



## MITIGATION MONITORING + REPORTING PROGRAM

**PROJECT NAME**

575 Los Trancos Road Residential Project

**APPLICATION NUMBER**

21PLN-00196

**APPROVED BY**

Emily Foley, City of Palo Alto

**APPLICANT/OWNER**

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The Final Initial Study Mitigated Negative Declaration (IS-MND) for the 575 Los Trancos Road Residential Project identifies the mitigation measures that must be implemented to reduce the impacts associated with the project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

*... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.*

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting an IS-MND.

The mitigation monitoring table lists those mitigation measures that would be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure.



## MITIGATION MONITORING + REPORTING PROGRAM

Environmental Impact	Mitigation Measure	Responsible for Implementation	Timing of Compliance	Oversight of Implementation
<b>AIR QUALITY</b>				
AQ-1	<p><b>BAAQMD Basic Construction Mitigation.</b> The property owner or their designee shall implement the following measures during project construction to reduce dust fall-out emissions:</p> <ul style="list-style-type: none"> <li>▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, and graded areas) shall be watered two times per day.</li> <li>▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered or maintain at least 2 feet of freeboard.</li> <li>▪ 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.</li> <li>▪ Enclose, cover, water daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)</li> <li>▪ All roadways, driveways, and sidewalks to be paved 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.</li> <li>▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure CCR Title 13, Section 2485). Clear signage shall be</li> </ul>	Project Applicant/verified in the field by the Development Services Department Building Division	Prior to issuance of grading permit and periodically during construction	City of Palo Alto Development Services Department Building Division

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	<p>provided for construction workers at all access points.</p> <ul style="list-style-type: none"> <li>All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>Post a publicly visible sign with the telephone number and person to contact at the City of Palo Alto or construction contractor 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.</li> </ul>			

**BIOLOGICAL RESOURCES**

BIO-1	<p><b>Worker Environmental Awareness Program (WEAP).</b> Prior to initiation of construction activities (including staging and mobilization) all personnel associated with project construction shall attend a Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist, to aid workers in recognizing special-status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and measures required to reduce impacts to biological resources within the work area. A qualified biologist shall prepare a fact sheet conveying this information for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The forms from all trainings shall be available to the City upon request to document compliance.</p>	Project Applicant/verified in the field by the Development Services Department Building Division	Prior to initiation of construction activities	City of Palo Alto Development Services Department Building Division
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Environmental Impact	Mitigation Measure	Responsible for Implementation	Timing of Compliance	Oversight of Implementation
BIO-2	<p><b>Special-Status Plant Species Botanical Surveys.</b> A qualified biologist shall conduct a protocol level botanical survey, including a site visit during the blooming period of the target species in March through July. If the CRPR 1 rank plant is found, the plants shall be avoided by installing protective fencing and warning construction personnel of their presence through the WEAP training. If special-status plants species cannot be avoided, impacts shall be mitigated at a minimum ratio of 1:1 (number of acres or individuals restored to number of acres or individuals impacted). A restoration plan shall be prepared and submitted to the City for review and approval and to CDFW for review. The restoration plan shall include, at a minimum, the type and area of habitat to be established, restored, enhanced, and/or preserved; goals and objectives of the mitigation project; a monitoring plan including performance standards and success criteria; and maintenance activities to occur during monitoring. The applicant shall implement the measures prior to commencement of ground disturbance, tree removal or construction.</p>	Project Applicant/ verified by the Development Services Department Building Division	Prior to initiation of construction activities; during restoration if required	City of Palo Alto Development Services Department
BIO-3	<p><b>Best Management Practices for Protection of Steelhead and Aquatic Habitat.</b> No vegetation removal, ground disturbance or construction shall occur within the creek or the 20-foot creek setback zone, which shall be demarcated with high visibility orange construction fencing to ensure avoidance of impacts to the aquatic habitat. Best management practices (BMPs) shall be developed and implemented during all grading and construction activities to prevent erosion and sedimentation into the creek and to prevent the spill of contaminants in or around the creek. The following BMPs shall be included and implemented on-site during construction to prevent any indirect impacts to aquatic habitat, as well as jurisdictional waters and wetlands:</p> <ul style="list-style-type: none"> <li>▪ Vehicles and equipment shall be checked at least daily for leaks and maintained in good working</li> </ul>	Project Applicant/ verified in the field by the Development Services Department Building Division	Prior to initiation of construction activities and periodically during construction	City of Palo Alto Development Services Department Building Division

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	<p>order. Spill kits shall be available on-site at all times and a spill response plan shall be developed and implemented.</p> <ul style="list-style-type: none"> <li>▪ Sediment and erosion control measures (e.g., sand or gravel bags, hay bales, check dams) shall be implemented and maintained throughout the project site to prevent the entry of sediment and/or pollutants into any waterways or jurisdictional areas. No monofilament plastic may be used for erosion control materials.</li> </ul>			
BIO-4	<p><b>Preconstruction Surveys for California Giant Salamander, Santa Cruz Black Salamander, Western Pond Turtle, California Red-Legged Frog, and San Francisco Garter Snake.</b> A qualified biologist shall conduct a pre-construction survey within 24 hours of the initiation of project activities. If California Giant Salamander, Santa Cruz Black Salamander, and/or Western Pond Turtle are observed the animal shall be allowed to leave the site on its own. If California Red-Legged Frog, and/or San Francisco garter snake is found, USFWS shall be notified immediately to determine the correct course of action and the proposed project shall not begin until approved by USFWS.</p> <p>Prior to ground disturbance, a temporary wildlife exclusion barrier shall be installed along the limits of disturbance. A qualified biologist shall inspect the area prior to barrier installation. The barrier shall be designed to prevent the target species from entering the project area and will remain in place until all development activities have been completed. This barrier shall be inspected daily by a qualified biologist and maintained and repaired as necessary to ensure that it is functional and is not a hazard to the target species on the outer side of the barrier.</p> <p>A qualified biologist shall be present during all grading and initial ground disturbing activities. Vegetation disturbance shall be the minimum necessary to achieve</p>	Project Applicant/verified by the Development Services Department	Prior to initiation of construction activities; during grading and initial ground disturbing activities; during construction if required	City of Palo Alto Development Services Department

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	<p>the goals of the project. Immediately prior to initial ground disturbance and vegetation removal, a qualified biologist shall conduct a visual clearance survey. Vegetation shall be cut to 6 inches in height using hand tools (including string trimmers or chainsaw for brush). Once the ground is visible, a second visual survey for target species shall be conducted by the biologist prior to additional ground disturbance.</p> <p>Should California Giant Salamander, Santa Cruz Black Salamander, or Western Pond Turtle be observed within the project site, construction shall be halted in the vicinity until either the animal exits the site on its own or until a qualified biologist relocates the animal to suitable habitat in the immediate vicinity. Should California Red-Legged Frog, and/or San Francisco garter snake be observed within the project site, the USFWS shall be notified immediately and construction shall be halted until either the animal exits the site on its own or until a qualified biologist with the appropriate USFWS Recovery Permit relocates the animal.</p> <p>No work shall occur during a rain event over 0.25.” If a rain event occurs, a qualified biologist shall inspect the site again prior to resuming work. All holes and trenches shall be covered at the end of the day or ramped to avoid entrapment</p>			
BIO-5	<p><b>Focused Surveys for Special-Status Bat Species and Roosting Bat Protection Plan.</b> Prior to tree removal, a qualified biologist shall conduct a focused survey of all trees to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. If tree removal is planned for the fall, it is recommended the survey be conducted in September to ensure tree removal would have adequate time to occur during seasonal periods of bat activity, as described below. If tree removal is planned for the spring, it is recommended the survey be conducted during the earliest possible time in March, to</p>	Project Applicant/ verified by the Development Services Department	Prior to tree removal and during tree removal if bats found	City of Palo Alto Development Services Department

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	<p>allow for suitable conditions for both the detection of bats and subsequent tree removal. Trees containing suitable potential bat roost habitat features shall be clearly marked or identified.</p> <p>If day roosts are found to be potentially present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City of Palo Alto's approval. The plan shall incorporate the following guidance as appropriate:</p> <ul style="list-style-type: none"> <li>▪ To the extent possible, trees identified as suitable roosting habitat shall be removed during seasonal periods of bat activity, including the following, but not during maternity season: <ul style="list-style-type: none"> <li>○ Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs.</li> <li>○ Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs.</li> </ul> </li> <li>▪ If a tree must be removed during the maternity/breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist's guidance, the contractor shall implement measures similar to or better than the following: <ul style="list-style-type: none"> <li>○ If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this recommendation.</li> <li>○ If it is found that an active maternity roost of a colonial roosting species is present, the</li> </ul> </li> </ul>			

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	<p>roost shall not be disturbed during the breeding season (April 15 to August 31).</p> <ul style="list-style-type: none"> <li>Potential colonial hibernation roosts may only be removed during seasonal periods of bat activity. Potential non-colonial roosts that cannot be avoided shall be removed on warm days in late morning to afternoon when any bats present are likely to be warm and able to fly. Appropriate methods shall be used to minimize the potential harm to bats during tree removal. Such methods may include using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two.</li> </ul>			
BIO-6	<p><b>Preconstruction Surveys for San Francisco Dusky-Footed Woodrat.</b> A qualified biologist shall conduct a pre-construction survey for woodrats no more than 14 days prior to construction. Nests within 50 feet of project activity that would not be directly impacted by project activity shall be demarcated with a 10-foot avoidance buffer and left intact. If a nest(s) that cannot be avoided are found during the pre-construction survey, an approved biologist shall dismantle the nest and relocate it to suitable habitat outside the work area no more than 50 feet away with the goal of ensuring the individuals are allowed to leave the work area(s) unharmed before on site activities begin. Nest relocation shall occur within 48 hours of construction activities to ensure that nests are not reestablished.</p>	Project Applicant/verified by the Development Services Department	No more than 14 days prior to initiation of construction activities	City of Palo Alto Development Services Department
BIO-7	<p><b>Preconstruction Surveys for Nesting Birds.</b> A general pre-construction nesting bird survey shall be conducted</p>	Project Applicant/verified by the	Within 14 days prior to the	City of Palo Alto Development



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	<p>by a qualified biologist within 14 days prior to the initiation of construction activities. If construction is stopped for more than 14 days during the nesting season, a pre-construction survey shall be conducted prior to the re-start of construction activities. Surveys shall include the disturbance area plus a 50-foot buffer for passerine species, and a 500-foot buffer for raptors. If active nests are located, an appropriate avoidance buffer shall be established within which no work activity would be allowed that would impact these nests. The avoidance buffer shall be established by the qualified biologist on a case-by-case basis based on the species and site conditions. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until juveniles have fledged and/or the nest is inactive. A qualified biologist shall confirm that breeding/nesting is complete, and the nest is no longer active prior to removal of the buffer. If work within a buffer area cannot be avoided, then a qualified biologist shall be present to monitor all project activities that occur within the buffer. The biological monitor shall evaluate the nesting avian species for signs of disturbance and shall have the ability to stop work.</p>	Development Services Department	initiation of construction activities	Services Department
BIO-8	<p><b>Protection of Retained Trees.</b> The project applicant shall adhere to recommendations as described in the arborist report prepared by Kielty Arborist Services (Kielty Arborist Services 2021) regarding protection of retained trees. Recommendations include landscape buffers, tree pruning, root cutting, trenching and excavation, irrigation, grading, and inspections.</p>	Project Applicant/verified by the Development Services Department	Prior to issuance of grading permit and during site preparation	City of Palo Alto Development Services Department
<b>CULTURAL RESOURCES</b>				
CR-1	<p><b>Worker’s Environmental Awareness Program (WEAP).</b> Prior to project ground disturbance, all construction personnel and contractors responsible for overseeing and operating ground-disturbing activities shall be</p>	Project Applicant/verified by the Development	Prior to ground disturbance	City of Palo Alto Development

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	<p>required to receive cultural awareness and sensitivity training. The purpose of this training is to educate construction personnel regarding the legal obligations of the project, the types of archaeological deposits that may be encountered during construction, and the appropriate procedures required in the event of a discovery of archaeological resources, paleontological resources, or human remains. The WEAP shall also provide cultural sensitivity training to ensure respectful and appropriate behaviors in the vicinity of archaeological deposits and human remains. The WEAP shall be implemented by a qualified archaeologist that meets or exceeds the Secretary of the Interior’s Professional Qualifications Standards in archaeology.</p>	<p>Services Department</p>		<p>Services Department</p>
<p>CR-2</p>	<p><b>Archaeological and Native American Monitoring.</b> A qualified archaeologist shall conduct archaeological monitoring for all project-related ground disturbing activities. Archaeological monitoring shall be performed under the direction of an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology (National Park Service 1983). Locally affiliated Native American tribes shall be given the opportunity to conduct Native American monitoring. In the event that Native American monitoring occurs, a locally affiliated tribal member shall monitor all project-related ground disturbing activities. The monitor(s) will have the authority to halt and redirect work should any archaeological resources be identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find evaluated for listing in the CRHR. Archaeological monitoring may be reduced to spot-checking or eliminated at the discretion of the monitors, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 60 percent of rough grading. If monitoring is reduced to spot-checking, spot-checking shall occur</p>	<p>Project Applicant/verified by the Development Services Department</p>	<p>During ground disturbing activities</p>	<p>City of Palo Alto Development Services Department</p>

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CR-3	<p>when ground-disturbance moves to a new location within the project area and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).</p> <p><b>Unanticipated Discovery of Cultural or Tribal Cultural Resources.</b> In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area shall be halted and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archeology (National Park Service 1983) shall be contacted immediately to evaluate the find. If the find is Native American in origin, then a Native American representative shall also be contacted to participate in the evaluation of the find. The qualified archaeologist, and, if applicable, the Native American representative, shall examine the find and make appropriate recommendations regarding additional work necessary to evaluate the significance of the find and the appropriate treatment of the resource. All cultural resources identified shall be evaluated for CRHR eligibility and local listing. Additional work may be necessary to evaluate the resource for inclusion in the CRHR or local listing. Recommendations could include, but are not limited to, invasive or non-invasive testing, sampling, laboratory analysis, preservation in place, or data recovery. A report of findings documenting any data recovered during monitoring shall be prepared by a qualified archaeologist and submitted to the Director of Planning. If the discovery is determined to be Native American in nature, the on-site Native American monitor, if applicable, shall be consulted to determine the appropriate treatment of the resource. In the event that no Native American monitor is contracted, locally affiliated Native American tribes shall be invited to consult regarding the appropriate treatment of any Native American resources identified during project construction.</p>	Project Applicant/ verified by the Development Services Department	During ground disturbing activities	City of Palo Alto Development Services Department

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<b>GEOLOGY/SOILS</b>				
GEO-1	<p><b>Geotechnical Design Considerations.</b> The project plans submitted for building permit approval shall incorporate the design recommendations outlined in the Geotechnical Study prepared by Earth Systems on April 9, 2021, or any other design feature or measure shown to equivalently reduce impacts associated with geology and soils to the satisfaction of the Director of Public Works. These include recommendations under the categories of:</p> <ul style="list-style-type: none"> <li>▪ General site preparation</li> <li>▪ Compaction</li> <li>▪ Fill</li> <li>▪ Mat slab foundations</li> <li>▪ Post-tensioned slab foundations</li> <li>▪ Interior slab-on-grade construction</li> <li>▪ Exterior flatwork</li> <li>▪ Swimming pool</li> <li>▪ Utility trench backfills</li> <li>▪ Management of site drainage and finish improvements</li> <li>▪ Geotechnical observation and testing</li> </ul> <p>Refer to the Geotechnical Study for full detail recommendations for each of the abovementioned categories.</p>	Project Applicant/verified by the Development Services Department Building Division	Prior to issuance of building permit	City of Palo Alto Development Services Department
GEO-2	<p><b>Discovery of Previously Unidentified Paleontological Resources.</b> In the event a fossil is uncovered during Project construction, all work shall cease until a certified paleontologist can investigate the finds and make appropriate recommendations. Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the monitor.</p>	Project Applicant/verified by the Development Services Department	During construction activities	City of Palo Alto Development Services Department

