

RESOLUTION NO. 2010-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING CERTAIN FINDINGS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONNECTION WITH THE LOS ALTOS COMMUNITY CENTER MASTER PLAN FOR WHICH AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED, AND ADOPTING MITIGATION MEASURES AND APPROVING A MITIGATION MONITORING PROGRAM FOR THE PROJECT

WHEREAS, all required public notices and public hearings were duly given and duly held according to law; and

WHEREAS, the City Council intends to approve a final environmental impact report (Final EIR) for the Los Altos Community Center Master Plan, referred herein as the "Project"; and

WHEREAS, such Project was the subject of a Final EIR, prepared by the City of Los Altos as the lead agency in compliance with the requirements of the California Environmental Quality Act of 1970, as amended (CEQA); and

WHEREAS, duly noticed public hearing on the Draft EIR was held before the Planning Commission on December 3, 2009; and

WHEREAS, CEQA requires that in the approval of a project for which a Final EIR has been prepared, the decision-making body shall review said Final EIR and make certain findings regarding the significant effects on the environment identified in said Final EIR; and

WHEREAS, pursuant to the Master Plan, the City Council has identified both the existing apricot orchard trees shown to be retained, and the new orchard trees shown to be planted adjacent to the History Museum, as being a requirement of the Master Plan.

WHEREAS, the City Council of the City of Los Altos is the decision-making body for the Project; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision is based is the office of the City Clerk; and

WHEREAS, on March 9, 2010, the City Council certified that as the decision-making body, it has reviewed and considered the information contained in the Final EIR, which is comprised of the Draft EIR dated November 2009 and the Final EIR dated February 2010, and other information in the record, prior to acting upon or approving the Project, and found that the Final EIR has been completed in compliance with CEQA and reflects the independent judgment and analysis of the City of Los Altos as lead agency for the Project; and

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY make the following findings with respect to the significant effects on the environment of the Project as identified in the Final EIR.

I. FINDINGS OF SIGNIFICANT ENVIRONMENTAL IMPACT

The Final EIR for the Project concluded that it would result in the following significant environmental impacts, but that all of these impacts could be mitigated to a less than significant level with the adoption of mitigation measures:

1. Noise impact from construction activities;
2. Traffic and transportation impact from exporting soil from the site during construction;
2. Air quality impact from construction;
3. Cultural resource impact from the potential for discovery of archaeological resources during construction and from removal the existing historic apricot orchard;
4. Biological resource impact from construction activities that could disturb or destroy raptor nests, demolition of existing structures which could result in the loss of a bat colony, and the removal of up to 192 trees, 30 of which are protected;
5. Hydrology and drainage impacts from an increase in the rate and amount of storm water and from construction activities; and
6. Hazardous materials impacts during construction from people and/or the environment being exposed to chemicals associated with the historic operation of the school bus maintenance yard and from demotion of existing structures that could expose people, surrounding residences and/or the environment to asbestos, lead-based paint and/or polychlorinated biphenyls.

The City finds that by incorporating into the Project all the mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP), with the exception of cultural resources, all the above listed impacts are substantially lessened, reducing them to a less than significant level.

Even after mitigation, there is one significant and unavoidable impact of the Project, the cultural resources impact of removing the existing historic apricot orchard. The Final EIR concludes that the cultural resources impact is significant because the apricot orchard is a designated historic landmark. For the reasons set forth in the Statement of Overriding Considerations below, the City finds that there are economic, legal, social, technological and other benefits of the Project that override the significant cultural resources impact.

II. STATEMENT OF INFEASIBILITY

A. Findings Concerning Additional Mitigation

The Final EIR concludes that the removal of the apricot orchard is significant and unavoidable due to the fact that it is a designated historic landmark and removal of it would cause a substantial adverse change to the historic nature of this site. The City hereby finds that there are no feasible mitigation measures that could be imposed to eliminate the significant unavoidable cultural resources impact.

II. FINDINGS CONCERNING PROJECT ALTERNATIVES

Pursuant to CEQA Guidelines Section 15126.6(d), the Final EIR identifies and evaluates the comparative merits of alternatives to the Project, which could eliminate any significant adverse environmental impacts of the Project or reduce them to a level of insignificance. These alternatives

are evaluated in the Final EIR even if they would impede to some degree the attainment of Project objectives or would be more costly.

A. Findings Concerning Project Alternatives

An EIR must describe a range of reasonable alternatives to the Project, or the location of the Project, which would feasibly obtain most of the basic objectives of the Project, but would avoid or substantially lessen any of the significant environmental effects of the Project, and evaluate the comparative merits of the alternatives. Even if a Project alternative will avoid or substantially lessen any of the significant environmental effects of the Project, the decision-maker may reject the alternative if it determines that specific considerations make the alternative infeasible. The City finds that the alternatives identified in the Final EIR as environmentally superior are infeasible for the reasons described on the following pages.

1. No Project Alternative (No Development)

Under the No Project alternative, no development would occur on the project site and the existing community facilities on the site would remain (i.e., City Hall, Police Station, library, Los Altos Youth Center, History House and Museum, Neutra House, Bus Barn Theater, Hillview Community Center, baseball field, soccer field, and apricot orchard).

The No Project Alternative would not meet any of the project objectives.

Based on the foregoing, the City finds that this alternative is not a feasible alternative to the Project and that the Project is preferable to this alternative based on the overriding considerations set forth below.

2. No Project Alternative (Redevelopment)

Under this alternative, the site would be redeveloped with public, governmental, and recreational uses. Given these existing conditions, it is reasonable to assume that the uses on the site would be redeveloped in a manner that is consistent with the site's existing Public and Institutional General Plan Land Use and PCF Zoning Designation. The objectives of this alternative would be similar to the Project and, for this reason, would likely result in the same significant unavoidable cultural resource impact as the proposed project (i.e., removal of the historic apricot orchard).

Based on the foregoing, the City finds that this alternative is not a feasible alternative to the Project and that the Project is preferable to this alternative based on the overriding considerations set forth below.

3. Reduced Footprint Alternative

Under the Reduced Footprint alternative, the existing uses on the site would be reconstructed within their existing footprints (except for the soccer field). The soccer field would be relocated east of its existing location, onto the adjacent parking lot. The swim center would be constructed in the general location of the existing soccer field. The parking for this alternative would be located below-grade, beneath the swim center, library, and theater.

The Reduced Footprint alternative would avoid removing the historic apricot orchard, and would not result in any additional impacts not currently anticipated to occur under the Project. However, many of the project objectives, such as aligning the site entry with the San

Antonio/Main Edith intersection and improving the site's traffic and pedestrian circulation, would not be met under this alternative.

Based on the foregoing, the City finds that this alternative is not a feasible alternative to the Project and that the Project is preferable to this alternative based on the overriding considerations set forth below.

4. Construct Orchard Alternative

Under the Construct Orchard alternative, the project site would be redeveloped exactly as described under the proposed project, except an apricot orchard would be constructed on the site. The apricot orchard would be constructed in the area that currently contains the baseball field, which is approximately 0.7 acres in size. Under the Project, this area would be converted to an open space area that could contain trees, grass turf, and picnic tables, or something similar.

The 0.7-acre orchard constructed under this alternative would be significantly smaller than the existing five-acre historic orchard that currently exists on the project site. While the smaller orchard would be contiguous and rectangular and located adjacent to the History House and Museum, and could generally represent the City's agricultural heritage, this alternative would not reduce the significant unavoidable or significant unavoidable cumulative cultural resource impact to a less than significant level. This alternative would meet all of the project objectives.

Based on the foregoing, the City finds that this alternative is not a feasible alternative to the Project and that the Project is preferable to this alternative based on the overriding considerations set forth below.

5. No Swim Center Alternative

The operation of the Swim Center would result in noise levels that exceed the adjusted Municipal Code at the nearest residences on the south side of Hillview Avenue (refer to Section 4.3.4.2, Long-Term Noise Impacts). If the Swim Center were not constructed in its proposed location near Hillview Avenue, those residents would not be exposed to noise levels that exceed the Municipal Code. It is believed that these impacts would occur even if the Swim Center were constructed at another location on the site.

Although this alternative would be environmentally superior to the Project because the long-term noise impact would not occur, it would not meet the project objective of constructing a community swim center. With the implementation of mitigation measures included in the project, long-term noise impacts to residents of Hillview Avenue resulting from the Swim Center would be reduced to a less than significant level. It would be feasible to not construct a Swim Center on the project site; however, this alternative would not meet the objective of the project to provide a community swimming pool.

Based on the foregoing, the City finds that this alternative is not a feasible alternative to the Project and that the Project is preferable to this alternative based on the overriding considerations set forth below.

IV. STATEMENT OF OVERRIDING CONSIDERATIONS

After review of the entire administrative record, including the Final EIR and the oral and written testimony and evidence presented during the Master Plan process, the City Council finds, pursuant to CEQA Section 21081 (b) and CEQA Guidelines Section 15093, that specific economic, legal, social, technological and other benefits of the Project outweigh the Project's unavoidable adverse environmental impacts and the City Council finds that the significant and unavoidable adverse impacts are acceptable in light of the Project's benefits.

The City Council further finds that, in the event it is determined that the mitigation measures identified in the Final EIR above do not reduce the significant environmental impacts identified and analyzed in the Final EIR to a less-than-significant level, the benefits described below outweigh any and all potential adverse impacts of the Project.

The City Council adopts and makes this Statement of Overriding Considerations regarding the significant unavoidable impacts of the Project and the anticipated benefits of the Project. The City Council finds that each of the benefits set forth below in this Statement of Overriding Considerations constitutes a separate and independent ground for finding that the benefits of the Project outweigh the risks of its potential significant adverse environmental impacts. The benefits of the Project, which constitute the specific economic, legal, social, technological and other considerations that justify the approval of the Project, are as follows:

1. The Project is consistent with and furthers the goals and objectives of the Los Altos General Plan.
2. The Project will provide public facilities to meet the current and future needs of the City and the community. Specifically, the Project includes a new police station that meets the structural requirements for an Essential Services Facility, a new city hall, expands the public library, a new community pool, and additional meeting, office, classroom, and community gathering spaces.
3. The Project will improve traffic flow and site access and circulation by aligning the site entry with the Edith Avenue/San Antonio Road/Main Street intersection.
4. The Project will provide facilities that meet current State energy efficiency, building and accessibility code requirements.

V. ADOPTION OF THE MITIGATION/MONITORING PROGRAM

The City Council hereby adopts the mitigation measures set forth in the Final EIR, the Mitigation Monitoring Program attached hereto as Exhibit A, incorporated herein by this reference.

I HEREBY CERTIFY that the forgoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a special meeting thereof held on the 9th day of March 2010, by the following vote:

AYES: SATTERLEE, CARPENTER, BECKER, CASAS
 NOES: NONE
 ABSENT: PACKARD



David C. Casas, MAYOR

Attest:



 Susan Kitchens, CITY CLERK
 3-15-10

EXHIBIT A

**MITIGATION MONITORING AND REPORTING
PROGRAM**

Community Center Master Plan

February 2010

PREFACE

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

On March 9, 2010, the Environmental Impact Report was certified for the Los Altos Community Center Master Plan project. The Final Environmental Impact Report concluded that the implementation of the project could result in significant effects on the environment; therefore, mitigation measures were incorporated into the proposed project. This Mitigation Monitoring and Reporting Program outlines these measures and how, when, and by whom they will be implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM
LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
NOISE				
<p>Impact NOI-1: Construction activities would substantially increase noise levels at sensitive receptors in the project area and on the project site. Noise from construction activities would exceed 60 dBA L_{eq} and the ambient noise environment by at least five dBA L_{eq} for a period of one year or more and maximum noise levels would exceed 75 dBA L_{max} at exterior areas of the surrounding residences.</p>	<p>MM NOI-1.1: Pursuant to the Municipal Code, noise-generating activities at the construction site or in areas adjacent to the construction site shall be restricted to the hours between 7:00 AM and 5:30 PM, Monday through Friday and 9:00 AM to 3:00 PM on Saturday. Construction shall be prohibited on Sundays and City observed holidays.</p>	<p>During construction, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
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Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p>MM NOI-1.2: A construction noise mitigation plan shall be developed in close coordination with adjacent noise-sensitive land uses so that construction activities can be scheduled to minimize noise disturbance. The construction noise mitigation plan shall consider the following noise control measures to reduce construction noise levels to the extent possible:</p> <ul style="list-style-type: none"> • Construct solid plywood fences (minimum eight feet in height) around the construction site; • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment; • Prohibit all unnecessary idling of internal combustion engines; • Route construction related traffic to and from the site via designated truck routes and avoid residential streets where possible; • Utilize “quiet” models of air compressors and other stationary noise sources where technology exists; • Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses; • Shield adjacent sensitive uses from stationary equipment with individual noise barriers or partial acoustical enclosures; and • Locate staging areas and construction material storage areas as far away as possible from adjacent land uses. 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p>MM NOI-1.3: All adjacent property owners shall be notified of the construction schedule in writing.</p> <p>MM NOI-1.4: A “disturbance coordinator” shall be designated who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator will be conspicuously posted at the construction site and included in the notice sent to neighbors regarding the construction schedule.</p>	<p>Prior to the onset of any demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p> <p>Prior to the onset of any demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p> <p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p> <p>Los Altos Community Development Director</p>
AIR QUALITY				
<p>Impact AIR-1: The proposed project would result in short-term demolition and construction-related air quality impacts from dust PM10 and diesel exhaust.</p>	<p>MM AQ-1.1: Prior to the onset of demolition/construction activities, chain-link construction fencing with a wind screen (e.g., PVC slats) shall be installed around the construction site.</p>	<p>Prior to the onset of any demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
LOS ALTOS COMMUNITY CENTER MASTER PLAN**

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	<p>MM AQ-1.2: The following measures shall be implemented to reduce dust generation to a less than significant level during demolition of existing structures. These measures shall be printed on all construction documents, contracts, and project plans:</p> <ul style="list-style-type: none"> • Watering will be used to control dust generation during demolition of structures and break-up of pavement. • All trucks hauling demolition debris from the site will be covered. • Dust-proof chutes to load debris into trucks will be used whenever feasible. <p>MM AQ-1.3: The following measures shall be implemented to reduce dust generation during construction to a less than significant level. These measures shall be printed on all construction documents, contracts, and project plans:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • 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. • Sweep daily (preferably with water sweepers) all paved 	<p>The City shall ensure this measure is implemented during demolition activities associated with the proposed project.</p> <p>The City shall ensure this measure is implemented during construction activities associated with the proposed project.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p> <p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p> <p>Los Altos Community Development Director</p>

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Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p>access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff related impacts to water quality.</p> <ul style="list-style-type: none"> • Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets. • Hydroseed or apply non toxic soil stabilizers to inactive construction areas. • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 15 mph. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. • Suspend construction activities that cause visible dust plumes to extend beyond the project site. • Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas. • Suspend excavation and grading activities when instantaneous wind gusts exceed 25 mph; and • Limit the area subject to excavation grading, and other construction activity at any one time. 			

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LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p>MM AQ-1.4: Implementation of the following standard control measures required by BAAQMD will reduce construction-related diesel exhaust impacts to a less than significant level:</p> <ul style="list-style-type: none"> • Prohibit use of “dirty” equipment. Opacity is an indicator of exhaust particulate emissions from off-road diesel-powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. • The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors). • Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and staged away from residential areas. • Properly tune and maintain equipment for low emissions. 	<p>The City shall ensure this measure is implemented during demolition and construction activities associated with the proposed project.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

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LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
CULTURAL RESOURCES				
<p>Impact CUL-1: Although not anticipated, archaeological resources could be discovered during construction of the proposed project.</p>	<p>MM CUL-1.1: In the event of the discovery of unanticipated buried prehistoric or historic era cultural materials during project construction, work will halt within 30 feet of the discovery until it has been inspected by a qualified archaeologist. If it appears that additional construction related earthmoving will affect a potentially significant resource, the archaeologist shall submit a plan for the evaluation of the resource to the Los Altos Planning Department for approval. Evaluation normally takes the form of limited hand excavation of the suspected cultural deposit to determine if it contains information and/or materials that make it eligible for placement on the California Register of Historic Resources (CRHR).</p> <p>If it is determined that construction activity will impact an eligible resource, the City of Los Altos shall prepare a plan for mitigation of impacts to the resource before work is allowed to recommence in the zone designated as archaeologically sensitive. Mitigation can take the form of additional hand excavation coupled with limited hand excavation to ensure that significant archaeological materials and information are retrieved for analysis and report preparation as required by CEQA.</p> <p>MM CUL-1.2: If human remains are discovered during construction, construction activities that could disturb the remains and any associated artifacts would halt and the project sponsor will contact the local Coroner's Office and the Native American Heritage Commission (NAHC). The NAHC would then name a Most Likely Descendant (MLD) to advise the project sponsor on the manner of exposure</p>	<p>The City shall ensure this measure is implemented during demolition or construction activities associated with the proposed project.</p> <p>The City shall ensure this measure is implemented during demolition and construction activities associated with the proposed project.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p> <p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p> <p>Los Altos Community Development Director</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<p>Impact CUL-2: The proposed project would remove the existing historic orchard on the site.</p> <p>Because there are few remaining active orchards in Los Altos and the proposed project would remove one of the last remaining, the proposed project would make a cumulatively considerable contribution to a loss of historic orchards.</p>	<p>and removal of burials and associated grave goods, and to help designate a place for the reburial of these materials.</p> <p>MM CUL-2.1: Existing younger apricot trees on the site may be transplanted to the new landscape areas on the site. The project would also plant new apricot trees throughout the site. The existing apricot trees located in the upper northeast corner of the site will be preserved.</p>	<p>The City shall ensure this measure is implemented during construction of the proposed project.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
BIOLOGICAL RESOURCES				
<p>Impact BIO-1: Construction of the proposed project could disturb or destroy active raptor nests.</p>	<p>MM BIO-1.1: In compliance with the MBTA and the California Fish and Game Code, the proposed project shall implement the following measures to reduce and avoid construction-related impacts to nesting raptors and their nests:</p> <ul style="list-style-type: none"> • Pre-construction surveys shall be completed by a qualified ornithologist to identify active nests that may be disturbed during project implementation. All potential nesting areas (trees, tall shrubs) shall be surveyed no more than 30 days prior to tree removal or pruning, if the activity will occur within the breeding season (February – August). If more than 30 days pass between the completion of the preconstruction survey and the initiation of construction activities, the preconstruction survey shall be completed again and repeated at 30-day intervals until construction activities are initiated. • If an active nest is observed, tree removal and pruning shall be postponed until all the young have fledged. An exclusion zone shall be established around the nest site, in consultation with the California Department of Fish and Game (CDFG). Exclusion zones for active passerine (songbirds) nests shall have a 50-foot radius centered on the nest tree or shrub. • Active nests shall be monitored weekly until the young fledge. No construction activities, parking, staging, material storage, or other disturbance shall be allowed within the exclusion zones until the young have fledged from the nest. 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

**MITIGATION MONITORING AND REPORTING PROGRAM
LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<p>Impact BIO-2: Demolition of the existing structures on the site could result in the loss of a bat colony.</p>	<p>MM BIO-2.1: The proposed project shall implement the following measures to reduce and avoid construction-related impacts to bats:</p> <ul style="list-style-type: none"> • Pre-demolition bat surveys shall be completed by a qualified bat biologist to determine if bats are present on the site. If no bats are observed to be roosting in the building(s) or trees to be removed, then no further action would be required and demolition/tree removal could proceed. • If a maternity colony is present, demolition cannot occur until it has been confirmed by a qualified bat biologist that all young are volant (flying) and independent of their mothers. Typically, demolition/tree removal should occur after August 31st and before March 1st to avoid interfering with a maternity colony. • If a non-breeding bat colony is found in the structures/trees to be removed, then the bats should be safely evicted, under the direction of a qualified bat biologist, through a “partial dismantle” process, whereby the roosting area is opened to allow airflow through and sunlight into the roosting area, making it unsuitable habitat and undesirable for the bats to return to the roosting area. Demolition should then follow no earlier than the following day (i.e., there should be no less than one night between initial disturbance for airflow and the demolition). This action should allow bats to leave during the night, thus increasing their chances of finding new roosts and avoid predation during daylight hours. 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

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LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<p>Impact BIO-3: Construction of the proposed project would result in the removal of approximately 192 trees, 30 of which are protected trees, and could damage the existing trees to be retained.</p>	<p>MM BIO-3.1: The project shall implement the following measures to reduce impacts associated with tree removal:</p> <ul style="list-style-type: none"> • All healthy, mature trees will be incorporated into the proposed project to the greatest extent feasible. • Each tree removed by the proposed project on the project site will be replaced by one 24- or 36-inch box specimen, incorporated into the site landscaping. 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>
	<p>MM BIO-3.2: In accordance with Chapter 11.08 of the Los Altos Municipal Code, the project will implement standard measures during construction to protect the trees to be retained on the project site. Protected trees designated for preservation shall be protected during development of the project site by compliance with the following:</p> <ul style="list-style-type: none"> • Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing. • The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be determined during final project design. • Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

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LOS ALTOS COMMUNITY CENTER MASTER PLAN**

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	<p>(the root system generally extends to the outermost edges of the branches).</p> <ul style="list-style-type: none"> • Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods. • No signs, wires, or any other object shall be attached to the tree. 			

HYDROLOGY AND WATER QUALITY

<p>Impact HYD-1: The proposed project would increase the rate and amount of stormwater runoff from the site. Depending on the implementation of stormwater treatment controls and best management practices, the project could degrade water quality downstream of the project site.</p>	<p>MM HYD-1.1: The proposed project shall comply with the requirements of the SCVURPPP, as well as other local, state, and federal requirements. Specifically, the project shall comply with provision C.3 of the NPDES permit, which provides enhanced performance standards for the management of stormwater for new development.</p>	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>
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**MITIGATION MONITORING AND REPORTING PROGRAM
LOS ALTOS COMMUNITY CENTER MASTER PLAN**

Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p>MM HYD-1.2: The project will implement BMPs for reducing the volume of runoff and pollution in runoff to the maximum extent practicable. These BMPs may include source control measures, site design elements, and post-construction treatment measures such as the following:</p> <ul style="list-style-type: none"> • Vegetated swales and flow-through areas; • Bioretention areas or basins; • Disconnected downspouts that are directed into landscape areas; • Minimization of impervious surfaces and increased use of permeable pavement; • Location of all storm drain inlets to be stenciled with, “No Dumping! Flows to Bay” to discourage illegal dumping; • Location and design of trash enclosures (all shall be covered) and materials handling areas; • Use effective, site-specific erosion and sediment control methods during post-construction periods. 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>
	<p>MM HYD-1.3: The proposed project shall comply with all City of Los Altos ordinances, policies, and processes regarding the post-construction treatment of stormwater runoff. Specifically, SWMPs will be developed prior to issuance of building permits for each phase of project construction, to ensure compliance with City of Los Altos and NPDES permit requirements. The SWMPs will meet the criteria for stormwater protection outlined in Chapters 10.16 of the Los Altos Municipal Code. The purpose of the SWMPs is to:</p> <ul style="list-style-type: none"> • Identify the pollutants of concern 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>

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<p>Impact HYD-2: Construction activities could degrade water quality downstream of the site.</p>	<ul style="list-style-type: none"> • Identify the site constraints that could limit the types of BMPs and site design measures that can be implemented • Incorporate site design measures to minimize imperviousness and redirect runoff from impervious surfaces to less pervious surfaces. • Select BMPs (both source and treatment control measures) for those impervious areas that cannot be served by site design measures. <p>MM HYD-2.1: The proposed project will file a Notice of Intent (NOI) with the State of SWRCB and prepare a SWPPP prior to commencement of construction. The project's SWPPP shall include measures for:</p> <ul style="list-style-type: none"> • Soil stabilization, • Sediment control, • Sediment tracking control, • Wind erosion control, and • Non-storm water management and waste management and disposal control. <p>MM HYD-2.2: BMPs shall be implemented for reducing the volume of runoff and pollution in runoff to the maximum extent practicable during demolitions, site excavation, grading, and construction. All measures shall be included in the project's SWPPP and printed on all construction documents, contracts, and project plans.</p> <ul style="list-style-type: none"> • Restrict grading to the dry season or meet City requirements for grading during the rainy season. • Use effective, site-specific erosion and sediment 	<p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p> <p>Prior to the onset of demolition or construction activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p> <p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p> <p>Los Altos Community Development Director</p>

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	<p>control methods during the construction periods. Provide temporary cover of all disturbed surfaces to help control erosion during construction. Provide permanent cover as soon as is practical to stabilize the disturbed surfaces after construction has been completed.</p> <ul style="list-style-type: none"> • Cover soil, equipment, and supplies that could contribute non-visible pollution prior to rainfall events or perform monitoring of runoff. Cover stockpiles with secure plastic sheeting or tarp. • Implement regular maintenance activities such as sweeping driveways between the construction area and public streets. Clean sediments from streets, driveways, and paved areas on-site using dry sweeping methods. Designate a concrete truck washdown area. • Dispose of all wastes properly and keep site clear of trash and litter. Clean up leaks, drips, and other spills immediately so that they do not contact stormwater. • Place fiber rolls or silt fences around the perimeter of the site. Protect existing storm and sewer inlets in the project area from sedimentation with filter fabric and sand or gravel bags. 			

HAZARDOUS MATERIALS

<p>Impact HAZ-1: Construction of the proposed project may expose people and/or the environment chemicals associated with the</p>	<p>MM HAZ-1.1: A Soil Management Plan (SMP) shall be prepared for the proposed project, prior to the start of any ground disturbance activities on the site. The SMP shall be implemented during construction of the project. The SMP shall establish management practices for handling contaminated soil, if contaminated soil is encountered during development of the project. The SMP shall include a discussion of the on-site contaminants of concern and the</p>	<p>Prior to the onset of construction activities in the area of the school bus maintenance yard, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p>
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Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<p>historic operation of the school bus maintenance yard.</p> <p>Impact HAZ-2: Demolition of the existing on-site structures could expose construction workers, surrounding residences, and/or the environment to asbestos, lead-based paint and/or polychlorinated biphenyls.</p>	<p>steps to be taken if suspect soil is encountered, procedures for removing and/or isolating contaminated soil, a list of parties to be notified if contaminated soil is encountered, and a sampling plan for excess soil planned for off-site disposal.</p> <p>MM HAZ-2.1: In conformance with local, state, and federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition. The surveys shall be completed prior to demolition of these structures.</p> <p>MM HAZ-2.2: A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable asbestos-containing materials, in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, prior to building demolition or renovation that may disturb the materials. All demolition activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.</p>	<p>Prior to the onset of demolition activities associated with the proposed project, the City shall ensure this measure is implemented.</p> <p>Prior to the onset of demolition activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p> <p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Directo.</p> <p>Los Altos Community Development Director</p>

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Impact(s)	Mitigation and Avoidance Measures	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p>MM HAZ-2.3: During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.</p> <p>MM HAZ-2.4: Hazardous waste shall be appropriately managed, labeled, transported, and disposed of in accordance with local, state, and/or federal requirements by trained workers.</p>	<p>Prior to the onset of demolition activities associated with the proposed project, the City shall ensure this measure is implemented.</p> <p>Prior to the onset of demolition activities associated with the proposed project, the City shall ensure this measure is implemented.</p>	<p>This measure shall be printed on all construction documents, contracts, and plans.</p> <p>This measure shall be printed on all construction documents, contracts, and plans.</p>	<p>Los Altos Community Development Director</p> <p>Los Altos Community Development Director</p>

SOURCE: Los Altos, Los Altos Community Center Master Plan FEIR, February 2010.