

OCTOBER 2012  
BAYWEB– MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
AES-1	The proposed antennas sectors and microwave dishes shall be painted with same color and same non-reflective color material as the proposed/existing tower/monopole or structure on which they are proposed to be collocated	Submittal of construction plans at least 30 days prior to a building permit	Review of construction plans (including color pallets, as applicable)	Prior to obtaining a building permit	Zoning Administrator	
AES-2	Proposed antenna sectors shall be redesigned to be located closer attached to the legs of tower/monopole or structure proposed for collocation in order to reduce its overall massiveness	Submittal of construction plans at least 30 days prior to building	Review of construction plans (including color pallets, as applicable)	Prior to obtaining a building permit	Zoning Administrator	
AES-3	Lighting shall be of minimum necessary brightness consistent with workers safety and as required by the Federal Communication Commission	Submittal of construction and lighting plans at least 30 days prior to building	Review of construction/lighting plans	Prior to obtaining a building permit	Zoning Administrator	
AES-4	Lighting shall be hooded with lights directed downward or toward the area to be illuminated	Submittal of construction and lighting plans at least 30 days prior to building	Review of construction/lighting plans	Prior to obtaining a building permit	Zoning Administrator	
AES-5	Safety/monitoring lights shall be equipped with switches or motion detectors to light the area only when needed or occupied.	Submittal of construction and lighting plans at least 30 days prior to building	Review of construction/lighting plans	Prior to obtaining a building permit	Zoning Administrator	
BIO-1	If construction activities occur during the nesting season (February 1- September 1) a nesting survey should be done at least 15 days prior to construction. If the survey indicates the potential presence of nesting birds, a qualified biologist should determine an appropriate sized buffer around the nest in which no work will be allowed until young have successfully fledged.	Survey to be done by a professional biologist at least 15 days prior to ground disturbance	Survey report submittal for review	Prior to ground disturbance	Zoning Administrator and County Biologist	
BIO-2	Silt fencing shall be installed prior to the construction activities (including trenching/grading) and be left in place upon completion of work to avoid wildlife from entering the site and	Installation of silt fencing to show on construction plans	County (DCD) staff to confirm on-site fence installation	Prior to ground disturbance	Zoning Administrator Building	

OCTOBER 2012  
BAYWEB- MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
	to avoid debris from migrating downslope of the project site or from entering drainage area.				Inspection Division	
BIO-3	Snake proofing fencing shall be installed around the perimeter of the fenced compound/facility to prevent snake from entering the work area. Snake exclusion fencing will consist of 4-foot wall of ¼-inch mesh, galvanized wire (i.e. hardware cloth). The bottom of the fence would be firmly seated in the ground at upland locations. The first 3-feet of fencing above the ground would be anchored to staking with wire. Finally, the top 10-inch or less, would be bent over in a semi-circle towards the outside of the fence to ensure that the fence cannot be climbed.	Installation of fencing to show on construction plans	County (DC) staff to confirm on-site fence installation	Prior to ground disturbance	Zoning Administrator Building Inspection Division	
CUL-1	Project personnel shall be alerted to the possibility of encountering archaeological materials during ground-disturbing activities. If an inadvertent discovery is made of items of pre-contact or historic-period archaeological potential, all work activities shall immediately cease in the area of discovery. After cessation of ground disturbing activity in the vicinity of the find, the contractor shall immediately contact the Project proponent. Archaeological resources inadvertently discovered during Project activities shall be evaluated by a cultural resources specialist that meets the Secretary of the Interior's standards in the appropriate discipline. If the find is determined to be potentially significant as either a historical resource or a unique archaeological resource, the archaeologist, in consultation with the Project proponent and appropriate Ohlone representatives or historical societies, shall develop a research design and	Construction plans to include specifications	Review of construction plans	During construction phase	Zoning Administrator and Motorola's construction manager	

OCTOBER 2012  
BAYWEB– MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
	treatment plan outlining management of the resource, analysis, and reporting of the find.					
CUL-2	Project personnel shall be alerted to the possibility of encountering paleontological materials during ground-disturbing activities. If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, all such activities within 50 feet of the find shall be halted until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate salvage measures in conformance with Society of Vertebrate Paleontology Guidelines.	Construction plans to include specifications	Review of construction plans	During construction phase	Zoning Administrator and Motorola's Construction Manager	
GEO-1	GEO-1 At least 30 days prior to requesting building permits or installation of utilities, submit a geotechnical report for review of the Peer Review Geologist, and review and approval of the Zoning Administrator. Improvement, grading, and building plans shall carry out the recommendations of the approved report. This report shall provide an assessment of stability, and evaluate potential for seismic settlement and other types of seismically-induced ground failure by recognized methods appropriate to soil conditions discovered during subsurface investigation. It shall also provide recommendations for pad grading, drainage and foundations. The report shall identify any adverse conditions requiring special foundation recommendations (e.g. the cut/ fill transition, differential fill thickness. The geotechnical report shall include provision for	Submittal of geology report	Review of geology report to ensure all required information is covered	Prior to grading/building permit for the installation of the proposed monopoles	Zoning Administrator and County Geologist	

OCTOBER 2012  
BAYWEB– MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
	observation and testing services to ensure that the geotechnical recommendations are properly implemented during construction. The scope of the required report shall include the following: (a) logging of backhoe test pits adequate to determine the thickness of soils, rock type(s), orientation of bedrock and dominant jointing, severity of weathering, (b) preparation of an original geologic map of the project site and area within 200 ft. of planned improvements that show the details of observed features and conditions, (c) provide a global stability analysis of the natural slopes that are pertinent to evaluation the stability of the building site, (d) if any landslides or areas of heavy erosion are identified in proximity to the building site that require corrective grading, identify the slopes and provide detailed design recommendations for the corrective grading, (d) provide specific standards and criteria for site grading, drainage and foundation design. This shall include recommendations for the gradient of any required engineered slopes. During rough grading, salvage top soils for use during final grading/ erosion control.					
GEO-2	The final geotechnical report shall outline the monitoring and testing services recommended by the geotechnical engineer during construction	Final geology report	Review of geology report to ensure all required information is covered	Prior to issuance of grading/building permit for the installation of the proposed monopoles	Zoning Administrator and County Geologist	
GEO-3	Hillside graded slopes shall be contour rounded to mimic natural terrain features. Final graded slopes shall be track-walked with salvaged topsoil (typically 3-4 inches deep), and re-vegetated.	Review of grading plans and geology report	Review of geology report and grading plans and site	At least 30 days prior to issuance of a grading permit	Zoning Administrator and County	

OCTOBER 2012  
BAYWEB- MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
			verification	and on-site verification during grading	Geologist Building Inspection	
GEO-4	Grading activities shall be restricted to the summer construction season (April 15th through October 15th to the extent feasible. Any earthwork done after October 15th shall be limited to activities directly related to erosion control, unless an extension of the grading season is specifically authorized by the Grading Section of the Building Inspection Division.	Review of grading plans and geology report	Review of geology report and grading plans and site verification	During grading	Zoning Administrator Building inspection	
GEO-5	Prior to issuance of the Grading Permit the applicant shall submit an Erosion Control Plan and SWPPP to the Grading Section of the Building Inspection Division for their review and approval. The measures employed to control erosion must be based on site-specific needs of the project. Measure employed to control erosion within the project should include the following: Minimize the areas of exposed, erodible soils, and avoid over-concentration of rapidly flowing runoff on unprotected/ erodible areas. Wherever feasible, isolate runoff from ungraded areas, thereby simplifying erosion control and sediment control measures with the graded areas; The erosion control plan to include water bars, temporary (or permanent) drainage ditches and culverts, erosion-control blankets, hydroseeding, silt fences/ straw bales, and sediment trap basins; Placement of salvaged topsoil on final-graded 3:1 slopes prior to the on-set of winter rains: A comprehensive program for inspection and maintenance of the graded areas throughout the winter rainy season, including provisions for documenting maintenance activities.	Submittal of SWPPP for review 30 days prior to grading	Review of SWPPP to ensure includes all required information	Prior to ground disturbance	Zoning Administrator and Building Inspection	

OCTOBER 2012  
BAYWEB- MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
GEO-6	To reduce potential long-term impacts of erosion and sedimentation, provide for appropriate design of facilities that efficiently (a) revegetate graded slopes, (b) provide sheetflow runoff from disturbed areas, (c) minimize the footprint of impervious surfaces, (d) trap sediment on the perimeter of graded pad using biotechnical means, and (e) provide for the inspection and maintenance of the project site over the long term to ensure that erosion is controlled.	Submittal of construction plans SWPPP for review 30 days prior to ground disturbance	Review of SWPPP to ensure includes all required information	Prior to ground disturbance	Zoning Administrator and Building Inspection	
GEO-7	The design-level geotechnical report shall provide specific standards and criteria for foundation and pavement design developed in accordance with the California Building Code and County Code requirements on the basis of subsurface data and laboratory testing. The constraints on use of expansive soils near finished grade should be evaluated in the report. It is also anticipated that the design-level geotechnical report with provide CBC seismic parameters, and lot drainage recommendations, along with recommendations for geotechnical monitoring services during foundation-related work on the site.	Submittal of geology report, construction/engineering plans, 30 days prior to ground disturbance	Review of geology report and construction plans	Prior to ground disturbance	Zoning Administrator and Building Inspection And County Geologist	
GEO-8	The design-level geotechnical report shall also identify cut/fill transition and/or differential fill pads that will require special foundations, and will provide recommendations for grading of these lots.	Submittal of geology report, construction/engineering plans	Review of geology report and construction plans	Prior to ground disturbance	Zoning Administrator and Building Inspection And County Geologist	

OCTOBER 2012  
BAYWEB– MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
GEO-9	Following rough grading the geotechnical engineer shall perform corrosivity testing of building pads to determine which, if any, of the lots require special precautions to avoid damage to improvements that are in contact with the ground (concrete or steel).	Submittal of geology report, construction/engineering plans. Performing of corrosivity testing	Corrosivity testing of building pads to be submitted for review	Following rough grading	Zoning Administrator Motorola's Geologist County Geologist	
GEO-10	Prior to the issuance of building permits, the geotechnical engineer shall certify that the lot preparation work is in compliance with recommendations in the approved design-level report. During foundation work the geotechnical engineer shall provide observation services to ensure the geotechnical recommendations are properly implemented by the contractor. Prior to requesting a final building inspection, the Building Inspection may require documentation of the geotechnical engineer's observation services during final grading/ foundation work/ project drainage. The intent of such documentation is to ensure that the as-built improvements are in conformance with recommendations in the approved design-level report.	Submittal of geotechnical report 30 days prior to building and observation of grading	Review of geology report and sit observation of grading	Prior to building review of documents and observation done during construction evidence and results of observation(s) to be provided	Zoning Administrator Motorola's Geologist County Geologist Building Inspection	
GEO-11	The design-level geotechnical report is subject to peer review by the Peer Review Geologist, and by review and approval of the Building Inspection Division	Submittal of geology report At least 30 days prior to building	Review of geology report	Prior to ground disturbance	Zoning Administrator County Geologist Building Inspection	

OCTOBER 2012  
BAYWEB– MITIGATION MONITORING REPORTING PLAN  
COUNTY FILE #FM12-0001

Mitigation Measure #	Mitigation Measure	Implementing Action	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
NOI-1	Construction activities will be limited to the hours between 7:00 a.m. to 7:00 p.m. with noise-generating activities in excess of 65 dBA further restricted to between the hours of 8:00 a.m. and 5:00 p.m. (Monday through Friday).	Construction hours to be specified on construction plans	Review of construction plans	On-going throughout construction	Zoning Administrator and Building Inspection Motorola's construction Manager	
NOI-2	Use equipment with enclosures and high-performance mufflers to the extent feasible	Construction hours to be specified on construction plans	Review of construction plans	On-going throughout construction	Zoning Administrator and Building Inspection Motorola's construction Manager	
NOI-3	Within urbanized area, place construction equipment at locations to maximize the distance to nearest residences and other sensitive receptors.	Construction hours to be specified on construction plans	Review of construction plans	On-going throughout construction	Zoning Administrator and Building Inspection Motorola's construction Manager	