

Vista Mar Project Mitigation Monitoring and Reporting Program

July 2020

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 Vista Mar Project as revised by the City's associated Response to Comments document and Errata Sheet are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

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Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>IV-1(a). Not more than 30 days prior to initiation of ground-disturbance or vegetation removal, a qualified biologist shall conduct pre-construction surveys for all active woodrat stick nests that would be directly impacted by the proposed project. Surveys shall include all suitable habitat types within the ground disturbance footprint. Any stick nests within the construction area shall be flagged and avoided during project activity to the extent feasible. The results of the pre-construction surveys shall be submitted to the City of Pacifica Planning Department and the CDFW not less than one week prior to initiation of ground disturbance. If nest structures are not encountered during the survey, further action is not required.</i></p>	<p>Not more than 30 days prior to ground-disturbing activities or vegetation removal.</p>	<p>City of Pacifica California Department of Fish and Wildlife (CDFW)</p>	
<p><i>IV-1(b). If nest avoidance is not feasible, the nest structure shall be dismantled by a qualified biologist. Nest material shall be moved to suitable adjacent areas (i.e. woodland, scrub, or chaparral). If young are encountered during the dismantling process, the dismantling process shall cease and material shall be placed back on the nest, and remain undisturbed for a minimum of two weeks to give the young time to mature and leave on their own accord. After the young have left the nest, the dismantling process shall resume. If construction does not occur within 30 days of the most recent pre-construction survey, additional surveys shall be required prior to construction. The biologist shall submit a written summary of the dismantling efforts, as well as any subsequent surveys, to the City of Pacifica Planning Department upon initiation of ground-disturbing activities.</i></p>	<p>Prior to ground-disturbing activities.</p>	<p>City of Pacifica</p>	
<p><i>IV-2. Prior to initiation of ground-disturbing activities, a qualified biologist shall survey the project site for larval host plants (i.e. silver lupine, summer lupine, and many colored lupine) to determine the number and location of host plants present. If Mission blue butterfly or larval host plants are not present in suitable densities, as determined by the qualified biologist, within the project site, further action is not necessary. If suitable habitat is identified during the habitat assessment, informal or formal consultation with the USFWS shall be required to develop avoidance and minimization measures specific to Mission blue butterfly. Mitigation and minimization measures may include, but not be limited to, protocol level surveys for Mission blue butterfly to determine the presence/absence of the</i></p>	<p>Prior to ground-disturbing activities.</p>	<p>U.S. Fish and Wildlife Service (USFWS) City of Pacifica</p>	

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<p><i>species on the project site, implementation of a 50-foot no-disturbance buffer around larval host plants during the adult flight period (late March to early June), translocation of host plants outside of the adult flight period into portions of the project site that would not be impacted, managing the remaining portions of the project site, removal of encroaching trees and invasive species, or planting of larval host species outside of the project site. The results of the pre-construction surveys and proof of mitigation, if necessary, shall be submitted to the City of Pacifica Planning Department.</i></p>			
<p><i>IV-3. If construction, tree removal, and/or tree trimming activities are proposed during the bird nesting season (February 1 through August 31), a pre-construction survey for nesting and migratory birds, including raptors, shall be conducted by a qualified biologist within 250 feet of the construction area no more than 14 days prior to initiation of construction activities. If active bird nests are not found, further action is not required. If active bird nests are found, a work exclusion zone shall be established around each nest by the qualified biologist. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive. Appropriate exclusion zone sizes shall be determined by a qualified biologist. Alternatively, the applicant may delay construction activities until active bird nests are no longer present within 300 feet of the construction area. Results of the preconstruction surveys shall be submitted to the City of Pacifica Planning Department.</i></p>	<p>No more than 14 days prior to construction activities, if construction, tree removal, and/or tree trimming activities are proposed during the bird nesting season (February 1 through August 31)</p>	<p>City of Pacifica</p>	
<p><i>IV-4. <u>Notify USACE.</u> Prior to initiation of construction activities, the applicant shall retain a qualified biologist to conduct a formal wetland delineation. If the ephemeral ditch is determined to be jurisdictional Water of the U.S. and State, and the impact cannot be avoided, the applicant shall obtain a permit authorization to fill wetlands under Section 404 of the federal CWA (Section 404 Permit) from USACE. In addition, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained for Section 404 permit actions. The results of the wetland delineation and Section 404 permit actions shall be submitted to the Planning Department prior to initiation of construction activities.</i></p>	<p>Prior to construction activities.</p>	<p>U.S. Army Corps of Engineers (USACE) City of Pacifica</p>	
<p><i>IV-5. <u>Notify Regional Water Quality Control Board.</u> Prior to initiation of</i></p>	<p>Prior to construction</p>	<p>San Francisco Bay</p>	

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<p><i>construction activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. Proof of permit compliance shall be submitted to the Planning Department.</i></p>	<p>activities.</p>	<p>Regional Water Quality Control Board City of Pacifica</p>	
<p><i>IV-6. <u>Notify CDFW.</u> Prior to initiating construction activities, the project applicant shall notify CDFW of the intentions of the project to determine if a Lake or Streambed Alteration Agreement is required. If not, no further action is required. If CDFW determines the project will alter a river, stream, or lake, the applicant shall obtain a Lake and Streambed Alteration Agreement and implement all necessary actions required by the CDFW. Proof of compliance shall be submitted to the Planning Department.</i></p>	<p>Prior to construction activities.</p>	<p>California Department of Fish and Wildlife (CDFW) City of Pacifica</p>	
<p><i>IV-7. Per the Arborist Report prepared for the proposed project, the project applicant shall implement the following Tree Preservation Guidelines measures:</i></p> <ul style="list-style-type: none"> • <i>All construction activity (grading, filling, paving, landscaping, etc.) shall respect the root protection zone (RPZ) around all trees within the vicinity of the project area that are to be preserved. The RPZ shall be a distance of 1.0 times the dripline radius measured from the trunk of the tree;</i> • <i>Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25 feet of the tree canopy;</i> • <i>Drainage shall not be allowed to pond around the base of any tree;</i> • <i>An ISA-Certified Arborist or tree specialist shall be retained to perform any necessary pruning of trees during construction activity;</i> • <i>Construction materials or heavy equipment shall not be stored within the RPZ of preserve trees;</i> • <i>Roots exposed, as a result of construction activities, shall be covered with wet burlap to avoid</i> 	<p>Prior to and during construction activities.</p>	<p>City of Pacifica</p>	

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<p align="center"><i>desiccation, and shall be buried as soon as practicable.</i></p>			
<p>V-1. <i>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 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. If human remains are encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City of Pacifica Planning Department.</i></p> <p><i>The requirements of this mitigation measure shall be included via notation on all project improvement plans and building permit plans for review and approval by the City of Pacifica Planning Department.</i></p>	<p>During construction activities and included via notation on all project improvement and building permit plans.</p>	<p>San Mateo County Coroner</p> <p>Native American Heritage Commission</p> <p>City of Pacifica</p>	

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<p>V-2. <i>If any potentially historic resources, prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</i></p> <p><i>The requirements of this mitigation measure shall be included via notation on all project improvement plans and building permit plans for review and approval by the City of Pacifica Planning Department.</i></p>	<p>During construction activities and included via notation on all project improvement and building permit plans.</p>	<p>City of Pacifica</p>	
<p>VII-1. <i>All improvement and building plans for the proposed 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, including that project design does not impede or limit conveyance of debris flows, 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</p>	
<p>VII-2. <i>Prior to issuance of grading permits, the applicant shall retain a qualified geotechnical engineer to prepare slope stability calculations for the cut and fill slopes proposed for the project. Bedrock strength properties for the stability analyses may be determined from previous laboratory testing, by a testing on new site samples, or by using published values from similar bedrock materials identified in the various nearby State Seismic Hazard reports. All recommendations shall be applied to ensure achievement of stable slopes at a 2:1 gradient. The results of the slope stability calculations shall be reported to the City of Pacifica Building Division and any recommendations incorporated into the project plans.</i></p>	<p>Prior to issuance of grading permits.</p>	<p>City of Pacifica</p>	

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<p>VII-3. <i>Prior to issuance of grading permits, a qualified geotechnical engineer shall observe all cuts to verify that conditions have not changed from the conditions reported in the Geotechnical Investigation prepared for the proposed project. The results of the observations shall be reported to the City of Pacifica Building Division and any changes shall be analyzed to determine the necessary revisions to the design plans.</i></p>	<p>Prior to issuance of grading permits.</p>	<p>City of Pacifica</p>	
<p>VII-4. <i>All unretained fills to be placed on slopes steeper than 6 to 1 (horizontal to vertical), shall be keyed and benched into competent native materials. Any retained fills shall be benched into competent native materials. The entire base of any keyway shall extend into competent bedrock materials, located approximately one to five feet below grade. The entire bases of all benches shall also extend into competent materials, as identified in the field by a qualified geotechnical engineer. Proof of incorporation of all fill requirements set forth in the Geotechnical Investigation and associated material shall be submitted to the City of Pacifica Building Division prior to issuance of grading and building permits.</i></p>	<p>Prior to issuance of grading and building permits.</p>	<p>City of Pacifica</p>	
<p>VII-5. <i>In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall immediately halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations. The qualified paleontologist shall provide the City of Pacifica Planning Department with a report detailing the results for review and approval by City Planning staff prior to recommencing construction.</i></p>	<p>During construction activities.</p>	<p>City of Pacifica</p>	
<p>X-1. <i>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</i> 	<p>During construction activities and included via notation on project Improvement Plans.</p>	<p>City of Pacifica</p>	

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<p><i>cover) shall be employed to control erosion from disturbed areas;</i></p> <ul style="list-style-type: none"> • <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 material will be deposited or placed where such materials may be directly carried into a stream, marsh, slough, lagoon, or body of standing water;</i> • <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 Engineer.</i></p>			
<p>X-2. <i>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. The Stormwater Facilities and Maintenance Plan shall be recorded against the property and shall bind all future owners of the project site. The maintenance plan shall consist of and comply with the following elements and performance standards, at a minimum:</i></p>	<p>Submitted with building permit application.</p>	<p>City of Pacifica</p>	

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<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 not drain within 48 hours after the end of the storm, the soil shall be tilled and replanted; and</i> • <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><i>XIII-1. Prior to issuance of a grading permit, an eight-foot tall temporary sound wall shall be installed along the southeast boundary of the project site, adjacent to the existing residential use. The barrier shall consist of minimum 15/32-inch plywood or OSB. Alternate barriers or sound curtains having a sound transmission class rating of 25 would also be acceptable. Any barrier shall not include gaps between panels or under the barrier that could transmit sound. Proposed plans for the sound wall shall be submitted to the City</i></p>	<p>Prior to issuance of a grading permit.</p>	<p>City of Pacifica</p>	

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<p><i>Planning Department.</i></p>			
<p>XIII-2. <i>Prior to issuance of a grading permit, the project applicant shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding sensitive land uses and include specific noise management measures to be included within the project plans and specifications, subject to review and approval by the City Planning Division. The project applicant shall demonstrate, to the satisfaction of the City, that the project complies with the following:</i></p> <ul style="list-style-type: none"> • <i>Construction activities shall only take place between the hours limited 7:00 AM to 7:00 PM on weekdays, and 9:00 AM to 5:00 PM on Saturday and Sunday.</i> • <i>All heavy construction equipment used on the proposed project shall be maintained in good operating condition, with all internal combustion, engine-driven equipment fitted with intake and exhaust mufflers that are in good condition.</i> • <i>All mobile or fixed noise producing equipment used on the proposed project that is regulated for noise output by a local, state, or federal agency shall comply with such regulations while in the source of project activity.</i> • <i>Where feasible, electrically-powered equipment shall be used instead of pneumatic or internal combustion powered equipment.</i> • <i>All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines.</i> • <i>Signs prohibiting unnecessary idling of internal combustion engines shall be posted.</i> • <i>A truck route haul plan shall be created to avoid, to the maximum extent feasible, residential areas.</i> • <i>The use of noise-producing signals, including horns, whistles, alarms and bells shall be for safety</i> 	<p>Prior to issuance of a grading permit.</p>	<p>City of Pacifica</p>	

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<p><i>warning purposes only.</i></p> <ul style="list-style-type: none"> <i>A noise complaint coordinator shall be retained amongst the construction crew to be responsible for responding to any local complaints about construction noise. When a complaint is received, the coordinator shall notify the City Planning Department within 24 hours of the complaint and determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City.</i> 			
<p><i>XIII-3. During construction of the proposed project, use of vibratory compactors/rollers shall not occur within 25 feet of the adjacent single-family residential use located southeast of the project site. This requirement shall be included via notation on the project grading plans prior to review and approval by the City of Pacifica Planning Department. Additionally, a pre-construction crack documentation and construction vibration monitoring report shall be conducted to ensure that construction vibrations do not cause damage to the adjacent single-family residence. The results of both shall be submitted for review and approval by the City of Pacifica Planning Department prior to issuance of grading permit, and any necessary minimization efforts applied during construction.</i></p>	<p>During construction and included via notation on project grading plans prior to issuance of a grading permit.</p>	<p>City of Pacifica</p>	
<p><i>XVIII-1. Implement Mitigation Measures V-1 and V-2.</i></p>	<p>See MMs V-1 and V-2</p>	<p>See MMs V-1 and V-2</p>	