-type: none"> Idling times are minimized All construction equipment is checked by a certified mechanic 	
<p><i>Mitigation Measure BIO-1. Special-Status and Migratory Birds</i> The measures outlined below shall be implemented to avoid significant impacts on special-status and migratory birds:</p> <ol style="list-style-type: none"> Raptor nests. Any trees subject to removal within the project site shall be inspected by a qualified biologist for the presence of raptor nests. Inspection for raptor nests shall be required regardless of the season. If a suspected raptor nest is discovered, the CDFW should be notified, and the nest shall be avoided until CDFW approves removal of the inactive nest. Pursuant to the CFGC, raptor nests may not be removed until approval is granted by the CDFW. Site clearing – non-breeding season. The project shall be scheduled to conduct vegetation clearing and tree removal 	All project areas	Prior and during construction	<ul style="list-style-type: none"> Avoid tree removal and trimming during nesting season Implement appropriate measures if active nests are observed on site 	<ul style="list-style-type: none"> City of Belmont CDFW Qualified biologist

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>outside of the breeding season to the extent feasible. If clearing, grubbing, or tree removal/pruning are to be conducted outside of the breeding season (i.e., September 1 through January 31), no pre-construction surveys for nesting migratory birds are necessary.</p> <p>3. Site clearing – breeding season. A preconstruction nesting bird survey shall be conducted prior to clearing, grubbing, tree removal, or pruning during the breeding season (i.e., February 1 through August 31). The pre-construction nesting bird survey shall be performed by a qualified biologist no more than 2 weeks prior to the initiation of work. If no nesting or breeding activity is observed, work may proceed without restrictions. To the extent allowed by access, all active nests identified within 250 feet of the project site for raptors and special-status birds and 50 feet for passerines and non-special-status birds shall be mapped.</p> <p>4. Active nesting. For any active nests found near the construction limits (250 feet from the project site for raptors and special-status birds and 50 feet for passerines and non-special-status birds), a qualified biologist shall make a determination as to whether or not construction activities are likely to disrupt reproductive behavior. If it is determined that construction is unlikely to disrupt breeding behavior, construction may proceed. If it is determined that construction may disrupt breeding, a no-construction buffer zone shall be designated, and the nest shall be monitored until the young have fledged the nest. If construction activities appear to be affecting the nesting activities, an expanded buffer zone shall be implemented until all young have fledged the nest. Avoidance of impacts on nesting migratory birds is the only acceptable mitigation; a take of</p>				

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>nesting birds is a violation of State and federal law. The ultimate size of the no-construction buffer zone may be adjusted by a qualified biologist based on the species involved, topography, lines of site between the work area and the nest, physical barriers, and the ambient level of human activity. If it is determined that construction activities are likely to disrupt raptor breeding, construction activities within the no-construction buffer zone may not proceed until the qualified biologist determines that the nest is long longer occupied.</p> <p>5. Nest monitoring. If maintenance of a no-construction buffer zone is not feasible, the project biologist should monitor the nest(s) to document breeding and rearing behavior of the adult birds. If it is determined that construction activities are likely to cause nest abandonment, work should cease immediately and the CDFW and/or the USFWS Division of Migratory Bird Management should be contacted for guidance.</p>				
<p>Mitigation Measure BIO-2. San Francisco Dusky-Footed Woodrat To avoid direct mortalities and adverse effects on San Francisco dusky-footed woodrat, the following measures should be implemented.</p> <p>1. Site clearing. Prior to site clearing, grubbing, or tree removal, the project biologist shall conduct a survey for San Francisco dusky-footed woodrat nests within and adjacent to the limits of grading. All San Francisco dusky-footed woodrat nests (active or inactive) shall be mapped and flagged in the field. If no stick nests are detected, no further surveys, monitoring or mitigation are warranted.</p>	<p>All project areas with dusky footed woodrat habitat</p>	<p>Prior and during construction</p>	<ul style="list-style-type: none"> • Prior to site clearing, grubbing or tree removal, the project biologist shall conduct a survey for San Francisco dusky footed woodrat nests within and adjacent to the limits of grading. 	<ul style="list-style-type: none"> • City of Belmont • CDFW • Qualified biologist

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>2. Nest removal – non-breeding season. If a woodrat nest is detected in the work zone and it cannot be avoided, site clearing shall be performed during the non-breeding season (i.e., September 1 through November 30) to the extent feasible. During the non-breeding season, the nest shall be disassembled by hand and the nest materials (e.g., sticks) removed and disposed of off site. Any adult animals present should be permitted to disperse into adjacent habitat. This work may only be performed by a qualified biologist after CDFW has been notified about the nest removal.</p> <p>3. Nest removal – breeding season. If San Francisco dusky-footed woodrat nest removal must occur during the breeding season (i.e., December 1 through August 31), it will be necessary to determine whether or not the nest is occupied prior to nest disassembly. Nest occupation may be observed through installation of cameras at the nest or by a biologist on the ground. If no animals are observed, the nest may be disassembled by hand. If, during the process of disassembling the nest, live animals are encountered, nest materials should be replaced on top of the nest and the effort abandoned until the nest is no longer occupied. A nest may not be disassembled while young woodrats are present.</p>			<ul style="list-style-type: none"> Implement appropriate measures if active nests are observed on site 	
<p><i>Mitigation Measure BIO-3. Worker Environmental Awareness Program (WEAP)</i></p> <p>A qualified biologist shall conduct employee education training for the project’s construction workers. Personnel shall be required to attend the presentation, which would describe the federal and State statutes protecting threatened, endangered, and special-status species that may be encountered on site, minimization and conservation measures, legal protection of species, and other related issues. The worker training will include photos and</p>	N/A	Prior and during construction	<ul style="list-style-type: none"> Approved biologist provides education training to construction personnel Construction personnel attends training 	<ul style="list-style-type: none"> City of Belmont Approved biologist Construction contractor and personnel

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
information about the special-status species that could occur on the project site. All attendees shall sign an attendance sheet along with their printed name, company or agency, email address, and telephone number.			<ul style="list-style-type: none"> The County submits sign-in sheet to the Service 	
<p><i>Mitigation Measure BIO-4. Special-Status Plants</i></p> <p>The following impact avoidance and minimization measures shall be implemented if the project conditions change prior to construction or if 5 years pass after the completion of a previous floristic plant survey:</p> <ol style="list-style-type: none"> A floristic survey shall be completed in accordance with the guidelines outlined by the CDFW (CDFG 2009), USFWS (2000a), and CNPS (2001). These guidelines call for the performance of surveys during each season in which all potentially occurring special-status species would be identifiable. For the subject property, surveys should be performed in the spring (April–May). All plant species must be identified to the lowest taxonomic level to determine their rarity status. Any special-status species identified on site shall be mapped and enumerated, and field forms should be submitted to the CNDDDB. The location of all special-status plant populations shall be mapped relative to the proposed limits of grading. Where feasible, construction limit fencing shall be installed around the sensitive plant species population to avoid the special-status plant species during construction. Where special-status plants cannot be avoided, the individuals and area occupied by each special-status plant population shall be quantified and the plants shall either be transplanted on site or mitigated off site if offsite mitigation is biologically preferable for the species. Any onsite transplants 	All project areas with suitable habitat for rare plants	Prior and during construction	<ul style="list-style-type: none"> A floristic survey shall be completed in the spring (April-May). All plant species must be identified to the lowest taxonomic level to determine their rarity status. Where feasible, construction limit fencing shall be installed around the sensitive plant species population to avoid the special-status plant species during construction. Where special-status plants cannot be avoided, the individuals and area occupied by each special-status plant 	<ul style="list-style-type: none"> City of Belmont Approved biologist Construction contractor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>would be monitored for a period of 5 years to verify species success. If the onsite transplant is not successful, offsite mitigation shall be implemented. Offsite mitigation may involve seed and/or plant collection preservation and enhancement of off-site populations, funding for seed and plant collection for research purposes, payment of in-lieu fees to an approved mitigation bank or conservation-oriented organization, or other measures. Any offsite mitigation would be completed at a 2:1 ratio to address the loss of on-site species and temporary habitat loss.</p> <p>6. No direct or indirect impacts to plant species listed under CESA is allowable without consultation with the CDFW and issuance of an Incidental Take Permit (ITP), pursuant to CESA.</p>			<p>population shall be quantified and the plants shall either be transplanted on site or mitigated off-site if off-site mitigation is biologically preferable for the species.</p>	
<p><i>Mitigation Measure BIO-5. Mitigation for Foothill Needlegrass Grassland</i></p> <p>The following measures shall be implemented to mitigate for impacts on foothill needlegrass grassland:</p> <ol style="list-style-type: none"> Minimize impact. Future residential development shall be designed in a manner that minimizes impacts on stands of foothill needlegrass grassland to the maximum practicable extent. Quantify unavoidable impacts. Areas of project development including temporary and permanent impacts shall be surveyed by a qualified biologist prior to construction to quantify the area of foothill needlegrass grassland that will be impacted. Grassland Restoration Plan. A Grassland Restoration Plan shall be prepared by a qualified biologist and reviewed and approved by the City prior to construction. The plan should include the following components: 	<p>Foothill needlegrass grassland areas</p>	<p>Prior and during construction</p>	<ul style="list-style-type: none"> • Areas of project development including temporary and permanent impacts shall be surveyed by a qualified biologist prior to construction to quantify the area of foothill needlegrass grassland that will be impacted. • A native grassland restoration plan 	<ul style="list-style-type: none"> • City of Belmont • CDFW • Qualified biologist

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<ul style="list-style-type: none"> a. Identification of the grassland planting area outside of the development footprint and within areas of suitable habitat conditions for foothill needlegrass grassland. b. Specifications for the salvage of topsoil. Following road construction, disturbed compacted soils to be restored with foothill needlegrass should be roughened by light, shallow disking or equivalent means. c. Specification of Best Management Practices (BMPs) to prevent erosion and sedimentation during and following construction. d. Specifications for reseeding or replanting with foothill needlegrass and additional native grass and forb species suitable for erosion control. Seeded areas should then be covered with blown seed-free straw or an equivalent type of mulch to increase infiltration, minimize compaction and runoff, and to minimize seed predation. e. Specifications for routine maintenance measures (e.g., prescribed grazing, mowing, eradication of invasive non-native species) to protect restoration sites and promote the establishment of foothill needlegrass during a one-year establishment period. f. Specifications for monitoring to identify remedial measures as warranted for the successful re-establishment of foothill needlegrass grassland. Monitoring should be conducted for a period of three years following construction. g. Photo points established to cover all grassland restoration areas. Photographs shall be taken prior to the commencement of work, upon the completion of work, and twice annually during the monitoring period. 			shall be prepared by a qualified biologist and reviewed and approved by the City prior to construction.	

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>h. Criteria by which successful restoration can be gauged. The collection of quantitative vegetation data and success standards are not proposed. Rather, the qualified biologist should provide a subjective evaluation of the cover and density of foothill needlegrass in the restored areas compared to preconstruction conditions.</p> <p>i. Annual memoranda should be prepared by the qualified biologist and submitted to the lead agency by the end of each calendar year. The memoranda should include site photographs and a brief assessment of the reestablishment of foothill needlegrass.</p> <p>j. If, at the end of three years, the qualified biologist can make a reasonable assumption that the restored areas are successfully recolonized by foothill needlegrass, the effort should be deemed successful and no further monitoring is warranted. If foothill needlegrass is not found to recolonize the disturbed areas, the qualified biologist should submit written recommendations for remedial actions such as reseeding and an extension of the monitoring period. This proposal should be submitted to the City of Belmont for review and concurrence.</p>				
<p><i>Mitigation Measure BIO-6. Mitigation for Oak Woodland Habitat</i></p> <p>The loss of oak woodland habitat shall be mitigated through onsite plantings of coast live oaks (<i>Quercus Agrifolia</i>) trees at a minimum 15-gallon size. The project applicant shall prepare a Planting Plan to address oak woodland planting as mitigation. The project applicant shall replace removed oak trees at the following ratios:</p> <ul style="list-style-type: none"> • 5:1 replacement for impacted oak trees greater than 25 inches in diameter 	Oak woodland habitat	During or after construction	<ul style="list-style-type: none"> • The project applicant shall prepare a Planting Plan to address oak woodland planting as mitigation. 	<ul style="list-style-type: none"> • City of Belmont

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<ul style="list-style-type: none"> • 2:1 replacement for impacted oak trees smaller than 25 inches in diameter <p>The replacement trees shall be monitored for a period of five years and shall be able to survive the last two years of the minimum five-year monitoring period without supplemental irrigation. If at any time the applicant identifies additional trees that need to be removed, the applicant shall first get written approval from the City of Belmont and applicant shall revise the final Planting Plan to include additional tree plantings in accordance with the abovementioned ratios.</p> <p>The applicant may also mitigate by contributing to the City's in-lieu fee program fund (at a 2:1 ratio) in accordance with the City's current Master Fee Schedule for oak trees plantings that cannot replanted onsite.</p>			<ul style="list-style-type: none"> • The project applicant shall replace removed oak trees at the ratios listed in the mitigation measure. • The trees shall be monitored for a period of five years and shall be able to survive the last two years of the minimum five-year monitoring period without supplemental irrigation. 	
<p>Mitigation Measure CUL-1: Cultural Resources Sensitivity Training and Inadvertent Discovery</p> <p>A professional archeologist shall provide sensitivity training to supervisory staff (biological monitor and construction foreman) prior to initiation of site preparation and/or construction to alert construction workers to the possibility of exposing significant historic and/or prehistoric archaeological resources within the project area. The training shall include a discussion of the types of prehistoric or historic objects that could be exposed and how to recognize them, the need to stop excavation at a discovery and for protection and notification. An "alert sheet" shall be posted in</p>	<p>All project areas where ground disturbance occurs</p>	<p>During construction</p>	<ul style="list-style-type: none"> • Professional archeologist provides sensitivity training supervisory staff • Construction crews stop work within 100 feet of discovery • Qualified archaeologist 	<ul style="list-style-type: none"> • City of Belmont • Qualified archeologist • Cultural resources specialist • Construction contractor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>staging areas, such as in construction trailers, to alert personnel to the procedures and protocols to follow for the discovery of a potentially significant historic and/or prehistoric archaeological resources.</p> <p>In the event of an unanticipated discovery of archaeological and/or historical deposits during project implementation, the City shall ensure that construction crews shall stop all work within 100 feet of the discovery until a qualified archaeologist can assess the previously unrecorded discovery and provide recommendations. A qualified cultural resource specialist/archaeologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, the resource shall be documented on California State Department of Parks and Recreation cultural resource record forms and no further effort shall be required. If work must commence in the sensitive area, it can only be performed using hand tools or powered hand tools, cannot include ground disturbance below the topsoil layer, and can only be accessed on foot. Alternatively, the cultural resource specialist/archaeologist shall evaluate the resource and determine whether it is:</p> <ul style="list-style-type: none"> • Eligible for the CRHR (and a historical resource for purposes of CEQA), or • A unique archaeological resource as defined by CEQA. <p>If the resource meets the criteria for eligibility on the CHRH or is a unique archaeological resource, work shall remain halted and the cultural resources specialist/archaeologist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA Guidelines Section 15064.5(b).</p> <p>Avoidance of the area, or avoidance of impacts to the resource, is the preferred method of mitigation for impacts to cultural resources</p>			<p>assesses the discovery and provides recommendations</p> <ul style="list-style-type: none"> • Implement appropriate measures to document and/or mitigate impacts on cultural resources 	

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>and shall be required unless there are other equally effective methods. Other methods to be considered shall include evaluation, collection, recordation, and analysis of any significant cultural materials in accordance with a Cultural Resources Management Plan prepared by the qualified cultural resource specialist/archaeologist. The methods and results of evaluation or data recovery work at an archaeological find shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System.</p> <p>Work may commence upon completion of evaluation, collection, recordation, and analysis, as approved by the qualified archeologist.</p>				
<p>Mitigation Measure CUL-2: Human Remains</p> <p>In the event of an unanticipated discovery of human remains during project implementation, the City shall ensure that construction crews stop all work within 100 feet of the discovery. The City shall treat any human remains and associated or unassociated funerary objects discovered during soil-disturbing activities according to applicable State laws. Such treatment includes work stoppage and immediate notification of the County of San Mateo coroner, requisition of a qualified archaeologist, and, in the event that the coroner determines that the human remains are Native American, notification of the Native American Heritage Commission (NAHC) according to the requirements in Public Resources Code (PRC) Section 5097.98. The NAHC would appoint a Most Likely Descendant (MLD). A qualified archaeologist, the City, 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 (CEQA Guidelines Section 15064.5[d]). The agreement would take into consideration the appropriate excavation, removal, recordation, analysis,</p>	<p>All project areas where ground disturbance occurs</p>	<p>During construction</p>	<ul style="list-style-type: none"> • Construction crews shall stop work within 100 feet of discovery • Implement procedures for discovery of human remains per state law 	<ul style="list-style-type: none"> • City of Belmont • Qualified archeologist • Cultural resources specialist • Construction contractor • County Coroner

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. Work may recommence in the area of discovery following treatment of remains and any associated funerary objects.</p>				
<p>Mitigation Measures GEO-1: Prepare Stormwater Pollution Prevention Plan (SWPPP)</p> <p>A project-specific Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the City for review prior to construction. The SWPPP shall be implemented during construction by the project applicant. The SWPPP shall be prepared by a Qualified SWPPP Developer, and SWPPP implementation shall be monitored by a Qualified SWPPP Practitioner. The project-specific SWPPP shall include the following:</p> <ul style="list-style-type: none"> • Locations of all proposed temporary and permanent soil and erosion control best management practices (BMPs). BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Construction BMP Handbook or the Caltrans Construction Site BMPs Manual. • Monitoring and maintenance of all BMPs, including at least annual monitoring for erosion and BMP maintenance, for a period of 3 years and until final slope stabilization has been completed as evidenced by a minimum of 70-percent vegetation cover in disturbed areas. • All freshly graded slopes and soil surfaces disturbed during construction shall be planted with erosion-resistant vegetation. 	<p>All project areas</p>	<p>Prior to construction</p>	<ul style="list-style-type: none"> • Prepare and implement project-specific SWPPP 	<ul style="list-style-type: none"> • California State Water Resources Control Board • City of Belmont Construction contractor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>Mitigation Measures GEO-2: Geotechnical Engineer</p> <p>The completed grading, foundation, and retaining wall plans shall be reviewed by a qualified geotechnical engineer for conformance with the recommendations presented in the geotechnical report. The following note shall be added to the engineering and design plans:</p> <p style="padding-left: 40px;">“Earthwork, excavation and re-compaction of existing fill, pier drilling, foundation and pavement construction, retaining wall drainage and backfilling, utility trench backfilling, and site drainage should be performed in accordance with the project geotechnical report. A qualified geotechnical engineer shall be notified at least 48 hours in advance of any earthwork and shall observe and test during earthwork, foundation, retaining wall, and pavement construction as recommended in the geotechnical report.”</p> <p>Earthwork, foundation, retaining wall, and pavement construction shall be observed and tested by a qualified geotechnical engineer to 1) confirm that subsurface conditions including but not limited to potential landslide hazards, soil creep, etc. are compatible with those used in the analysis and design, 2) observe compliance with the design concepts, specifications, and recommendations, and 3) allow design changes in the event that subsurface conditions differ from those anticipated. Any design changes will be implemented as recommended by the geotechnical engineer and approved by the City based on observed site conditions.</p>	Grading, foundation, and retaining walls	During construction	<ul style="list-style-type: none"> • A qualified geotechnical engineer shall review completed grading, foundation, and retaining wall plans for conformance with the recommendations presented in the geotechnical report. • Earthwork, foundation, retaining wall, and pavement construction shall be observed and tested by a qualified • Any design changes shall be implemented as recommended by the geotechnical engineer and approved by the City based on observed site 	<ul style="list-style-type: none"> • City of Belmont • Qualified geotechnical engineer • Construction contractor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>Mitigation Measures GEO-3: Paleontological Resources Sensitivity Training and Inadvertent Discovery</p> <p>A professional paleontologist shall provide sensitivity training to supervisory staff (construction foreman) to alert construction workers to the possibility of exposing significant paleontological resources within the project area. The training shall be conducted to recognize fossil materials in the event that any are uncovered during construction.</p> <p>In the event that a paleontological resource is uncovered during project implementation, all ground-disturbing work within a 50-foot radius shall be halted. A qualified paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified paleontologist shall evaluate the resource and determine whether it is “unique” under CEQA, Appendix G, part V. If the resource is determined not to be unique, work may commence in the area. If the resource is determined to be a unique paleontological resource, work shall remain halted and the paleontologist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA. Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts to paleontological resources. If preservation-in-place is not feasible and avoidance is not possible, the fossils shall be recovered, prepared, identified, catalogued, and analyzed according to current professional standards under the direction of a qualified paleontologist. All recovered fossils shall be</p>	N/A	During construction	<p style="text-align: right;">conditions geotechnical engineer</p> <ul style="list-style-type: none"> • Professional paleontologist shall provide sensitive training to supervisory staff 	<ul style="list-style-type: none"> • City of Belmont • Qualified paleontologist Construction contractor and personnel

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>curated at an accredited and permanent scientific institution according to Society of Vertebrate Paleontology (SVP) standard guidelines. Work may commence upon completion of treatment.</p>				
<p>Mitigation Measure HAZ-1: Fire Prevention Procedures</p> <p>The construction contractor shall implement the following fire prevention procedures to reduce the potential risk of fire ignitions during construction:</p> <ul style="list-style-type: none"> • Prior to ground disturbing activities, all workers on the project site shall be trained regarding the proper handling and/or storage of materials posing a fire hazard, potential ignition sources (such as cigarettes or sparking equipment), and appropriate types and use of fire protection equipment. • Fire suppression equipment, including fire extinguishers, water, and shovels, shall be available on-site at all times. • All ignitions shall warrant a call to the fire department to ensure the ignition is fully extinguished. • Vehicles shall not be parked in vegetated areas. If vegetated areas must be used for parking, vegetation shall be mowed to a height of less than 4 inches to avoid contact with the underside of vehicles. • Smoking shall be allowed only inside fully enclosed vehicles with closed windows. Cigarette butts shall be thoroughly extinguished, properly contained, and transported off site for disposal. 	All work areas	During construction	<ul style="list-style-type: none"> • Provide training to all workers on the proper handling and/or storage of hazardous materials on-site • Implement fire prevention measures to reduce the potential risk of fire ignitions during construction 	<ul style="list-style-type: none"> • City of Belmont • Belmont Fire Department • Construction contractor and personnel
<p>Mitigation Measure TCR-1: Tribal Cultural Resources Inadvertent Discovery</p>	All project areas where ground	During construction	<ul style="list-style-type: none"> • In the event that an archaeological resource is discovered, 	<ul style="list-style-type: none"> • City of Belmont • Qualified archeologist

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>The training and Alert Sheet identified under Mitigation Measure CUL-1 shall also encompass tribal cultural resources.</p> <p>In the event that an archaeological resource is discovered, ground-disturbing work shall be halted within 100 feet of the find and a qualified Tribal Cultural Monitor shall be brought to the site. The qualified Tribal Cultural Monitor shall evaluate the resource and determine whether it is of special importance to a California Native American tribe. If the resource is determined not to be of importance to the tribe, work may commence in the area.</p> <p>If the resource meets the criteria for an important tribal resource, work shall remain halted within 100 feet of the find, and the qualified Tribal Cultural Monitor shall evaluate the resource and determine whether it is an important resource to the local Native American Tribe. If the resource is important to the tribe, work shall remain halted within 100 feet of the area of the find and the qualified Tribal Cultural Monitor shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the tribal cultural resource pursuant to PRC Section 21084.3. Methods may include the following:</p> <ul style="list-style-type: none"> • Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on tribal cultural resources. • Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: <ul style="list-style-type: none"> ○ Protecting the cultural character and integrity of the resource ○ Protecting the traditional use of the resource ○ Protecting the confidentiality of the resource ○ Permanent conservation easements or other interests in real property, with culturally appropriate management 	<p>disturbance occurs</p>		<p>ground-disturbing work shall be halted within 100 feet of the find and a qualified Tribal Cultural Monitor shall be brought to the site.</p> <ul style="list-style-type: none"> • Qualified Tribal Cultural Monitor assesses the discovery and provides recommendations • Implement appropriate measures to document and/or mitigate impacts on tribal cultural resources 	<ul style="list-style-type: none"> • Tribal Cultural Monitor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 1: Mitigation Monitoring and Reporting Program - Road and Utilities Extension

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>criteria for the purposes of preserving or utilizing the resources or places</p> <ul style="list-style-type: none"> ○ Protecting the resource. <p>Work in the area may commence upon completion of treatment, as approved by the City.</p>				

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

This page is intentionally left blank

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p><i>Mitigation Measure AQ-1. Fugitive Dust Control Measures</i></p> <p>The applicant shall require their construction contractors to reduce construction-related fugitive dust by implementing BAAQMD’s basic control measures at all construction and staging areas, including the following:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, 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. • All visible mud or dirt track-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 is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • The paving of all roadways, driveways, and sidewalks shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency 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. 	<p>All project areas</p>	<p>During construction</p>	<ul style="list-style-type: none"> • Construction contractors shall implement BAAQMD’s basic control measures at all construction and staging areas • Exposed surfaces are watered • Haul trucks are adequately covered • Vehicle speeds limits are maintained • Idling times are minimized <p>All construction equipment is checked by a certified mechanic</p>	<ul style="list-style-type: none"> • City of Belmont • BAAQMD • Construction constructor and personnel

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p><i>Mitigation Measure AQ-2. Exhaust Reduction Measures</i></p> <p>The applicant shall require their construction contractors to implement the following measures during construction to reduce exhaust emissions:</p> <ul style="list-style-type: none"> • Idling times shall be minimized either by shutting equipment off when not in use or by 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 Regulations). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturers’ specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. <p>The applicant shall encourage their contractors to reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 50 grams/liter or less are used during the coating of the buildings’ interiors and exterior surfaces. The project applicant shall submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.</p>	All project areas	During construction	<ul style="list-style-type: none"> • Exposed surfaces are watered • Haul trucks are adequately covered • Vehicle speeds limits are maintained • Idling times are minimized • All construction equipment is checked by a certified mechanic 	<ul style="list-style-type: none"> • City of Belmont • BAAQMD • Construction constructor and personnel
<p><i>Mitigation Measure AQ-3. Enhanced Exhaust Emissions Reduction Measures</i></p> <p>The applicant shall implement the following measures during construction to further reduce construction-related exhaust emissions:</p> <ul style="list-style-type: none"> • All construction equipment larger than 50 horsepower used at the site for either more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified Tier 3 emission standards for particulate matter and shall be 	All project areas	During construction	<ul style="list-style-type: none"> • Exposed surfaces are watered • Haul trucks are adequately covered • Vehicle speeds limits are maintained 	<ul style="list-style-type: none"> • City of Belmont • BAAQMD • Construction constructor and personnel

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the issuance of any demolition permits, the project applicant shall submit specifications of the equipment to be used during construction and confirmation this requirement is met.</p> <ul style="list-style-type: none"> Equipment such as concrete/industrial saws, pumps, aerial lifts, light stands, air compressors, and forklifts shall be electric or alternative-fueled (i.e., non-diesel), where feasible. Pole power shall be utilized at the earliest feasible point in time and shall be used to the maximum extent feasible in lieu of generators. If stationary construction equipment, such as diesel-powered generators, must be operated continuously, such equipment must be Tier 3 construction equipment or better and located at least 100 feet from air quality sensitive land uses (e.g., residences, schools, childcare centers, hospitals, parks, or similar uses), whenever possible. 			<ul style="list-style-type: none"> Idling times are minimized All construction equipment is checked by a certified mechanic 	
<p><i>Mitigation Measure BIO-1. Special-Status and Migratory Birds</i></p> <p>The measures outlined below shall be implemented to avoid significant impacts on special-status and migratory birds:</p> <ol style="list-style-type: none"> Raptor nests. Any trees subject to removal within the project site shall be inspected by a qualified biologist for the presence of raptor nests. Inspection for raptor nests shall be required regardless of the season. If a suspected raptor nest is discovered, the CDFW should be notified, and the nest shall be avoided until CDFW approves removal of the inactive nest. Pursuant to the CFGC, raptor nests may not be removed until approval is granted by the CDFW. Site clearing – non-breeding season. The project shall be scheduled to conduct vegetation clearing and tree removal 	All project areas	Prior and during construction	<ul style="list-style-type: none"> Avoid tree removal and trimming during nesting season Implement appropriate measures if active nests are observed on site 	<ul style="list-style-type: none"> City of Belmont CDFW Qualified biologist

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>outside of the breeding season to the extent feasible. If clearing, grubbing, or tree removal/pruning are to be conducted outside of the breeding season (i.e., September 1 through January 31), no pre-construction surveys for nesting migratory birds are necessary.</p> <p>3. Site clearing – breeding season. A preconstruction nesting bird survey shall be conducted prior to clearing, grubbing, tree removal, or pruning during the breeding season (i.e., February 1 through August 31). The pre-construction nesting bird survey shall be performed by a qualified biologist no more than 2 weeks prior to the initiation of work. If no nesting or breeding activity is observed, work may proceed without restrictions. To the extent allowed by access, all active nests identified within 250 feet of the project site for raptors and special-status birds and 50 feet for passerines and non-special-status birds shall be mapped.</p> <p>4. Active nesting. For any active nests found near the construction limits (250 feet from the project site for raptors and special-status birds and 50 feet for passerines and non-special-status birds), a qualified biologist shall make a determination as to whether or not construction activities are likely to disrupt reproductive behavior. If it is determined that construction is unlikely to disrupt breeding behavior, construction may proceed. If it is determined that construction may disrupt breeding, a no-construction buffer zone shall be designated, and the nest shall be monitored until the young have fledged the nest. If construction activities appear to be affecting the nesting activities, an expanded buffer zone shall be implemented until all young have fledged the nest. Avoidance of impacts on nesting migratory birds is the only acceptable mitigation; a take of</p>				

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>nesting birds is a violation of State and federal law. The ultimate size of the no-construction buffer zone may be adjusted by a qualified biologist based on the species involved, topography, lines of site between the work area and the nest, physical barriers, and the ambient level of human activity. If it is determined that construction activities are likely to disrupt raptor breeding, construction activities within the no-construction buffer zone may not proceed until the qualified biologist determines that the nest is long longer occupied.</p> <p>5. Nest monitoring. If maintenance of a no-construction buffer zone is not feasible, the project biologist should monitor the nest(s) to document breeding and rearing behavior of the adult birds. If it is determined that construction activities are likely to cause nest abandonment, work should cease immediately and the CDFW and/or the USFWS Division of Migratory Bird Management should be contacted for guidance.</p>				
<p><i>Mitigation Measure BIO-2. San Francisco Dusky-Footed Woodrat</i> To avoid direct mortalities and adverse effects on San Francisco dusky-footed woodrat, the following measures should be implemented.</p> <p>1. Site clearing. Prior to site clearing, grubbing, or tree removal, the project biologist shall conduct a survey for San Francisco dusky-footed woodrat nests within and adjacent to the limits of grading. All San Francisco dusky-footed woodrat nests (active or inactive) shall be mapped and flagged in the field. If no stick nests are detected, no further surveys, monitoring or mitigation are warranted.</p>	Areas with San Francisco dusky footed woodrat habitat	Prior and during construction	<ul style="list-style-type: none"> • Prior to site clearing, grubbing or tree removal, the project biologist shall conduct a survey for San Francisco dusky footed woodrat nests within and adjacent to the limits of grading. 	<ul style="list-style-type: none"> • City of Belmont • CDFW • Qualified biologist

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>2. Nest removal – non-breeding season. If a woodrat nest is detected in the work zone and it cannot be avoided, site clearing shall be performed during the non-breeding season (i.e., September 1 through November 30) to the extent feasible. During the non-breeding season, the nest shall be disassembled by hand and the nest materials (e.g., sticks) removed and disposed of off site. Any adult animals present should be permitted to disperse into adjacent habitat. This work may only be performed by a qualified biologist after CDFW has been notified about the nest removal.</p> <p>3. Nest removal – breeding season. If San Francisco dusky-footed woodrat nest removal must occur during the breeding season (i.e., December 1 through August 31), it will be necessary to determine whether or not the nest is occupied prior to nest disassembly. Nest occupation may be observed through installation of cameras at the nest or by a biologist on the ground. If no animals are observed, the nest may be disassembled by hand. If, during the process of disassembling the nest, live animals are encountered, nest materials should be replaced on top of the nest and the effort abandoned until the nest is no longer occupied. A nest may not be disassembled while young woodrats are present.</p>			<ul style="list-style-type: none"> Implement appropriate measures if active nests are observed on site 	
<p><i>Mitigation Measure BIO-3. Worker Environmental Awareness Program (WEAP)</i></p> <p>A qualified biologist shall conduct employee education training for the project’s construction workers. Personnel shall be required to attend the presentation, which would describe the federal and State statutes protecting threatened, endangered, and special-status species that may be encountered on site, minimization and conservation measures, legal protection of species, and other related issues. The worker training will include photos and</p>	N/A	Prior and during construction	<ul style="list-style-type: none"> Approved biologist provides education training to construction personnel Construction personnel attends training 	<ul style="list-style-type: none"> City of Belmont Approved biologist Construction contractor and personnel

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>information about the special-status species that could occur on the project site. All attendees shall sign an attendance sheet along with their printed name, company or agency, email address, and telephone number.</p>			<ul style="list-style-type: none"> The County submits sign-in sheet to the Service 	
<p><i>Mitigation Measure BIO-4. Special-Status Plants</i></p> <p>The following impact avoidance and minimization measures shall be implemented if the project conditions change prior to construction or if 5 years pass after the completion of a previous floristic plant survey:</p> <ol style="list-style-type: none"> A floristic survey shall be completed in accordance with the guidelines outlined by the CDFW (CDFG 2009), USFWS (2000a), and CNPS (2001). These guidelines call for the performance of surveys during each season in which all potentially occurring special-status species would be identifiable. For the subject property, surveys should be performed in the spring (April–May). All plant species must be identified to the lowest taxonomic level to determine their rarity status. Any special-status species identified on site shall be mapped and enumerated, and field forms should be submitted to the CNDDDB. The location of all special-status plant populations shall be mapped relative to the proposed limits of grading. Where feasible, construction limit fencing shall be installed around the sensitive plant species population to avoid the special-status plant species during construction. Where special-status plants cannot be avoided, the individuals and area occupied by each special-status plant population shall be quantified and the plants shall either be transplanted on site or mitigated off site if offsite mitigation is biologically preferable for the species. Any onsite transplants 	<p>Suitable habitat for special-status plants</p>	<p>Prior and during construction</p>	<ul style="list-style-type: none"> A floristic survey shall be completed in the spring (April-May). All plant species must be identified to the lowest taxonomic level to determine their rarity status. Where feasible, construction limit fencing shall be installed around the sensitive plant species population to avoid the special-status plant species during construction. Where special-status plants cannot be avoided, the individuals and area occupied by each special-status plant 	<ul style="list-style-type: none"> City of Belmont Approved biologist Construction contractor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>would be monitored for a period of 5 years to verify species success. If the onsite transplant is not successful, offsite mitigation shall be implemented. Offsite mitigation may involve seed and/or plant collection preservation and enhancement of off-site populations, funding for seed and plant collection for research purposes, payment of in-lieu fees to an approved mitigation bank or conservation-oriented organization, or other measures. Any offsite mitigation would be completed at a 2:1 ratio to address the loss of on-site species and temporary habitat loss.</p> <p>6. No direct or indirect impacts to plant species listed under CESA is allowable without consultation with the CDFW and issuance of an Incidental Take Permit (ITP), pursuant to CESA.</p>			<p>population shall be quantified and the plants shall either be transplanted on site or mitigated off-site if off-site mitigation is biologically preferable for the species.</p>	
<p><i>Mitigation Measure BIO-5. Mitigation for Foothill Needlegrass Grassland</i></p> <p>The following measures shall be implemented to mitigate for impacts on foothill needlegrass grassland:</p> <ol style="list-style-type: none"> Minimize impact. Future residential development shall be designed in a manner that minimizes impacts on stands of foothill needlegrass grassland to the maximum practicable extent. Quantify unavoidable impacts. Areas of project development including temporary and permanent impacts shall be surveyed by a qualified biologist prior to construction to quantify the area of foothill needlegrass grassland that will be impacted. Grassland Restoration Plan. A Grassland Restoration Plan shall be prepared by a qualified biologist and reviewed and approved by the City prior to construction. The plan should include the following components: 	<p>Foothill needlegrass grassland areas</p>	<p>Prior and during construction</p>	<ul style="list-style-type: none"> • Areas of project development including temporary and permanent impacts shall be surveyed by a qualified biologist prior to construction to quantify the area of foothill needlegrass grassland that will be impacted. • A native grassland restoration plan 	<ul style="list-style-type: none"> • City of Belmont • CDFW • Qualified biologist

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<ul style="list-style-type: none"> a. Identification of the grassland planting area outside of the development footprint and within areas of suitable habitat conditions for foothill needlegrass grassland. b. Specifications for the salvage of topsoil. Following road construction, disturbed compacted soils to be restored with foothill needlegrass should be roughened by light, shallow disking or equivalent means. c. Specification of Best Management Practices (BMPs) to prevent erosion and sedimentation during and following construction. d. Specifications for reseeding or replanting with foothill needlegrass and additional native grass and forb species suitable for erosion control. Seeded areas should then be covered with blown seed-free straw or an equivalent type of mulch to increase infiltration, minimize compaction and runoff, and to minimize seed predation. e. Specifications for routine maintenance measures (e.g., prescribed grazing, mowing, eradication of invasive non-native species) to protect restoration sites and promote the establishment of foothill needlegrass during a one-year establishment period. f. Specifications for monitoring to identify remedial measures as warranted for the successful re-establishment of foothill needlegrass grassland. Monitoring should be conducted for a period of three years following construction. g. Photo points established to cover all grassland restoration areas. Photographs shall be taken prior to the commencement of work, upon the completion of work, and twice annually during the monitoring period. 			shall be prepared by a qualified biologist and reviewed and approved by the City prior to construction.	

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>h. Criteria by which successful restoration can be gauged. The collection of quantitative vegetation data and success standards are not proposed. Rather, the qualified biologist should provide a subjective evaluation of the cover and density of foothill needlegrass in the restored areas compared to preconstruction conditions.</p> <p>i. Annual memoranda should be prepared by the qualified biologist and submitted to the lead agency by the end of each calendar year. The memoranda should include site photographs and a brief assessment of the reestablishment of foothill needlegrass.</p> <p>j. If, at the end of three years, the qualified biologist can make a reasonable assumption that the restored areas are successfully recolonized by foothill needlegrass, the effort should be deemed successful and no further monitoring is warranted. If foothill needlegrass is not found to recolonize the disturbed areas, the qualified biologist should submit written recommendations for remedial actions such as reseeding and an extension of the monitoring period. This proposal should be submitted to the City of Belmont for review and concurrence.</p>				
<p><i>Mitigation Measure BIO-6. Mitigation for Oak Woodland Habitat</i></p> <p>The loss of oak woodland habitat shall be mitigated through onsite plantings of coast live oaks (<i>Quercus Agrifolia</i>) trees at a minimum 15-gallon size. The project applicant shall prepare a Planting Plan to address oak woodland planting as mitigation. The project applicant shall replace removed oak trees at the following ratios:</p> <ul style="list-style-type: none"> • 5:1 replacement for impacted oak trees greater than 25 inches in diameter 	Oak woodland habitat	During or after construction	<ul style="list-style-type: none"> • The project applicant shall prepare a Planting Plan to address oak woodland planting as mitigation. 	<ul style="list-style-type: none"> • City of Belmont

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<ul style="list-style-type: none"> • 2:1 replacement for impacted oak trees smaller than 25 inches in diameter <p>The replacement trees shall be monitored for a period of five years and shall be able to survive the last two years of the minimum five-year monitoring period without supplemental irrigation. If at any time the applicant identifies additional trees that need to be removed, the applicant shall first get written approval from the City of Belmont and applicant shall revise the final Planting Plan to include additional tree plantings in accordance with the abovementioned ratios.</p> <p>The applicant may also mitigate by contributing to the City’s in-lieu fee program fund (at a 2:1 ratio) in accordance with the City’s current Master Fee Schedule for oak trees plantings that cannot replanted onsite.</p>			<ul style="list-style-type: none"> • The project applicant shall replace removed oak trees at the ratios listed in the mitigation measure. • The trees shall be monitored for a period of five years and shall be able to survive the last two years of the minimum five-year monitoring period without supplemental irrigation. 	
<p>Mitigation Measure CUL-1: Cultural Resources Sensitivity Training and Inadvertent Discovery</p> <p>A professional archeologist shall provide sensitivity training to supervisory staff (biological monitor and construction foreman) prior to initiation of site preparation and/or construction to alert construction workers to the possibility of exposing significant historic and/or prehistoric archaeological resources within the project area. The training shall include a discussion of the types of prehistoric or historic objects that could be exposed and how to recognize them, the need to stop excavation at a discovery and for protection and notification. An “alert sheet” shall be posted in</p>	<p>All project areas where ground disturbance occurs</p>	<p>During construction</p>	<ul style="list-style-type: none"> • Professional archeologist provides sensitivity training supervisory staff • Construction crews stop work within 100 feet of discovery • Qualified archaeologist 	<ul style="list-style-type: none"> • City of Belmont • Qualified archeologist • Cultural resources specialist • Construction contractor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>staging areas, such as in construction trailers, to alert personnel to the procedures and protocols to follow for the discovery of a potentially significant historic and/or prehistoric archaeological resources.</p> <p>In the event of an unanticipated discovery of archaeological and/or historical deposits during project implementation, the City shall ensure that construction crews shall stop all work within 100 feet of the discovery until a qualified archaeologist can assess the previously unrecorded discovery and provide recommendations. A qualified cultural resource specialist/archaeologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, the resource shall be documented on California State Department of Parks and Recreation cultural resource record forms and no further effort shall be required. If work must commence in the sensitive area, it can only be performed using hand tools or powered hand tools, cannot include ground disturbance below the topsoil layer, and can only be accessed on foot. Alternatively, the cultural resource specialist/archaeologist shall evaluate the resource and determine whether it is:</p> <ul style="list-style-type: none"> • Eligible for the CRHR (and a historical resource for purposes of CEQA), or • A unique archaeological resource as defined by CEQA. <p>If the resource meets the criteria for eligibility on the CHRH or is a unique archaeological resource, work shall remain halted and the cultural resources specialist/archaeologist shall consult with the City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA Guidelines Section 15064.5(b).</p> <p>Avoidance of the area, or avoidance of impacts to the resource, is the preferred method of mitigation for impacts to cultural resources</p>			<p>assesses the discovery and provides recommendations</p> <ul style="list-style-type: none"> • Implement appropriate measures to document and/or mitigate impacts on cultural resources 	

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>and shall be required unless there are other equally effective methods. Other methods to be considered shall include evaluation, collection, recordation, and analysis of any significant cultural materials in accordance with a Cultural Resources Management Plan prepared by the qualified cultural resource specialist/archaeologist. The methods and results of evaluation or data recovery work at an archaeological find shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System.</p> <p>Work may commence upon completion of evaluation, collection, recordation, and analysis, as approved by the qualified archeologist.</p>				
<p>Mitigation Measure CUL-2: Human Remains</p> <p>In the event of an unanticipated discovery of human remains during project implementation, the City shall ensure that construction crews stop all work within 100 feet of the discovery. The City shall treat any human remains and associated or unassociated funerary objects discovered during soil-disturbing activities according to applicable State laws. Such treatment includes work stoppage and immediate notification of the County of San Mateo coroner, requisition of a qualified archaeologist, and, in the event that the coroner determines that the human remains are Native American, notification of the Native American Heritage Commission (NAHC) according to the requirements in Public Resources Code (PRC) Section 5097.98. The NAHC would appoint a Most Likely Descendant (MLD). A qualified archaeologist, the City, 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 (CEQA Guidelines Section 15064.5[d]). The agreement would take into consideration the appropriate excavation, removal, recordation, analysis,</p>	<p>All project areas where ground disturbance occurs</p>	<p>During construction</p>	<ul style="list-style-type: none"> • Construction crews shall stop work within 100 feet of discovery • Implement procedures for discovery of human remains per state law 	<ul style="list-style-type: none"> • City of Belmont • Qualified archeologist • Cultural resources specialist • Construction contractor • County Coroner

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. Work may recommence in the area of discovery following treatment of remains and any associated funerary objects.</p>				
<p>Mitigation Measures GEO-1: Prepare Stormwater Pollution Prevention Plan (SWPPP)</p> <p>A project-specific Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted to the City for review prior to construction. The SWPPP shall be implemented during construction by the project applicant. The SWPPP shall be prepared by a Qualified SWPPP Developer, and SWPPP implementation shall be monitored by a Qualified SWPPP Practitioner. The project-specific SWPPP shall include the following:</p> <ul style="list-style-type: none"> • Locations of all proposed temporary and permanent soil and erosion control best management practices (BMPs). BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Construction BMP Handbook or the Caltrans Construction Site BMPs Manual. • Monitoring and maintenance of all BMPs, including at least annual monitoring for erosion and BMP maintenance, for a period of 3 years and until final slope stabilization has been completed as evidenced by a minimum of 70-percent vegetation cover in disturbed areas. • All freshly graded slopes and soil surfaces disturbed during construction shall be planted with erosion-resistant vegetation. 	All project areas	Prior to construction	<ul style="list-style-type: none"> • Prepare and implement project-specific SWPPP 	<ul style="list-style-type: none"> • California State Water Resources Control Board • City of Belmont Construction contractor
<p>Mitigation Measures GEO-3: Paleontological Resources Sensitivity Training and Inadvertent Discovery</p>	N/A	During construction	<ul style="list-style-type: none"> • Professional paleontologist 	<ul style="list-style-type: none"> • City of Belmont

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>A professional paleontologist shall provide sensitivity training to supervisory staff (construction foreman) to alert construction workers to the possibility of exposing significant paleontological resources within the project area. The training shall be conducted to recognize fossil materials in the event that any are uncovered during construction.</p> <p>In the event that a paleontological resource is uncovered during project implementation, all ground-disturbing work within a 50-foot radius shall be halted. A qualified paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified paleontologist shall evaluate the resource and determine whether it is “unique” under CEQA, Appendix G, part V. If the resource is determined not to be unique, work may commence in the area. If the resource is determined to be a unique paleontological resource, work shall remain halted and the paleontologist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA. Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts to paleontological resources. If preservation-in-place is not feasible and avoidance is not possible, the fossils shall be recovered, prepared, identified, catalogued, and analyzed according to current professional standards under the direction of a qualified paleontologist. All recovered fossils shall be curated at an accredited and permanent scientific institution according to Society of Vertebrate Paleontology (SVP) standard guidelines. Work may commence upon completion of treatment.</p>			shall provide sensitive training to supervisory staff	<ul style="list-style-type: none"> Qualified paleontologist Construction contractor and personnel
Mitigation Measure HAZ-1: Fire Prevention Procedures	All work areas	During construction	<ul style="list-style-type: none"> Provide training to all workers on the 	<ul style="list-style-type: none"> City of Belmont

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>The construction contractor shall implement the following fire prevention procedures to reduce the potential risk of fire ignitions during construction:</p> <ul style="list-style-type: none"> • Prior to ground disturbing activities, all workers on the project site shall be trained regarding the proper handling and/or storage of materials posing a fire hazard, potential ignition sources (such as cigarettes or sparking equipment), and appropriate types and use of fire protection equipment. • Fire suppression equipment, including fire extinguishers, water, and shovels, shall be available on-site at all times. • All ignitions shall warrant a call to the fire department to ensure the ignition is fully extinguished. • Vehicles shall not be parked in vegetated areas. If vegetated areas must be used for parking, vegetation shall be mowed to a height of less than 4 inches to avoid contact with the underside of vehicles. • Smoking shall be allowed only inside fully enclosed vehicles with closed windows. Cigarette butts shall be thoroughly extinguished, properly contained, and transported off site for disposal. 			<p>proper handling and/or storage of hazardous materials on-site</p> <ul style="list-style-type: none"> • Implement fire prevention measures to reduce the potential risk of fire ignitions during construction 	<ul style="list-style-type: none"> • Belmont Fire Department • Construction contractor and personnel
<p>Mitigation Measure TCR-1: Tribal Cultural Resources Inadvertent Discovery</p> <p>The training and Alert Sheet identified under Mitigation Measure CUL-1 shall also encompass tribal cultural resources.</p> <p>In the event that an archaeological resource is discovered, ground-disturbing work shall be halted within 100 feet of the find and a qualified Tribal Cultural Monitor shall be brought to the site. The qualified Tribal Cultural Monitor shall evaluate the resource and</p>	<p>All project areas where ground disturbance occurs</p>	<p>During construction</p>	<ul style="list-style-type: none"> • In the event that an archaeological resource is discovered, ground-disturbing work shall be halted within 100 feet of the find and a qualified Tribal 	<ul style="list-style-type: none"> • City of Belmont • Qualified archeologist • Tribal Cultural Monitor

APPENDIX G - MITIGATION MONITORING AND REPORTING PROGRAM

Table 2: Mitigation Monitoring and Reporting Program – Future Development of the Adjacent Parcels

Mitigation Measures	Applicable Locations	Timing	Monitoring/Reporting Action	Responsible and Involved Parties
<p>determine whether it is of special importance to a California Native American tribe. If the resource is determined not to be of importance to the tribe, work may commence in the area.</p> <p>If the resource meets the criteria for an important tribal resource, work shall remain halted within 100 feet of the find, and the qualified Tribal Cultural Monitor shall evaluate the resource and determine whether it is an important resource to the local Native American Tribe. If the resource is important to the tribe, work shall remain halted within 100 feet of the area of the find and the qualified Tribal Cultural Monitor shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the tribal cultural resource pursuant to PRC Section 21084.3. Methods may include the following:</p> <ul style="list-style-type: none"> • Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on tribal cultural resources. • Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: <ul style="list-style-type: none"> ○ Protecting the cultural character and integrity of the resource ○ Protecting the traditional use of the resource ○ Protecting the confidentiality of the resource ○ Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places ○ Protecting the resource. <p>Work in the area may commence upon completion of treatment, as approved by the City.</p>			<p>Cultural Monitor shall be brought to the site.</p> <ul style="list-style-type: none"> • Qualified Tribal Cultural Monitor assesses the discovery and provides recommendations • Implement appropriate measures to document and/or mitigate impacts on tribal cultural resources 	