

**MONTE CRESTA ROAD EXTENSION PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Prepared for:

**City of Belmont
Public Works Department
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MITIGATION MONITORING PROGRAM:
MONTE CRESTA ROAD EXTENSION PROJECT

When adopting a Mitigated Negative Declaration, the CEQA Guidelines [Section 15074(d)] require that Lead Agencies adopt a program for reporting on or monitoring the changes which it has required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

This monitoring program for mitigation measures identified by the Mitigated Negative Declaration includes:

1. A list of mitigation measures with a space for the completion date,
2. The full text of the mitigation measures, and
3. Monitoring details, including: 1) agency responsible for implementation, 2) timing, and 3) standards of success.

List of Mitigation Measures and Date of Completion

Mitigation Measure	Completion Date
1. The project contractors shall water all active construction sites at least twice daily.	
2. The project contractors shall cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.	
3. The contractors shall pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.	
4. The project contractors shall sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.	
5. The project contractors shall sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.	
6. The project contractors shall hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).	
7. The project contractors shall enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).	
8. The project contractors shall limit traffic speeds on unpaved roads to 15 miles per hour.	
9. The project contractors shall install sandbags or other erosion-control measures to prevent silt runoff to public roadways.	

Mitigation Measure	Completion Date
10. The project contractors shall replant vegetation in disturbed areas as quickly as possible.	
<p>11. To minimize impacts on nesting passerines, pre-construction surveys and no-construction buffer zones shall be implemented as appropriate:</p> <ul style="list-style-type: none"> • Pre-construction Surveys and Monitoring: A pre-construction nesting bird survey shall be conducted by a qualified biologist no more than 30 days prior to any grading or land clearing operations. If nesting birds are present, tree trimming or removal shall be restricted until such time as the young birds have fledged. • If nesting passerines are observed, an appropriate buffer zone shall be provided around any active nest to prevent mortality of young through nest abandonment. Depending on site conditions, no-construction buffer zones are typically 100 feet for passerines and 200 feet or more for raptors. 	
<p>12. To ensure that the silver bush lupines (mission blue butterfly host plant) are not accidentally impacted during grading and road construction, the following mitigation measures shall be implemented</p> <ul style="list-style-type: none"> • Silver lupine plants identified in the vicinity of the proposed roadway extension shall be protected by installation of orange construction fencing around the plants. • The grading contractor shall be informed of the potential presence of an endangered species and shall be made aware of the implications of violating the Endangered Species Act. • If the lupines are accidentally impacted by the contractor, the contractor shall be responsible for implementing any mitigation measures the USFWS determines are warranted. 	
<p>13. To minimize impacts on mission blue butterflies from future construction-related activities, presence/absence surveys shall be conducted during the flight season, which extends from March through the end of June, to be implemented as follows:</p> <ul style="list-style-type: none"> • Silver lupine plants identified in the vicinity of the proposed roadway extension shall be protected by installation of orange construction fencing around the plants. The grading contractor shall be informed of the potential presence of an endangered species and made aware of the implications of violating the Endangered Species Act. If the lupines are accidentally impacted by the contractor, the contractor shall be responsible for implementing any mitigation measures the USFWS determines are warranted. • If proposed grading (i.e. for future houses) would impact 	

Mitigation Measure	Completion Date
<p>silver bush lupines At least three site visits shall be made by a qualified entomologist, during which larval host plants should be inspected for adults butterflies, eggs, larvae and evidence of larval feeding damage. If presence of mission blue butterfly is confirmed, consultation with the U.S. Fish and Wildlife Service (USFWS) will be required before grading can proceed. Specific mitigation measures will need to be developed in consultation with the USFWS.</p>	
<p>14. To minimize impacts on existing trees on the site, protective fences and tree removal fees shall be implemented as appropriate:</p> <ul style="list-style-type: none"> • As detailed in the City Consulting Arborist’s report, a full-perimeter six-foot high chain link fence shall be erected around the canopy dripline of Oak #2, at least ten feet out from the dripline foliage. Professional-grade silt-fencing with built-in wood stakes shall be installed around the outside of the chain link perimeter by digging a shallow trench as per package instructions. At least three waterproof 8”x11” signs shall be affixed to the fence around tree #2 stating “Tree Protection Fence: do not alter or remove without written permission from City arborist. Call (650) 697-0990). • Tree removal fees shall apply to all trees measuring 6-inches in diameter or greater to be removed as a part of the project as per the 2004 Master Fee Schedule, “Tree Removal Fees – Development Projects”. Mitigation plantings shall apply as per the Belmont Tree Ordinance. The exact number of replacement trees shall be determined by the City. 	
<p>15. To minimize impacts on geologic and soil stability on the site, the applicant shall comply with all recommendations in the applicable Earth Mechanics Engineers Geotechnical Reports.</p> <ul style="list-style-type: none"> • A supplemental geotechnical investigation of the project shall be provided by the applicant for the review and approval by the City’s geotechnical consultants prior to issuance of any construction permits. The supplemental investigation shall include all information identified as necessary in the Cotton/Shires December November 8, 2000 letter report and May 10 and September 8, 2005 peer review letters. • In addition, the applicant’s geotechnical consultant shall review and approve all geotechnical aspects of the project construction and grading plans (i.e., site preparation and grading, site drainage improvements, and design parameters for foundations, retaining walls, street 	

Mitigation Measure	Completion Date
<p>pavement, and driveway) to ensure that their recommendations have been properly incorporated.</p> <ul style="list-style-type: none"> The results of the plan review shall be summarized by the applicant’s geotechnical engineer in a letter to be submitted to the City Engineer for review and approval prior to the issuance of grading, encroachment, and building permits. 	
<p>16. The project shall comply with the following requirements of the South County Fire Authority:</p> <ol style="list-style-type: none"> The roadway width must be at least 20 feet, it must be clear and unobstructed, with an all-weather surface capable of supporting 60,000lbs, and have outside turning radius of 51 feet. A fire hydrant at the end of the roadway shall be added to project plans prior to project approval. Fire flow calculations shall be submitted to the South County Fire Authority along with final project plans showing that water pressure and flows will meet the Authority’s minimum standards. No-parking signage, and red-curbs on one side of the roadway. A vegetation management plan shall be prepared for the project that stipulates clearing all vegetation to at least 10’ from each curb. This plan shall be submitted to the South County Fire Authority prior to issuance of roadway construction permits 	
<p>17. In order to minimize storm-water runoff, the project storm drainage facilities shall be designed to detain all post-development increased storm-water peak flows on-site as follows:</p> <ul style="list-style-type: none"> This post-development runoff shall be calculated using a 30-minute time of concentration to determine the pre-development site runoff for a ten-year storm event, and subtracting it from the post-development ten-year storm event runoff with a 30-minute time of concentration. The resulting increased runoff shall be directed to an on-site detention facility. The City of Belmont standard conditions of approval require that a drainage plan be submitted, which includes drainage patterns on the site and from adjacent properties. The City shall require the following condition of approval to ensure compliance with its NPDES Stormwater Discharge permit. 	

Mitigation Monitoring

Air Quality

1. The project contractors shall water all active construction sites at least twice daily.
2. The project contractors shall cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
3. The project contractors shall pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
4. The project contractors shall sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
5. The project contractors shall sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
6. The project contractors shall hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
7. The project contractors shall enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
8. The project contractors shall limit traffic speeds on unpaved roads to 15 miles per hour.
9. The project contractors shall install sandbags or other erosion-control measures to prevent silt runoff to public roadways.
10. The project contractors shall replant vegetation in disturbed areas as quickly as possible.

Party Responsible for Mitigation: Construction contractor/Project applicant

Monitoring Agency: Public Works Department

Timing Process: The construction contractor shall provide regular, on-site inspection to ensure measures are effectively implemented during demolition and construction phases of the project. The Public Works Department shall monitor the implementation of air quality control measures through its inspection process during the

grading and construction stages of project development, and through routine review of contractor records documenting performance of mitigation measures.

Standards of Success:

These measures will be deemed successful through confirmation of compliance with these mitigation measures by the City Public Works Department.

Biological Resources

11. To minimize impacts on nesting passerines, pre-construction surveys and no-construction buffer zones, as appropriate, shall be implemented:
 - Pre-construction Surveys and Monitoring: A pre-construction nesting bird survey shall be conducted by a qualified biologist no more than 30 days prior to any grading or land clearing operations. If nesting birds are present, tree trimming or removal shall be restricted until such time as the young birds have fledged.
 - If nesting passerines are observed, an appropriate buffer zone will be needed around any active nest to prevent mortality of young through nest abandonment. Depending on site conditions, no-construction buffer zones are typically 100 feet for passerines and 200 feet or more for raptors.
12. To ensure that the silver bush lupines are not accidentally impacted during grading and road construction, the following mitigation measures shall be implemented:
 - Silver lupine plants identified in the vicinity of the proposed roadway extension shall be protected by installation of orange construction fencing around the plants.
 - The grading contractor shall be informed of the potential presence of an endangered species and made aware of the implications of violating the Endangered Species Act.
 - If the lupines are accidentally impacted by the contractor, the contractor shall be responsible for implementing any mitigation measures the USFWS determines are warranted.
13. To minimize potential impacts of future construction of houses on mission blue butterflies, presence/absence surveys shall be conducted during the flight season, which extends from March through the end of June, to be implemented as follows:
 - At least three site visits shall be made by a qualified entomologist, during which larval host plants should be inspected for adult butterflies, eggs, larvae and evidence of larval feeding damage. If presence of mission blue butterfly is confirmed, consultation with the U.S. Fish and Wildlife Service (USFWS) will be required before grading can proceed. Specific mitigation measures will need to be developed in consultation with the USFWS.

14. To minimize impacts on existing trees on the site, protective fences and tree removal fees shall be implemented as appropriate:

- As detailed in the City Consulting Arborist’s report, a full-perimeter six-foot high chain link fence shall be erected around the canopy dripline of Oak #2, at least ten feet out from the dripline foliage. Professional-grade silt-fencing with built-in wood stakes shall be installed around the outside of the chain link perimeter by digging a shallow trench as per package instructions. At least three waterproof 8”x11” signs shall be affixed to the fence around tree #2 stating “Tree Protection Fence: do not alter or remove without written permission from City arborist. Call (650) 697-0990).
- Tree removal fees shall apply to all trees measuring 6-inches in diameter or greater to be removed as a part of the project as per the 2004 Master Fee Schedule, “Tree Removal Fees – Development Projects”. Mitigation plantings shall apply as per the Belmont Tree Ordinance. The exact number of replacement trees shall be determined by the City.

Party Responsible for Mitigation: Project applicant/Construction contractor/Qualified biologist

Monitoring Agency: Planning Department

Timing Process: Surveys are to be conducted in the pre-demolition and pre-construction phases of the project. A qualified biologist shall survey the project site at appropriate times prior to building demolition and site clearing, and submit a report to the City documenting the results of these surveys. In the event that nesting/protected passerines, mission blue butterflies, and/or protected trees are potentially present, the results of the survey shall be submitted to the CDFG and/or USFWS, and appropriate avoidance measures shall be developed for implementation prior to site clearing and construction. A qualified biologist shall oversee the implementation of the avoidance measures and provide appropriate report(s) to the City documenting the

status and effectiveness of avoidance measures.

During construction, the Planning Department shall ensure that appropriate protective measures recommended by the City's arborist are implemented for the preservation and conservation of protected trees on the site.

Standards of Success:

This measure will be deemed successful if project construction is proposed outside of the nesting season for raptors and passerines, or if surveys produce negative results upon finalization of survey report. If survey(s) indicate that protected nesting birds and/or mission blue butterflies are present, compliance with avoidance measures as formulated by CDFG and/or USFWS, and documented by a qualified biologist upon completion of construction activities, will constitute successful completion of required mitigation measures.

Geology and Soils

15. To minimize impacts on geologic and soil stability on the site, the applicant shall comply with all recommendations in the applicable Earth Mechanics Engineers Geotechnical Reports.
 - All supplemental geotechnical information deemed necessary by Cotton Shires shall be provided for their review and approval of the project prior to issuance of any construction permits, as summarized in the Cotton/Shires December November 8, 2000 letter report, and May 10 and September 8, 2005 peer review letters.
 - In addition, the applicant's geotechnical consultant shall review and approve all geotechnical aspects of the project construction and grading plans (i.e., site preparation and grading, site drainage improvements, and design parameters for foundations, retaining

walls, street pavement, and driveway) to ensure that their recommendations have been properly incorporated.

- The results of the plan review shall be summarized by the applicant's geotechnical engineer in a letter to be submitted to the City Geologist for review and approval prior to the issuance of grading, encroachment, and building permits.

Party Responsible for Mitigation: Project applicant/Construction contractor

Monitoring Agency: City Geologist

Timing Process: Geotechnical and drainage recommendations shall be incorporated into project plans during the design phase of the project. Implementation of these recommendations shall occur during construction phase of the project.

Standards of Success: This measure will be deemed successful upon approval by the City after final inspection of project improvements.

Hazards and Hazardous Materials

16. The project shall comply with the following requirements of the South County Fire Authority:

- The roadway width must be at least 20 feet, it must be clear and unobstructed, with an all-weather surface capable of supporting 60,000lbs, and have outside turning radius of 51 feet.
- A fire hydrant at the end of the roadway shall be added to project plans prior to project approval. Fire flow calculations shall be submitted to the South County Fire Authority along with final project plans showing that water pressure and flows will meet the Authority's minimum standards.
- No-parking signage, and red-curbs on one side of the roadway.
- A vegetation management plan shall be prepared for the project that stipulates clearing all vegetation to at least 10' from each curb. This plan shall be submitted to the South County Fire Authority prior to issuance of roadway construction permits

Party Responsible for Mitigation: Project applicant/Construction contractor

Monitoring Agency: South County Fire Authority
Fire Marshal

Timing Process:

Fire Authority requirements shall be incorporated into project plans during the design phase of the project. Implementation of these recommendations shall occur during construction phase of the project

Standards of Success:

This measure will be deemed successful upon approval by the City after final inspection of project improvements.

Hydrology and Water Quality

17. In order to minimize storm-water runoff, the project storm drainage facilities shall be designed to detain all post-development increased storm-water peak flows on-site as follows:

- This post-development runoff shall be calculated using a 30-minute time of concentration to determine the pre-development site runoff for a ten-year storm event, and subtracting it from the post-development ten-year storm event runoff with a 30-minute time of concentration. The resulting increased runoff shall be directed to an on-site detention facility.
- The City of Belmont standard conditions of approval require that a drainage plan be submitted, which includes drainage patterns on the site and from adjacent properties. The City requires the following condition of approval to ensure compliance with its NPDES Stormwater Discharge permit:

For new development and construction projects, the City requires the implementation of Best Management Practices for Construction (BMP's) to ensure the protection of water quality in storm runoff from the project site. In brief, the measures presented in the BMP handbook address pollution control and management mechanisms for contractor activities, e.g. structure construction, material delivery and storage, solid waste management, employee and subcontractor training, etc. The handbook also provides direction for the control of erosion and sedimentation as well as the establishment of monitoring programs to ensure the effectiveness of the BMP's. The Best Management Practices guidelines are available at the Belmont City Hall.

Party Responsible for Mitigation: Project applicant/Construction contractor

Monitoring Agency: Public Works Department

Timing Process: BMPs shall be incorporated into the project plans during

the design phase of the project and implemented during construction activities. The construction contractor shall conduct regular, on-going inspection to ensure compliance and effective implementation of BMPs.

Standards of Success:

This measure will be deemed successful through compliance with the BMP conditions at the completion of the project construction.