Stantec

Campbell Tech Park Project

Mitigation Monitoring and Reporting Program

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Prepared for:
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Community Development Department
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ACRONYMS AND ABBREVIATIONS

ADA	Americans with Disabilities Act
AMP	Archaeological Monitoring Plan
Applicant	Campbell Technology Park, LLC
CEQA	California Environmental Quality Act
City	City of Campbell
EIR	Environmental Impact Report
MMRP	Mitigation Monitoring and Reporting Program
PRC	Public Resources Code
proposed project	Campbell Tech Park Project
SOI	Secretary of the Interior

1.0 MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the Mitigation Monitoring and Reporting Program (MMRP) is to provide the City of Campbell (City) with a comprehensive list of the mitigation measures identified in the Initial Study and the Draft Environmental Impact Report (EIR) for the Campbell Tech Park Project (proposed project).

1.1 INTRODUCTION

The City is acting as the Lead Agency, as defined by the California Environmental Quality Act (CEQA). In accordance with Public Resources Code (PRC) section 21081.6, a Lead Agency that approves or carries out a project with potentially significant environmental effects shall adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment."

The CEQA Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines section 15097(d), "each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise." This discretion will be exercised by implementing agencies at the time they consider any of the activities identified in the environmental document.

This MMRP is a working guide to facilitate both the implementation of the mitigation measures and the monitoring, compliance, and reporting activities by the City and any monitors it may designate. If the City adopts the EIR for the proposed project, it will adopt the MMRP.

1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is presented in the following table and includes the following components:

- The list of mitigation measures contained in the Initial Study and EIR, as adopted by the City;
- The party responsible for implementing the mitigation measure;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring implementation of the mitigation measure; and
- The monitoring action and frequency.

The City and the Campbell Technology Park, LLC (Applicant) will be required to comply with this MMRP in all respects. In any instance where non-compliance occurs, the City-designated environmental monitors (the "monitoring party" listed in the MMRP) will issue a warning to the construction supervisor and notify the City's Director of Community Development. Any decisions to halt work due to non-compliance will be made by the City. The City's designated environmental monitors will keep records of any incidents of non-compliance with mitigation measures. The MMRP will be maintained in the City's files for use in construction and operation of the proposed project.

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
					Action	Date completed with Signature
Initial Study Section 3.4 – Biological Resources						
MM BIO-1: Northern California Legless Lizard Pre-Construction Surveys. A comprehensive survey for Northern California legless lizard of all areas exclusive of buildings, pavement or lawn shall be conducted within the project area within 14 days prior to construction. If no Northern California legless lizards are found, no further mitigation is necessary. If a Northern California legless lizard is observed within the proposed impact area, a qualified biologist shall relocate the individual to other suitable habitat a sufficient distance outside of the project area to preclude its return to the project area prior to construction.	• Project Applicant • Qualified biologist	14 days prior to the start of construction activities	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm Project Applicant has retained a qualified biologist • Review and confirm survey completion and documentation	Once prior to the start of construction activities		
MM BIO-2: Pre-Construction Nesting Bird Surveys. If construction activities (including tree and building removal) are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors (including Swainson's hawk) and migratory bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 250 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced based on consultation and approval by the CEQA lead agency. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required.	• Project Applicant • Qualified biologist	14 days prior to the start of construction activities and throughout the construction phase as needed	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm Project Applicant has retained a qualified biologist Review and confirm survey completion and documentation	Once prior to the start of construction activities and throughout the construction phase as needed		
MM BIO-3: Pre-Construction Roosting Bat Surveys. A qualified biologist shall conduct a bat habitat assessment of all trees proposed for removal. This habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one (1) year prior to the start of construction. If potential roosting habitat is identified (cavities in trees) within trees proposed for removal, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine presence of roosting bats. These surveys are recommended to be conducted utilizing methods that are considered acceptable by California Department of Fish and Wildlife and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras or a combination thereof. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is	• Project Applicant • Qualified biologist	Up to one year prior to the start of construction and during the construction phase as needed	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm the Project Applicant has retained a qualified biologist • Review and confirm survey completion and documentation • Review and confirm any subsequent monitoring required	One year prior to the start of construction and throughout the construction phase as needed		

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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unoccupied, no further mitigation is required. If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Once the bats have been excluded, tree removal may occur.						
MM BIO-4: Removal of Protected Trees. In accordance with the City's Tree Protection Ordinance, the Applicant shall prepare a tree survey plan and submit that along with a Tree Removal permit Application to the City. Mitigation for the tree removal may include planting of replacement trees (with the species, size, and location determined by the City), payment of in-leu fee, or a combination of both options.	• City • Project Applicant	Prior to the start of any tree removal activities	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm and review tree survey plan and Tree Removal permit application • Confirm Project Applicant has implemented the appropriate mitigation (i.e., planting replacement trees or payment of in-lieu fees)	Prior to approval of a Tree Removal permit by the City		
Initial Study Section 3.7 – Geology and Soils						
MM GEO-1: Preparation of a Design-Level Geotechnical Exploration Report. Prior to the approval of a building permit, the project Applicant shall prepare a site-specific, design level geotechnical exploration report. All recommendations included in the report shall be incorporated into the project site plans and the proposed project shall be designed and constructed in accordance with all recommendations included in the report. The report and site plans with the recommendations incorporated shall be submitted and reviewed by the City to ensure compliance with City requirements and standards.	• Project Applicant • Qualified geologist	Prior to approval of a building permit	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Review design-level geotechnical exploration report • Confirm report recommendations have been incorporated into the project plans	Prior to approval of a building permit		
Draft EIR Section 3.1 – Air Quality						
MM AIR-1: Minimize Construction Exhaust Emissions. Exhaust emissions shall be minimized during construction activities with the use of off-road equipment engines that meet or exceed California Air Resources Board's Tier 4 Final engine emissions standards for off-road equipment exceeding 50 horsepower. At a minimum, all construction equipment shall be certified as compliant with the Tier 4 Final engine emissions standards as provided in California Code of Regulations, Title 13, section 2423(b)(1)(B). Engines can achieve these standards through the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit	• Project Applicant • Construction contractor	Prior to approval of any construction permits by the City and throughout the construction phase	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm and review the use of Tier 4 construction equipment	Prior to approval of any constriction permits by the City and throughout the construction phase as needed		

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technology, after-treatment products, add-on devices such as particulate filters, or other options as they become available.						
MM AIR-2: HEPA Filter Maintenance Schedule Information. Prior to occupancy, the Applicant shall provide all tenants with information on the routine maintenance schedule to replace and/or clean their MERV 13 filters. Filters should be replaced on a three-month basis in order to ensure that proper filtration levels are maintained	• Project Applicant	Prior to building occupancy	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm Applicant has provided all tenants with HEPA filter maintenance schedule information	Prior to building occupancy		
Draft EIR Section 3.2 – Cultural Resources						
MM CUL-1: Development of an Archaeological Monitoring Plan and Archaeological Monitoring. A. Prior to any project-related ground disturbance an Archaeological Monitoring Plan (AMP) shall be developed by a qualified archaeologist who meets the Secretary of the Interior's (SOI) Professional Qualifications Standards for Archaeology for review and approval by the City. i. The AMP shall include but not limited to, 1) archaeological monitoring methods specific to project grading and utilities excavation; 2) protocols and a chain of contact if unanticipated archaeological discoveries are encountered during project-related ground disturbance; 3) a summary of documentation procedures for unanticipated discoveries; 4) a description of the types of archaeological deposits that are likely to be encountered specific to the site; and 5) procedures for evaluating these archaeological deposit types as historical resources or unique archaeological resources pursuant to PRC Section 5024.1 or PRC Section 21083.2(g) B. Prior to any project-related ground disturbance, the Applicant shall retain the services of an SOI qualified archaeologist to implement the AMP and oversee archaeological monitoring of project grading, utilities, and foundation excavation pursuant to the AMP. i. If archaeological deposits are encountered during project-related ground disturbance, the monitoring archaeologist shall have the authority to stop work in the area (50-foot radius) and implement the procedures outlined in the AMP. ii. Work shall not resume until the monitoring archaeologist under the oversight of the SOI qualified archaeologist and, in consultation with the City, determines that all applicable protocols of the AMP have been meet and that the archaeological deposit does not qualify as a historical resource or unique archaeological resource pursuant to PRC Section 5024.1 or PRC Section 21083.2(g) and no further archaeological investigation is necessary.	• City • Project Applicant • Qualified archaeologist	Prior to any project-related ground disturbance activities	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm Project Applicant has retained a qualified archaeologist • Review and approve the AMP • Confirm a qualified archaeologist is present onsite to monitor construction activities requiring ground disturbance activities	Prior to the start of any project-related ground disturbance activities and throughout the construction phase as needed		

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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iii. Should the monitoring archaeologist under the oversight if the SOI qualified archaeologist and, in consultation with the City, determine the archaeological deposit does qualify as a historical resource or unique archaeological resource pursuant to PRC Section 5024.1 or PRC Section 21083.2(g), a treatment plan with appropriate protection and preservation measure will be developed for review, approval, and implementation by the City to mitigate impacts to the resource. iv. Following the completion of all ground disturbance associated with project construction, the results of the archeological monitoring will be summarized in a technical document. The technical document shall be provided to the City for review and approval and submitted to the Northwest information Center.						
MM CUL-2: Conduct Cultural Resource Sensitivity Training. Prior to any project-related ground disturbance, the Applicant shall retain the services of an SOI qualified archaeologist to oversee and ensure that all construction workers involved in ground disturbing activities receive Cultural Resource Sensitivity Training by an archaeologist who is experienced in teaching non-specialists to recognize archaeological resources in the event that any are discovered during construction. Construction staff directly overseeing or engaged in ground disturbing activities must participate in this training. This training shall be provided once to each worker involved in ground-disturbing activities before they begin work and shall be documented in training records submitted to the City. This training shall be administered as stand-alone trainings or included as part of an overall environmental awareness training required by the Applicant and/or contractor prior to construction. The training shall include, at minimum, the following: • the appearance and types of cultural and archaeological resources that are likely to be encountered; • the notification procedures and protocols to be taken in the event of an inadvertent cultural or archaeological resource discovery; and • the penalties for disturbing or destroying cultural resources.	• City • Construction contractor • Project Applicant • Qualified archaeologist	Prior to any project-related ground disturbance activities	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm Project Applicant has retained a qualified archaeologist to administer cultural resource sensitivity training • Confirm trainings have been completed and are documented in the City's training records	Prior to the start of any project-related ground disturbance activities and throughout the construction phase as needed		
MM CUL-3: Stop Work if Archaeological Deposits and/or Human Remains Are Encountered During Ground-Disturbing Activities. If archaeological deposits are encountered during project-related ground disturbance, work in the area (50-foot radius) shall stop immediately and the procedures outlined in the AMP will be implemented. If any human remains are discovered during ground-disturbing activities, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains. These remains shall be treated in accordance with existing state laws,	• City • Construction contractor • County Coroner	During ground-disturbing activities and in the event human remains are discovered	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Confirm any known human remains are identified prior to construction • Confirm procedures outlined under the Health and Safety	During ground-disturbing activities and in the event human remains are discovered		

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
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including California PRC Section 5097.98 and California Health and Safety Code Section 7050.5.			Code of the PRC are followed if remains are found during construction			
Draft EIR Section 3.5 – Land Use and Planning						
Refer to Mitigation Measure AIR-2: HEPA Filter Maintenance Schedule Information in Draft EIR Section 3.1, Air Quality.						
Draft EIR Section 3.7 – Transportation						
MM TRANS-1: Construct Pedestrian Improvements. The proposed project shall implement the following pedestrian improvements: • Install a high visibility Americans with Disabilities Act (ADA) compliant crosswalk across Campbell Technology Parkway at the project site's mid-block driveway along with the associated pedestrian warning signs, yield signs, and yield lines in each direction. • Install new ADA compliant ramps at both ends of the new crosswalk. • Install a crosswalk along the north leg of Campbell Technology Parkway at East McGlincy Lane intersection to connect the northeast and northwest corners of the Campbell Technology Parkway/East McGlincy Lane intersection. • Two existing curb ramps should be retrofitted to be ADA compliant. • Provide public access easement across the property streets to preserve bicycle and pedestrian access for a potential future bicycle and pedestrian bridge across State Route 17. • Provide fifteen feet of red curb to the east and five feet to the west at each driveway to maintain sight distance for exiting vehicles.	• Project Applicant	During project design	Monitoring Party: • City of Campbell Community Development Department Monitoring Action: • Review and confirm site plans include the pedestrian improvements	Once during design review		
Draft EIR Section 3.8 – Tribal Cultural Resources						
Refer to Mitigation Measures CUL-1: Development of an Archaeological Monitoring Plan and Archaeological Monitoring, CUL-2: Conduct Cultural Resource Sensitivity Training, and CUL-3: Stop Work if Archaeological Deposits and/or Human Remains Are Encountered During Ground-Disturbing Activities in Draft EIR Section 3.2, Cultural Resources.						