

**Mitigation Monitoring and Reporting Program**

<p><b>Department:</b> Town of Los Altos Hills – Planning &amp; Building Department  <b>Compliance &amp; Mitigation Monitoring and/or Reporting Program</b></p>	<p><b>Project Name:</b> Stirling Subdivision (Lands of Top Elegant Investment LLC)  <b>File No:</b> <u>193-14-TM</u>                      <b>APN:</b> <u>182-10-057</u>  <b>Approval by:</b> <u>Los Altos Hills City Council</u> <b>Date:</b> _____</p>
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**\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21.081.6 of the Public Resources Code.**

Permit Cond. Number	Mitigation Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
	<b>MM #1</b>	<p><b>(Air Quality/AQ-1)</b> During construction, the following basic control measures shall be implemented at the construction site:</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>5. All roadways, driveways, and sidewalks to be</li> </ol>	<p>The Town of Los Altos Hills Planning and Building Department will ensure that the particulate dust minimization measures are included in the contractor work specifications for the proposed project. The Town of Los Altos Hills Planning and Building Department will also be responsible for monitoring construction activities to ensure that the minimization measures are being implemented. Contractor failure to comply with the requirements of the mitigation measure, will cause all work to be stopped until corrective actions are taken and confirmed by The Town of Los Altos Hills Planning and Building Department.</p>	Town of Los Altos Hills	During construction activities	

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		<p>paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.</p>				

STIRLING SUBDIVISION MITIGATED NEGATIVE DECLARATION

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	MM #2	<p><b>(Biological Resources)</b> To protect special-status plant species with low potential to occur on the site, the presence/absence of Congdon’s tarplant, Franciscan onion, western leatherwood, white-flowered rein orchid, and woodland woollythreads shall be determined prior to initiation of construction activities. The applicant shall retain a qualified biologist to conduct focused botanical surveys in accordance with current CDFW and CNPS rare plant survey protocols during the peak blooming periods for these species. The surveys should cover all proposed impact areas, including the pedestrian bridge/trail in the open space easement.</p> <p>If possible, the surveys should be conducted during a year of adequate rainfall to ensure that the species are observable if present on the site. If the surveys are conducted in an area mapped as experiencing severe, extreme, or exceptional drought conditions according to the U.S. Drought Monitor, then blooming reference populations of the target species should be identified in the general project vicinity to verify that the species are observable within about two weeks of surveying for the species. The U.S. Drought</p>	The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.	Town of Los Altos Hills	Prior to initiation of construction activities	

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		<p>Monitor map is available on-line and updated weekly by the National Oceanic and Atmospheric Administration, the U.S. Department of Agriculture, and the National Drought Mitigation Center.</p> <p>If focused botanical surveys are performed during a drought year, the CDFW and CNPS rare plant survey protocols require a discussion of how drought conditions may affect the validity of survey results, and state that additional surveys may be necessary if the severity of drought conditions is found to preclude the identification of a target species.</p> <p>If the surveys conclude that the species would not be impacted by proposed development, no further mitigation is required. If any target species would be impacted, then mitigation shall be implemented. The applicant shall contract with a qualified biologist or native plant specialist to collect seed from the special-status plants located within the impact area prior to initiation of ground disturbance activities.</p> <p>The applicant shall then oversee selection of an appropriate mitigation area on the project site or in the project vicinity that is already preserved or shall be protected in perpetuity through a conservation easement. Collected seed shall be</p>				

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		installed at the mitigation area at the optimal time according to a Restoration Plan developed by a qualified biologist and approved by the Town of Los Altos Hills. Topsoil from the special-status plant occurrence area should also be salvaged (where practical) for use in the mitigation area.				
	<b>MM #3</b>	<p><b>(Biological Resources/BIO-2)</b> If construction activities begin during the bird nesting season (February 1 to September 15), or if construction activities are suspended for at least two weeks and recommence during the bird nesting season, then the applicant shall retain a qualified biologist to conduct pre-construction surveys for nesting birds. The surveys shall be performed within suitable nesting habitat areas in and adjacent to the site to ensure that no active nests would be disturbed during project implementation. Surveys shall be conducted during daylight hours, and an owl survey shall be conducted starting at dusk to detect crepuscular and nocturnal nesting owls, if present.</p> <p>Surveys shall be conducted no more than one week prior to the initiation of construction activities. A report documenting survey results and a plan for active bird nest avoidance (if needed) shall be completed by the qualified</p>	The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.	Town of Los Altos Hills	Prior to initiation of construction activities and during construction activities	

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		<p>biologist and submitted to the Town of Los Altos Hills for review and approval prior to construction activities.</p> <p>If no active bird nests are detected during the survey, then project activities can proceed as scheduled. However, if an active bird nest of a protected species is detected during the survey, then a plan for active bird nest avoidance shall determine and clearly delineate an appropriately sized, temporary protective buffer area around each active nest, depending on the nesting bird species, existing site conditions, and type of proposed construction activities. The protective buffer area around an active bird nest is typically 50-300 feet, determined at the discretion of the qualified biologist.</p> <p>To ensure that no inadvertent impacts to an active bird nest shall occur, no construction activities shall occur within the protective buffer area(s) until the juvenile birds have fledged (left the nest), and there is no evidence of a second attempt at nesting, as determined by the qualified biologist.</p>				
	<b>MM #4</b>	<b>(Biological Resources/BIO-3)</b> A qualified biologist shall conduct pre-construction surveys for woodrat nests within the project impact	The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los	Town of Los Altos Hills	Prior to initiation of construction	

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		<p>areas. All woodrat nests shall be flagged for avoidance of direct construction impacts where feasible. If impacts cannot be avoided, woodrat nests shall be dismantled no more than three days prior to construction by the qualified biologist. All vegetation and duff materials shall be removed from three feet around the nest prior to dismantling so that the occupants do not attempt to rebuild. Nests are to be slowly dismantled by hand in order to allow the occupants to disperse.</p>	<p>Altos Hills.</p>		<p>activities</p>	
	<p><b>MM #5</b></p>	<p><b>(Biological Resources/BIO-4)</b> To protect CRLF and/or WPT potentially present within the project site, the following actions shall be implemented by the applicant:</p> <p>a) Initial site clearing and grading shall be conducted and completed from April 15 to October 15. Site clearing and grading shall halt if significant rainfall, defined as greater than 0.5 inches per 24 hours within a local watershed, is either forecasted or observed to avoid environmental conditions when CRLF would have the potential to be active.</p> <p>b) A biologist qualified to assess and monitor CRLF shall be approved by CDFW and USFWS prior to the start of construction activities.</p>	<p>The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.</p>	<p>Town of Los Altos Hills</p>	<p>Prior to initiation of construction activities</p>	

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		<p>c) The qualified biologist will survey the work site two weeks before the onset of activities. If CRLF, tadpoles, or eggs are found, the approved biologist will contact the USFWS to determine if moving any of these life-stages is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, the qualified biologist will be allowed sufficient time to move them from the work site before work activities begin. Only qualified biologists will participate in activities associated with the capture, handling, and monitoring of CRLF.</p> <p>d) Before construction-associated activities begin at the project site, the qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training would include a description of CRLF, WPT and their habitat, general measures that are being implemented to conserve CRLF and WPT as they relate to the project, and the boundaries within which the project occurs. Informational handouts with photographs clearly illustrating the species appearance would be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. Additionally, the approved</p>				

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		<p>on site biological monitor will be available to answer any questions about the species.</p> <p>e) The qualified biologist shall be present on site during initial site clearing and grading activities within the upland potential impact area and for all activities associated with constructing the walking trail and pedestrian footbridge through the on-site riparian area. In the unforeseen event that CRLF are encountered, the biologist shall contact the USFWS and/or CDFW immediately to determine the best course of action. At a minimum, all construction activities will cease until the frog leaves the work area. To the extent that avoidance of the CRLF is not possible, then mitigation shall be provided for the project following consultation with USFWS and CDFG. Mitigation may include, but not be limited to, species salvage and relocation, habitat enhancement, or compensatory mitigation.</p> <p>f) The USFWS-approved biologist shall permanently remove from within the project area any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes to the maximum extent possible. The project applicant shall have the responsibility to ensure that project activities are in compliance with the California Fish and Game Code.</p>				

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		<p>g) The contractor shall avoid the use of monofilament netting on the job including in temporary and permanent erosion control materials (fiber rolls, and blankets), and seal all steep walled holes greater than 1 foot deep overnight to prevent entrapment of special status wildlife. Where holes cannot be sealed, escape ramps that are no more than a 30 percent slope will be positioned such that entrapped wildlife will be able to escape. The escape ramps should be at least one-foot wide and covered with jute netting or similar material.</p> <p>h) SWPPP measures shall be followed to prevent toxins from entering Matadero Creek including secondary containment of gas cans in buckets, and secondary containment of stationary equipment that could leak oil such as generators. No equipment will be staged or stored within 150 feet of Matadero Creek.</p>				
	<b>MM #6</b>	<b>(Biological Resources/BIO-5)</b> Prior to the start of construction, a qualified biologist shall conduct surveys of the grassland habitat on the site to identify any potential American badger burrows/dens. These surveys shall be conducted not more than 15 days prior to the start of construction. If an American badger burrow/den	The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.	Town of Los Altos Hills	Prior to initiation of construction activities	

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		<p>is found during the surveys, coordination with the CDFW shall be undertaken in order to develop a suitable strategy to avoid impacts to the burrow/den.</p> <p>With CDFW approval, impacts to active American badger dens should be avoided by establishing exclusion zones around all active badger dens, within which construction related activities shall be prohibited until denning activities are complete or the den is abandoned. A qualified biologist shall monitor each den once per week in order to track the status of the den and to determine when a den area has been cleared for construction.</p>				
	<b>MM #7</b>	<p><b>(Biological Resources/BIO-6)</b> Pre-construction surveys for active bat roosting sites shall be conducted for buildings and trees that could support bats and are within 200 feet of the project impact area. If evidence of roosting bats is observed, a no-disturbance buffer of 250 feet shall be established during the bat breeding season (April 15 through August 15). No removal of trees showing evidence of roosting bats shall occur during the bat breeding season without prior concurrence from the CDFW.</p>	<p>The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.</p>	<p>Town of Los Altos Hills</p>	<p>Prior to initiation of construction activities</p>	

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		<p>Where tree removal is unavoidable during the bat breeding season, a qualified biologist shall determine the bat species in residence, and the CDFW shall be consulted to determine the appropriate avoidance and minimization measures.</p> <p>If evidence of nesting bats is not found, mature trees removed due to project implementation shall be removed in two stages: stage one will include removal of tree limbs, and stage two will include removal of the main trunk on a subsequent day. This will allow any potentially present, day-roosting bats the opportunity to relocate. If bat roosts are encountered during tree removal, a bat specialist shall be hired to assist in any relocation efforts. The applicant shall submit a report to the Town of Los Altos Hills documenting that trees were properly removed, whether any bat roosts were encountered, and what measures were taken if bat roosts were encountered.</p>				
	<b>MM #8</b>	<b>(Biological Resources/BIO-7)</b> If the bed or banks of the creek or riparian trees/habitats will be impacted by installation of the pedestrian foot-bridge, the applicant shall retain a qualified biologist/wetland regulatory specialist to evaluate the impacts of this project feature. This	The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.	Town of Los Altos Hills	Prior to initiation of construction activities associated with the	

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		<p>consultant shall prepare a preliminary jurisdictional assessment to document proposed impacts to the waterway and riparian habitat that are potentially under the jurisdiction of the USACE, CDFW, RWQCB, and/or Santa Clara Valley Water District. If the drainage feature is not determined to be jurisdictional by any of the agencies, no further action is necessary.</p> <p>If the waterway is found to be potentially jurisdictional, the applicant shall initiate the appropriate permitting process with each agency claiming jurisdiction prior to obtaining grading permits. This may include retaining a qualified biologist/wetland regulatory specialist to conduct a jurisdictional wetland/waterway delineation to quantify proposed project impacts to jurisdictional waters and submitting the delineation report to the USACE for verification.</p> <p>If jurisdictional feature impacts will occur, approval of a Section 404 permit from the USACE and/or a Section 401 or General Waste Discharge Requirements permit from the RWQCB may be required. If the CDFW takes jurisdiction, a Streambed Alteration Agreement will be required. Project approval by the Santa Clara Valley Water District may also be necessary. Compensatory mitigation may be</p>			proposed footbridge	

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		required by the permitting process(es).				
	<b>MM #9</b>	<p><b>(Biological Resources/BIO-8)</b> BIO-8. The project applicant shall prepare and implement a tree replacement plan for all Heritage Oaks to be removed as a result of project implementation. The plan shall be subject to review and approval of the Town, and shall be implemented as a subdivision improvement. The tree replacement plan shall specify the following:</p> <ul style="list-style-type: none"> <li>• A final tree survey showing all Heritage Oaks within all subdivision improvement impact areas that require removal;</li> <li>• Heritage Oaks to be removed shall be replaced at a minimum ratio of three new replacement trees for every one tree removed. Replacement trees shall be of the same species that will be removed;</li> <li>• All replacement trees must be grown in deep five-gallon containers and the trees shall not have been in the containers for more than two years;</li> <li>• Replacement trees must be spaced such that they do not compete with one another and do not compete with established vegetation.</li> </ul>	The applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.	Town of Los Altos Hills	Prior to issuance of the first residential unit building permit	

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		<p>Trees shall be planted a sufficient distance (as determined by a certified arborist) away from planned subdivision improvements or improvements on individual lots (if known) to avoid damage to improvements or trees. Replacement trees should be planted as near to the location of removed trees as possible subject to the above specifications. A tree planting plan shall be prepared which shows the proposed tree planting locations subject to these specifications; and</p> <ul style="list-style-type: none"> <li>The viability of the replacement trees shall be monitored by the applicant for two years from the date they are planted. Failed trees shall be replaced no later than 2.5 years after their initial planting.</li> </ul> <p>For all Heritage Oaks to be retained the project applicant shall fully implement the protection tree preservation methodology guidelines for tree preservation contained in the HortScience 2014 revised project arborist report (pp. 13-15). The tree protection zones referenced in the recommendations are defined in the Specific Tree Protection Zones table found in the HortScience report (p. 14) and the tree numbers refer to those included in the HortScience report and reflected on Sheets 3 and 4 of the proposed</p>				

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		<p>Tentative Map. The recommendations are as follows:</p> <p>Design Recommendations</p> <ol style="list-style-type: none"> <li>1. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.</li> <li>2. Evaluate the design of the path to minimize grading and provide as much room from trees #109, 110, 112, 113, 115, 116118, 121 and 122 as possible. By placing the path on grade, or as close to existing grade as possible, and providing as much room from trees as possible, root loss will be minimized.</li> <li>3. To the extent feasible, Underground services including utilities, sub-drains, water or sewer shall be routed around the tree protection zone. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.</li> <li>4. A tree protection zone must be established for trees to be preserved, in which no disturbance is permitted without the prior</li> </ol>				

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		<p>review by and approval of the Consulting Arborist. Tree protection zones for trees identified for preservation are identified in the following table adjacent to the subdivision improvements are identified in the Revised Arborist Report. No grading, excavation, construction or storage of materials shall occur within a Tree Protection Zone. Trees not given specific Tree Protection Zones and not designated for removal shall be fenced at the dripline in all directions.</p> <p>5. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.</p> <p>Underground services including utilities, sub-drains, water or sewer shall be placed and designed to avoid tree protection zones, where possible. Where not possible, special construction techniques, such as boring or hand trenching and threading of utilities beneath roots 2 inches” in diameter and larger must be employed.</p>				

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		<p>6. Tree Preservation Notes, prepared by the Consulting Arborist, should be included on all plans.</p> <p>7. Do not lime within 50 feet' of any tree. Lime is toxic to tree roots.</p> <p>8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.</p> <p>9. Irrigation systems must be designed so that no trenching will occur within any tree protection zone.</p> <p>Pre-Construction Treatments and Recommendations</p> <p>1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.</p> <p>2. Fence all trees to be retained to completely enclose all tree protection zones prior to demolition, grubbing or grading. Fences shall be six (6) foot high chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed.</p>				

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		<p>3. Pruning trees to provide construction and access clearance will be required. Trees #3, 4, 7, 23, 25, 27, 28, 33, 66, 95, 101, 121, 122 and 125 have been preliminarily identified for pruning to provide construction and road clearance. Additional trees may require pruning for pedestrian clearance over the path.</p> <p>4. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).</p> <p>5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife Code Sections 25003-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be</p>				

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		<p>conducted prior to tree work. Qualified biologists should shall be involved in establishing work buffers for active nests.</p> <p>6. Have brush from the pruning and removal operations chipped and spread beneath the trees within the tree protection zone. Mulch shall be 2" to 4 inches" in depth and kept a minimum of 3 feet' from the base of the trees.</p> <p>Recommendations for Tree Protection during Construction:</p> <p>1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.</p> <p>2. Except as absolutely necessary, No grading, construction, demolition or other work shall occur within any tree protection zone. Any exceptions must be approved and monitored by the Consulting Arborist to ensure that trees are protected.</p> <p>3. Fences have been erected to protect trees to be preserved. Fences define a specific tree protection zone for each tree or group of</p>				

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		<p>trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.</p> <p>4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.</p> <p>5. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the tree protection zone. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.</p> <p>6. If accidental injury should occur to any tree during construction, it should shall be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.</p> <p>7. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the tree protection zone.</p> <p>8. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.</p>				

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	<b>MM #10</b>	<b>(Cultural Resources/CR-1)</b> If buried cultural resources are discovered during ground-disturbing activities, work will stop within a 100-foot radius of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop a Response Plan, with appropriate treatment measures, in consultation with the Town, the State Historic Preservation Officer, and other appropriate agencies. Preservation in place shall be the preferred treatment method per CEQA Guidelines section 15126.4(b) (avoidance, open space, capping, or easement). Data recovery of important information about the resource, research, or other actions determined during consultation, is allowed if it is the only feasible treatment method. This mitigation language shall be included in all contractor work specifications related to ground disturbing activities conducted within the project site.	The project applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.	Town of Los Altos Hills	During construction activities	
	<b>MM #11</b>	<b>(Cultural Resources/CR-2)</b> If human skeletal remains are encountered, ground disturbing activities within a 100-foot radius of the discovery shall be terminated. The County Coroner must be contacted immediately and is	The project applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.	Town of Los Altos Hills	During construction activities	

STIRLING SUBDIVISION MITIGATED NEGATIVE DECLARATION

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		<p>required to examine the discovery within 48 hours. If the County Coroner determines that the remains are Native American, the Coroner is required to contact the Native American Heritage Commission within 24 hours. A qualified archaeologist should also be contacted immediately. The Coroner is required to notify and seek out a treatment recommendation of the Native American Heritage Commission - designated Most Likely Descendant.</p> <ul style="list-style-type: none"> <li>• If the Native American Heritage Commission identifies a Most Likely Descendant, and the Most Likely Descendant makes a recommendation, and the landowner accepts the recommendation, then ground-disturbing activities may resume after the qualified cultural resources consultant verifies and notices the Town that the recommendations have been completed.</li> <li>• If the Native American Heritage Commission is unable to identify the Most Likely Descendant, or the Most Likely Descendant makes no recommendation, or the landowner rejects the recommendation, and mediation per Public Resources Code 5094.98(k) fails, then ground disturbing activities may resume, but only after the cultural resources consultant verifies and</li> </ul>				

MITIGATION MONITORING REPORTING PROGRAM

Permit Cond. Number	Mitigation Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>notifies the Town that the landowner has completely reinterred the human remains and items associated with Native American burials with appropriate dignity on the property, and ensures no further disturbance of the site per PRC 5097.98(e) by county recording, open space designation, or a conservation easement.</p> <p>If the coroner determines that no investigation of the cause of death is required and that the human remains are not Native American, then ground-disturbing activities may resume, after the Coroner informs the Town of such determination. According to state law, six or more human burials at one location constitute a cemetery and disturbance of Native American cemeteries is a felony.</p>				
	<b>MM #12</b>	<p><b>(Hazardous Materials/HAZ-1)</b> The project applicant shall retain a qualified contractor to conduct a visual inspection/pre-demolition survey, and possible sampling, prior to the demolition of the on-site residences to determine the presence of asbestos-containing materials and/or lead-based paint. All potentially friable asbestos-containing materials, if present, shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants guidelines prior to building</p>	<p>The project applicant shall be responsible for the implementation of this mitigation measure, subject to monitoring by the Town of Los Altos Hills.</p>	<p>Town of Los Altos Hills</p>	<p>Prior to demolition of on-site residences</p>	

STIRLING SUBDIVISION MITIGATED NEGATIVE DECLARATION

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		<p>demolition or renovation that may disturb the materials. All demolition activities will be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations, Section 1529. Materials containing more than one percent asbestos are also subject to air district regulations contained in air district Regulation 11, Rule 2.</p> <p>During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations 1532.1, including employees training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings will be disposed of at landfills that meet acceptance criteria for the waste being disposed.</p>				