

EXHIBIT B

<p>City of Los Altos Community Development Department Mitigation Monitoring and Reporting Plan <i>pursuant to Public Resources Code Section 21081.6</i></p>	<p>Project Name: Los Altos Community Center File No: CF-01002 Address: 97 Hillview Avenue SCH#: N/A Date: September 11, 2018 Approved by: City Council Resolution No. 2018-35</p>
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<i>Mitigation Measure Number</i>	<i>Mitigation Measure</i>	<i>Monitoring Actions</i>	<i>Party Responsible for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
Biological Resources					
BIO-1	<p>Approximately 14 days prior to tree removal or structure disturbance activities, the City of Los Altos shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed.</p> <p>Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species</p>	<p>Retain qualified biologist</p> <p>Conduct survey</p>	<p>Public Works</p> <p>Public Works</p>	<p>Prior to construction start</p> <p>14 days prior to construction start</p>	

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	<p>level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the City of Los Altos and no further mitigation is required.</p> <p>If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the City of Los Altos prior to demolition or grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:</p> <p>a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below.</p>	<p>Mark potential roosting sites</p> <p>Letter report stating absence [compliance completed]</p> <p>Letter report stating exclusion and habitat replacement measures</p> <p>Eviction of bats</p> <p>Monitoring of bats and establishment of buffer area</p>	<p>Public Works</p> <p>Public Works</p> <p>Public Works</p> <p>Public Works</p> <p>Public Works</p>	<p>During survey</p> <p>Following survey if no roosting sites found</p> <p>Prior to demolition, grading, or tree removal</p> <p>May 1 to Oct 1</p> <p>Oct 2 to Apr 30</p>	

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	<p>Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone [or different size if determined in consultation with the California Department of Fish and Wildlife (CDFW)] shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.</p> <p>b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.</p>				

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	If needed, other methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.				
BIO 2	<p>Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction.</p> <p>If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for</p>	<p>No mitigation required [compliance complete]</p> <p>Retain qualified biologist</p>	<p>Public Works</p> <p>Public Works</p>	<p>Construction start date Sept 16 to Jan 14</p> <p>For construction start or restart date Jan 15 to Sept 15</p>	

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	<p>at least two weeks and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to the start of construction, with the second survey conducted within 48 hours prior to the start of construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.</p>	<p>Conduct first survey</p> <p>Conduct second survey</p> <p>Letter report stating absence [compliance completed]</p> <p>Establish buffer</p> <p>Monitoring</p>	<p>Public Works</p> <p>Public Works</p> <p>Public Works</p> <p>Public Works</p>	<p>14 days prior to construction start.</p> <p>Within 48 hours of construction start</p> <p>Following survey if no nesting sites found</p> <p>Prior to construction start</p> <p>Daily</p>	

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	<p>If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.</p>				