

505 San Pedro Project Mitigation Monitoring and Reporting Program

October 2018

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

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the 505 San Pedro Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>IV-1. <i>The following measures shall be implemented prior to and during construction activities:</i></p> <ul style="list-style-type: none"> • <i>Staging areas and access routes to any work areas shall be delineated and inspected by a qualified biologist prior to establishment to avoid unnecessary impacts to California red-legged frog (CRF) and San Francisco Garter Snake (SFGS);</i> • <i>Frog- and snake-proof exclusion fencing shall be erected around the project boundary prior to the onset of project activities. Fencing shall be a minimum of three feet in height and buried in the soil to inhibit CRF and SFGS from entering the project area;</i> • <i>Once the exclusion fence is installed, a pre-construction survey shall be conducted to ensure that CRF and/or SFGS individuals are not present within the fenced area. The results of the pre-construction survey shall be submitted to the City of Pacifica Planning Department and California Coastal Commission;</i> • <i>Prior to the initiation of construction activities, worker education and awareness training shall be conducted for all construction crews and contractors that access the site for any period of time. The education training shall be conducted prior to starting work on the project and upon the arrival of any new worker. The training shall include a brief review of the CRF and SFGS life history, field identification, habitat requirements, location of sensitive areas, possible fines for violations, avoidance measures, and correction actions if either species is encountered. The training shall direct workers to conduct daily checks prior to the start of construction for sensitive wildlife that may have found a way in. The program shall cover the mitigation measures, environmental permits, and regulatory compliance requirements as applicable. In addition, a record of all personnel trained during the project shall be maintained for compliance verification by the City of Pacifica Planning Department;</i> • <i>During project activities, all on-site trash that has the</i> 	<p>Prior to and during construction activities</p>	<p>City of Pacifica Planning Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>potential to attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following completion of construction activities, all trash and construction debris shall be removed from work areas;</i></p> <ul style="list-style-type: none"> • <i>Construction personnel shall cover any open trenches at the end of work each day or fitted with an exit ramp for any wildlife that may fall in;</i> • <i>Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the project to ensure that CRF and/or SFGS are not incidentally trapped. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material, shall not be used at the project site.</i> 			
<p><i>IV-2. If any eucalyptus trees must be removed during the monarch butterfly winter roosting season, (October through February) a qualified biologist shall survey the project site to ensure that a roosting colony is not present. Because timing of monarch migration on the coast side varies from year to year, the survey shall be conducted at a time to coincide with monarch roosting activity on the coast side for that particular year. Information on monarch roosting activity must be verified with local experts prior to conducting the survey. If a roosting colony is not detected, tree removal may commence, and further surveys shall not be required. However, if a roosting colony is detected, trees shall not be removed until the winter roosting season has concluded (i.e. monarchs have not been observed in the general area or using the trees). Results of any butterfly surveys shall be submitted to the City of Pacifica Planning Department and California Coastal Commission. If trees have already been removed prior to the onset of the winter roosting season, surveys are not warranted.</i></p>	<p>Prior to tree removal activities during October through February</p>	<p>City of Pacifica Planning Department</p>	
<p><i>IV-3. If demolition, renovation, construction, tree removal, and/or tree trimming activities are proposed during the bird nesting season (February 15 through August 31), preconstruction surveys for nesting birds, including raptors, shall be conducted by a qualified biologist within 300 feet of the construction area, prior to, and within one week of initiation of construction activities. If active bird nests are found, and project activities could potentially impact</i></p>	<p>Prior to trimming or tree removal activities during February 15 through August 31</p>	<p>City of Pacifica Planning Department USFWS CDFW</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>nesting success as determined by a qualified biologist, all necessary permits shall be obtained from the USFWS Migratory Bird Treaty Office and the California Department of Fish and Wildlife (CDFW). Results of the preconstruction surveys shall be submitted to the City of Pacifica Planning Department and California Coastal Commission.</i></p>			
<p><i>IV-4(a). Prior to removal of any on-site trees, a qualified biologist shall conduct a pre-construction habitat assessment for roosting bats to identify trees with potentially suitable habitat. Once trees with potentially suitable habitat have been identified, those trees would be surveyed for roosting bats prior to construction activities. Roosting bat surveys require timing constraints due to the overwintering season. During the overwintering season (approximately October 16 through the month of February), emergence surveys have the potential to result in a false-negative; therefore, emergence surveys will not be conducted in the overwintering season. Instead, visual surveys, such as surveys from a man-lift, may be necessary in this season. If active roosts are not found, then further action shall not be warranted. If either a maternity roost or hibernacula (structures used by bats for hibernation) is present, Mitigation Measures IV-4(b) and IV-4(c) shall be implemented. The pre-construction survey shall be submitted to the City of Pacifica Planning Department, CDFW, and the California Coastal Commission.</i></p>	<p>Prior to removal of any on-site trees</p>	<p>City of Pacifica Planning Department CDFW</p>	
<p><i>IV-4(b). If active bat maternity roosts or hibernacula are found in trees which will be removed as part of project construction, the project shall be redesigned to avoid the loss of the tree occupied by the roost to the extent feasible as determined by the CDFW. If an active maternity roost is located and the project cannot be redesigned to avoid removal of the occupied tree, demolition shall commence before maternity colonies form (i.e., prior to April 15) or after young are volant (flying) (i.e., usually after August 15). Disturbance-free buffer zones, as determined by a qualified biologist and CDFW, shall be observed during the maternity roost season (April 15 through August 15).</i></p>	<p>Prior to trimming or tree removal activities</p>	<p>City of Pacifica Planning Department CDFW</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>IV-4(c). If a non-breeding and non-overwintering roosting bat(s) is found in a tree scheduled for removal, the individuals shall be safely evicted, under the direction of a qualified biologist (i.e., a biologist holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats), by opening the roosting area to allow airflow through the cavity. Demolition shall then follow at least one night after initial disturbance for airflow. This action should allow bats to leave during darkness, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed shall first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours.</i></p>	<p>Prior to trimming or tree removal activities</p>	<p>City of Pacifica Planning Department CDFW</p>	
<p><i>IV-5. The project applicant shall obtain tree removal permits from the City of Pacifica Planning Commission for any heritage trees to be removed. In addition, the project applicant shall prepare and submit a tree protection plan prior to the issuance of a grading permit in accordance with the City Municipal Code, Sections 4-12.02 through 4-12.11.</i></p>	<p>Prior to issuance of a grading permit</p>	<p>City of Pacifica Planning Department</p>	
<p><i>V-1. In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the</i></p>	<p>During ground disturbing activities</p>	<p>City of Pacifica Planning Department County Coroner Native American Heritage Commission</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City of Pacifica Planning Department.</i></p>			
<p>V-2. <i>If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</i></p>	<p>During ground disturbing activities</p>	<p>City of Pacifica Planning Department</p>	
<p>VI-1. <i>Implement Mitigation Measure IX-1.</i></p>	<p>See MM IX-1</p>	<p>See MM IX-1</p>	
<p>VI-2. <i>All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the City of Pacifica Building Division prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Investigation prepared for the proposed project are properly incorporated and utilized in the project design.</i></p>	<p>Prior to issuance of grading and building permits</p>	<p>City of Pacifica Building Division</p>	
<p>VI-3. <i>Implement Mitigation Measure VI-2.</i></p>	<p>See MM VI-2</p>	<p>See MM VI-2</p>	
<p>VIII-1 <i>Prior to the issuance of a building permit, the applicant shall prepare and record, or provide sufficient evidence of an existing recorded agreement with the San Mateo County Recorder's Office which provides perpetual ingress and egress access between the subject property and the adjacent privately-owned property known</i></p>	<p>Prior to issuance of building permit</p>	<p>City Attorney Planning Director</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>as "Pedro Point Shopping Center." The agreement shall run with the land and be binding on all future owners and occupants of the servient estate(s) and their successors, heirs and assigns. The agreement shall be approved as to form and content by the City Attorney and Planning Director. The design and configuration of the easement shall be such that any future parking lot, property connection, or driveway, serving development on the subject site may be constructed to conform with all applicable City of Pacifica regulations, including without limitation the Zoning Regulations, California Residential Code, and California Fire Code.</i></p> <p><i>Access to the site from San Pedro Avenue via the underpass at building #3 shall be increased to provide a clearance in accordance with the California Fire Code. The applicant must demonstrate sufficient turning radius in accordance with California Fire Code to comply with the hammer head dimensions for fire truck turn around.</i></p>			
<p><i>IX-1. During construction, the contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable, which may include but are not necessarily limited to the following practices, or other BMPs identified in the California Stormwater Quality Association (CASQA) Construction BMP Handbook.</i></p> <ul style="list-style-type: none"> <i>• Temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed to control erosion from disturbed areas;</i> <i>• Inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways shall be covered or treated with nontoxic soil stabilizers;</i> <i>• Exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways shall be enclosed or covered;</i> <i>• The contractor shall ensure that no earth or organic</i> 	<p><i>During construction activities</i></p>	<p><i>City of Pacifica Planning Department</i></p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>material will be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water;</i></p> <ul style="list-style-type: none"> • <i>The following types of materials shall not be rinsed or washed into the streets, shoulder areas, or gutters: concrete, solvents and adhesives, thinners, paints, fuels, sawdust, dirt, gasoline, asphalt and concrete saw slurry, and heavily chlorinated water; and</i> • <i>Grass or other vegetative cover shall be established on the construction site as soon as possible after disturbance.</i> <p><i>The applicable BMPs shall be included via notation on the project Improvement Plans prior to review and approval by the City of Pacifica Planning Department.</i></p>			
<p><i>IX-2. The applicant shall submit, with the application of building permits, a draft Stormwater Facilities and Maintenance Plan, including detailed maintenance requirements and a maintenance schedule for the review and approval by the City of Pacifica Planning Department. Typical routine maintenance consists of the following:</i></p> <ul style="list-style-type: none"> • <i>Inlets and outlets shall be inspected for erosion or plugging.</i> • <i>Clear any obstructions and remove accumulation of sediment. Examine rock or other materials used as a splash pad and replenish as necessary.</i> • <i>Inspect slopes for evidence of erosion and correct as necessary.</i> • <i>Examine vegetation to verify health and suitability for use as erosion control.</i> • <i>Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas.</i> • <i>Abate any potential vectors by filling holes in the ground, in and around the swale, and by ensuring that water does not pool for longer than 48 hours following a storm.</i> • <i>Mosquito larvicides shall be applied only when absolutely necessary and then only by a licensed contractor.</i> • <i>Observe soil at the bottom of the filter for percolation throughout the system. If portions of the swale or filter do</i> 	<p><i>In conjunction with submittal of building permit application</i></p>	<p><i>City of Pacifica Planning Department</i></p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>not drain within 48 hours after the end of the storm, the soil should be tilled and replanted.</i></p> <ul style="list-style-type: none"> <i>Examine the vegetation to ensure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replace dead plants and remove invasive vegetation.</i> 			
<p>XI-3 <i>The applicant shall submit, with the application of building permits, the results of a qualified coastal engineer assessment of the proposed design. Due to the tsunami inundation hazard at the site, the Applicant shall retain the services of a qualified engineer with knowledge of tsunami hazards to make structural recommendations for the proposed structure which will reduce the hazard from tsunami inundation to less than significant levels, to the satisfaction of the Building Official. The applicable recommendations shall be included via notation on the project Improvement Plans prior to review and approval by the City of Pacifica Planning Department.</i></p>	<p>In conjunction with submittal of building permit application</p>	<p>City of Pacifica Planning Department Building Official</p>	
<p>XII-1. <i>Prior to issuance of certification of occupancy, all project plans shall include a note that the hours of operation of the proposed skatepark shall be restricted to between the daytime hours of 7:00 AM to 10:00 PM, subject to review and approval by the City Planning Department. The restricted hours shall be included as a condition of project approval as part of the required Use Permit.</i></p>	<p>Prior to issuance of certification of occupancy</p>	<p>City of Pacifica Planning Department</p>	
<p>XII-2. <i>The following criteria shall be included in the grading plan submitted by the project applicant for review and approval by the City of Pacifica Planning Department prior to issuance of grading permits:</i></p> <ul style="list-style-type: none"> <i>All equipment driven by internal combustion engines shall be equipped with mufflers which are in good working condition and appropriate for the equipment;</i> <i>The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where the technology exists;</i> <i>At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practical from noise-sensitive receptors;</i> 	<p>Prior to the issuance of grading permits</p>	<p>City of Pacifica Planning Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<ul style="list-style-type: none"> • Unnecessary idling of internal combustion engines shall be prohibited; • Owners and occupants of residential and non-residential properties located within 300 feet of the construction site shall be notified of the construction schedule in writing; and • The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. 			
<p>XV-I. Prior to issuance of grading and building permits, the project applicant shall submit a Traffic Control Plan to the City of Pacifica Engineering Department for review and approval. The requirements within the Traffic Control Plan shall include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> • Truck drivers shall be notified of and required to use the most direct route between the site and the freeway, as determined by the City Engineering Department; • All site ingress and egress shall occur only at the main driveways to the project site, and construction activities may require installation of temporary (or ultimate) traffic signals as determined by the City Engineer; • Specifically-designated travel routes for large vehicles shall be monitored and controlled by flaggers for large construction vehicle ingress and egress; • Warning signs indicating frequent truck entry and exit shall be posted on adjacent roads; • Any debris and mud on nearby streets caused by trucks shall be monitored daily and may require institution of a street cleaning program; • The City Engineer shall be capable of limiting the hours during which import and export of materials occurs should 	<p>Prior to issuance of grading and building permits</p>	<p>City of Pacifica Engineering Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
505 SAN PEDRO PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<i>such activities become a traffic nuisance; and</i> <ul style="list-style-type: none"> • <i>Construction employee parking shall be provided on the project site to eliminate conflicts with nearby residential areas.</i> 			
<i>XVI-2. Implement Mitigation Measure VIII-1.</i>	See MM VIII-1	See MM VIII-1	
<i>XVII-1. Implement Mitigation Measure V-1.</i>	See MM V-1	See MM V-1	