

MITIGATION MONITORING & REPORTING PROGRAM

Monterey-Salinas Transit

Monterey Bay Operations and Maintenance Facility Renovation and Expansion Project

Impact	Mitigation	Timing of Implementation	Responsible Party		Done (X)
			Implementation	Compliance/ Verification	
Biological Resources					
<i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</i>	Mitigation Measure 1 Prior to construction activities, the individual sandmat manzanita, near the entrance to the MST OMF Facility, shall be fenced or flagged for avoidance.	Prior to any ground-disturbing or other construction activities	MST and/or Contractor shall contract with a qualified biologist to implement this measure	MST	
	Mitigation Measure 2 Prior to construction activities, a qualified biologist shall conduct an Employee Education Program for the construction crew. The biologist shall meet with the construction crew at the site at the onset of construction to educate the construction crew on the following: 1) a review of the project boundaries including staging areas and access routes; 2) the special-status species that may be present, their habitat, and proper identification; 3) the specific avoidance and minimization measures that will be incorporated into the construction effort; 4) the general provisions and protections afforded by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife; and 5) the proper procedures if a special-status animal is encountered within the project site.	Prior to any ground-disturbing or other construction activities	MST and/or Contractor shall contract with a qualified biologist to implement this measure	MST	
	Mitigation Measure 3 The biological monitor shall be on-site during initial vegetation removal activities to protect any special-status species encountered. The qualified	During initial ground-	MST and/or Contractor shall contract	MST	

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	biologist shall identify and explain the protection methods during the Employer Education Program as described in Mitigation Measure 2. These methods could include, but are not limited to, stopping work in the area where the animal is encountered until it has moved on its own outside of the site or moving individuals outside of the site to adjacent appropriate habitat.	disturbing or other construction activities that may result in vegetation removal	with a qualified biologist to implement this measure		
	<p>Mitigation Measure 4 Construction activities that may directly (e.g., vegetation removal) or indirectly affect (e.g. noise/ground disturbance) protected nesting avian species will be timed to avoid the breeding and nesting seasons. Specifically, vegetation and/or tree removal can be scheduled after September 16 and before January 31.</p> <p>If construction must occur during the breeding and nesting season (February 1 through September 15), a qualified biologist would conduct pre-construction surveys for nesting raptors and other protected avian species within 300 feet of the proposed construction activities. Pre-construction surveys should be conducted no more than 14 days prior to the start of the construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).</p> <p>If raptors or other protected avian species nests are identified during the pre-construction surveys, the qualified biologist would notify the project proponent and an appropriate no-disturbance buffer would be imposed within which no construction activities or disturbance would take place (generally 300 feet in all directions for raptors; other avian species may have species-specific requirements) until the young of the year have fledged and are no</p>	Prior to initial ground-disturbing or other construction activities that may result in vegetation removal or noise	MST and/or Contractor shall contract with a qualified biologist to implement this measure	MST	

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	longer reliant upon the nest or parental care for survival, as determined by a qualified biologist.				
	<p>Mitigation Measure 5 Not more than thirty (30) days prior to the start of construction (including vegetation removal) on the project site a qualified biologist shall conduct a survey of the project site to locate existing Monterey dusky-footed woodrat nests. All Monterey dusky-footed woodrat nests shall be mapped and flagged for avoidance. Graphics depicting all Monterey dusky-footed woodrat nests shall be provided to the project proponent. Any Monterey dusky-footed woodrat nests that cannot be avoided shall be relocated according to the following procedures.</p> <p>Each active nest shall be disturbed by the qualified biologist to the degree that Monterey dusky-footed woodrat leaves the nest and seeks refuge elsewhere. After the nests have been disturbed, the nest sticks shall be removed from the impact areas and placed outside of areas planned for impacts. Nests shall be dismantled during the non-breeding season (between October 1 and December 31), if possible. If a litter of young is found or suspected, nest material shall be replaced and the nest left alone for 2-3 weeks, after this time the nest will be rechecked to verify that young are capable of independent survival before proceeding with nest dismantling.</p>	Prior to initial ground-disturbing or other construction activities that may result in vegetation removal	MST and/or Contractor shall contract with a qualified biologist to implement this measure	MST	
<i>Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</i>	<p>Mitigation Measure 6 Prior to the commencement of construction activities:</p> <ul style="list-style-type: none"> ▪ Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing in combination with wrapping of trunks with protective materials where ever there may be construction present. ▪ Fencing shall consist of chain link, heavy duty snowdrift or plastic mesh, hay bales, or field fence. Portions of existing fencing may also be used. 	Prior to and during initial ground-disturbing or other construction activities that may result in	MST and/or Contractor shall contract with a qualified biologist/ arborist to implement	MST	

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	<ul style="list-style-type: none"> ▪ Fencing is not to be attached to the tree but free standing and self-supporting so as not to damage trees. Fencing shall be rigidly supported both vertically and horizontally and shall stand a minimum of height of six feet above grade. ▪ Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not be allowed adjacent to trees on the property especially within fenced areas. ▪ Fenced areas and the trunk protection materials shall remain in place during the entire construction period. <p>During grading and excavation activities:</p> <ul style="list-style-type: none"> ▪ All trenching, grading or any other digging or soil removal that is expected to encounter tree roots must be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. ▪ The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed. ▪ Trenching construction located adjacent to any tree should be done by hand where practical and any roots greater than 1.5 –inches diameter should be bridged or pruned appropriately. ▪ Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. ▪ Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw. <p>If at any time potentially significant roots are discovered:</p> <ul style="list-style-type: none"> ▪ The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented. ▪ If significant roots are identified that must be removed that will destabilize or negatively affect the target trees, the property owner will be notified 	vegetation removal	these measures		

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	<p>immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..</p> <ul style="list-style-type: none"> ▪ Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site. <p>Additionally, Best Management Practices (BMPs) as described below would be adhered to, to protect retained trees. The proposed BMPs include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (<i>Armillaria mellea</i>). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones. ▪ Pruning shall be conducted so as not to unnecessarily injure the tree. General-principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May. ▪ Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line 				

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	<p>of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.</p> <ul style="list-style-type: none"> ▪ Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May. ▪ Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with thick clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles. ▪ A mulch layer up to approximately 4 inches deep may be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site. <p>If trees along and near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.</p>				
Cultural Resources					
<i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA 15064.5?</i>	<p>Mitigation Measure 7 If archaeological materials or features are discovered at any time during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist (defined as one who is certified by the Society of Professional Archaeologists). If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.</p>	During Construction Activities	MST and/or Contractor	MST	

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<i>Disturb any human remains, including those interred outside of formal cemeteries?</i>	<p>Mitigation Measure 8 If human remains are discovered at any time during construction, work shall be halted within 50 meters (150 feet) of the find.</p> <ul style="list-style-type: none"> ▪ The contractor shall call the Monterey County Coroner and await the Coroner’s clearance. If the coroner determines the remains are Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. ▪ NAHC shall notify the most likely descendent. ▪ The Native American descendent, with permission of the land owner or representative, may inspect the site of the discovery and recommend the means for treating or disposing with appropriate dignity the human remains and any associated grave goods. ▪ The Native American descendent shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the removal and analysis of human remains and associated items; preservation of the Native American human remains and associated items in place; relinquishment of Native American human remains and associated items to the descendants for treatment; or other culturally appropriate treatment. If the NAHC is unable to identify a descendent or the descendent identified fails to make a recommendation within 24 hours, the landowner shall reinter the human remains and items associated with the Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. ▪ If the landowner and Native American descendent reach agreement on the appropriate procedure, the landowner shall follow this procedure. ▪ If the landowner and Native American descent cannot reach agreement, the parties shall consult with the Native American Heritage Commission. The landowner shall consider and, if agreeable, follow the identified 	During Construction Activities	MST and/or Contractor	MST	

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	procedure. ■ If the landowner and Native American descendant cannot reach agreement after consultation, the Native American human remains shall be reinterred on the property with appropriate dignity.				
Geology and Soils					
<i>Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</i>	Mitigation Measure 9 The contractor shall be required to implement the recommendations from the Geotechnical Study and incorporate the recommendations into final plans and specifications prior to the start of construction.	Prior to Final Design and Construction Activities	MST and Project Engineer/ Architect	MST	
Transportation and Traffic					
<i>Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (for example, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?</i>	Mitigation Measure 10 MST shall implement a Transportation Demand Management (TDM) program whose aim would be to reduce the vehicle trips of employees to the new administrative offices to a less than significant level. The Transportation Management Program would include site design and operation measures aimed at promoting alternative transportation modes as well as carpooling and van pooling. The measures included in the program could include the following: <ol style="list-style-type: none"> 1. Designation of an on-site transportation coordinator to direct the program. 2. Promote the use of flex-time work scheduling (e.g., varied work hours) and compressed work week programs for employees at the site. 3. Implementation of an off-site employee shuttle, in order to bus staff into and out of the new administrative offices. 4. Telecommute programs. 5. Rideshare matching. 6. Bicycle racks and bike lockers on-site. 7. Provide free or low-cost bus passes for employees, to encourage use of 	Prior to, during, and post construction activities	MST and/or Contractor	MST	

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	transit for their commute into and out of the office. 8. Preferential parking for vanpools and carpools. 9. Shared vehicles.				
<i>Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</i>	Implement Mitigation Measure 10	Prior to, during, and post construction activities	MST and/or Contractor	MST	