

PUMP HOUSE HISTORIC DEMOLITION PERMIT FINAL EIR APPENDIX A – MITIGATION

1. STATUTORY REQUIREMENT

When a lead agency makes findings on significant environmental effects identified in an environmental impact report (EIR), the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

2. ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Pacific Grove (City) is the lead agency responsible for the adoption of the MMRP. California American Water (Cal Am) is the project applicant and is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program.

Verification of mitigation compliance and responsibility for compliance is the responsibility of the Cal Am–designated project manager. The project manager will be responsible for coordinating plan reviews and field verification with the appropriate City department staff or outside agencies.

3. MITIGATION MEASURES AND REPORTING PROGRAM

Table 1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Impact Analysis chapters of the Draft EIR. The measures have also been revised to reflect any revisions made in the Final EIR.

MITIGATION MONITORING AND REPORTING PROGRAM

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/ Timing	Responsible Party
Biological Resources				
MM 3.2.1a	<p>Bat Roost Preconstruction Surveys. Prior to project construction, the applicant and/or its contractor shall retain a qualified biologist to perform a bat survey no more than 3 days prior to the start of construction activities. If the survey does not identify the presence of occupied roosts, no additional action is required.</p> <p>If the biologist identifies roosts occupied by special-status bat species within disturbance areas, the biologist shall safely flush the bats from the sites where roosting habitat is planned to be removed, prior to the onset of construction activities. The roosting sites shall be removed during the time of day when the roost is unoccupied. Roosts shall not be flushed during the breeding season (between March 1 and July 31).</p>	<ul style="list-style-type: none"> • Preconstruction surveys 	<ul style="list-style-type: none"> • No more than 3 days prior to construction 	<ul style="list-style-type: none"> • Project manager • City
MM 3.2.1b	<p>Nesting Bird Preconstruction Surveys. If clearing and/or construction activities will occur during the raptor or migratory bird nesting season (February 15–August 15), the applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.</p> <p>If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.</p>	<ul style="list-style-type: none"> • Preconstruction surveys for work done between February 15 and August 15 	<ul style="list-style-type: none"> • Up to 14 days prior to construction 	<ul style="list-style-type: none"> • Project manager • City

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Mitigation Measure	Requirements of Measure	Compliance Method	Verification/ Timing	Responsible Party
Cultural Resources				
MM 3.3.1a	Prior to demolition, the project applicant shall retain a qualified historian to prepare a written report to document the pump house using a method similar to that employed in nominating a resource to the National Register of Historic Places. Primary and secondary sources shall be used to research the history and significance of the pump house. Research shall be conducted at repositories including the Pacific Grove Community Development Department, California American Water Company, Pacific Grove Public Library Local History Room, Pacific Grove Heritage Society, and Pacific Grove Museum of Natural History. The pump house's exterior and interior shall be photographed using a digital camera, with special note taken of any unusual or significant architectural details. A floor plan shall be drawn to scale and incorporated into the documentation. The historical narrative of the resource shall be compiled consisting of a historic context, the building's construction and subsequent modifications, and any significant events associated with the building. The report shall be sent to the California Historical Resources Information System, the Bancroft Library, Pacific Grove Heritage Society, Pacific Grove Museum of Natural History, and Pacific Grove Library.	<ul style="list-style-type: none"> Review and approval of written documentation 	<ul style="list-style-type: none"> Prior to demolition 	<ul style="list-style-type: none"> Project manager City
MM 3.3.1b	The project applicant, with City approval of design and text, shall place a historical plaque as near as possible to the pump house location commemorating the structure's historical importance and directing people to resources about the structure. The plaque's location shall be determined in consultation with a qualified historian.	<ul style="list-style-type: none"> Historical plaque placed near site 	<ul style="list-style-type: none"> After demolition 	<ul style="list-style-type: none"> Project manager City
MM 3.3.2	If during the course of grading or construction unknown archeological and paleontological resources are discovered, the contractor shall halt work immediately within 50 feet of the discovery, the City of Pacific Grove Community Development Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery. A qualified archaeologist shall determine impacts, significance, and mitigation in consultation with recognized local Native American groups, if appropriate. In addition, prior to the commencement of project site preparation, all	<ul style="list-style-type: none"> Site inspection 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> Project manager City

MITIGATION MONITORING AND REPORTING PROGRAM

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	construction personnel shall be informed of the potential to inadvertently uncover cultural resources and the procedures to follow subsequent to an inadvertent discovery of cultural resources.			
Hazards and Hazardous Materials				
MM 3.4.1a	Prior to demolition, the project applicant shall employ a Division of Occupational Safety and Health registered asbestos contractor to remove asbestos-contaminated material to ensure safety to the surrounding neighborhoods.	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • Prior to construction 	<ul style="list-style-type: none"> • Project manager • City
MM 3.4.1b	To prevent accidental release of lead-based paint, the contractor shall use the following techniques during construction: <ul style="list-style-type: none"> • Stabilize loose and flaky paint prior to demolition. • Require all workers to wear OSHA-level protective material for handling lead-based paint per OSHA requirements for lead in construction. • Remove all lead-based paint materials to a scrap yard or landfill that can accept lead-based paint materials. 	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • Prior to construction • During construction 	<ul style="list-style-type: none"> • Project manager • Contractor
MM 3.4.1c	Prior to demolition, to prevent accidental release of PCBs, the contractor shall remove all fluorescent light tubes. If a “no PCB” sticker on the fluorescent fixture ballasts cannot be located, ballasts shall be removed as PCB containing.	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • Prior to construction 	<ul style="list-style-type: none"> • Project manager • City
MM 3.4.1d	If hazardous materials are encountered during construction or accidentally released as a result of construction activities, the contractor shall implement the following procedures: <ul style="list-style-type: none"> • Stop all work in the vicinity of any discovered contamination or release. • Identify the scope and immediacy of the problem. • Coordinate with responsible agencies (Department of Toxic Substances Control, Central Coast Regional Water Quality Control Board, or EPA). • Conduct the necessary investigation and remediation activities to resolve the situation before continuing construction work. 	<ul style="list-style-type: none"> • Site inspection 	<ul style="list-style-type: none"> • During construction 	<ul style="list-style-type: none"> • Project manager • Contractor