

IV. MITIGATION MONITORING AND REPORTING PROGRAM

| Impact       | Required Mitigation Measures   | Monitoring Phase                  | Implementing Party   | Enforcement Agency                         | Monitoring Agency   |
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| AESTHETICS   |  |                                   |                      |  |   |
| Impact AES-4 | <p><b>Mitigation Measure AES-4: Create a New Source of Substantial Light or Glare which would Adversely Affect Day or Nighttime Views in the Area.</b></p> <ul style="list-style-type: none"><li>Prior to the approval of final project plans, a detailed lighting plan shall be submitted to San Mateo County for review and approval, consistent with their requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Community Development Director. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment.</li><li>Reflective glass or other glaring building materials shall be discouraged. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to: high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Final Map.</li></ul>   | Pre-construction/<br>Construction | Applicant/Contractor | Planning and Building<br>Department        | Planning and Building<br>Department                             |
| AIR QUALITY  |  |                                   |                      |  |   |
| Impact AQ-2  | <p><b>Mitigation Measure AQ-2: Construction Emissions.</b></p> <p>The applicant shall require the construction contractor to implement a dust control program. The program shall be applied to all construction activities involving grading, excavation, and use of unpaved areas for staging, extensive hauling of materials, or building demolition. The dust control program shall include the following measures:</p> <ul style="list-style-type: none"><li>Water all active construction areas at least twice daily.</li><li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li><li>Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</li><li>Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.</li><li>Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.</li><li>Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).</li><li>Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</li><li>Limit traffic speeds on unpaved roads to 15 miles per hour (mph).</li><li>Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li><li>Replant vegetation in disturbed areas as quickly as possible.</li><li>Install wheel washers for all existing, or wash off the tires or tracks of all trucks and equipment leaving the site.</li><li>Limit the area subject to excavation, grading, and other construction activity at any one time.</li></ul> | Pre-Construction/<br>Construction | Applicant/Contractor | Planning and Building<br>Department/BAAQMD | Public Works Department/<br>Planning and Building<br>Department |
| Impact AQ-5  | <p><b>Mitigation Measure AQ-5: Sewage Treatment Odors.</b></p>   | Pre-Construction                  | Applicant/Contractor | Planning and Building<br>Department/RWQCB  | Public Works Department/<br>Planning and Building               |

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|                             | The project applicant shall provide supporting engineering calculations and site plan details to verify the basis of design for the odor removal system. This information shall be supplied as part of the engineering report to be submitted for review and approval by the RWQCB.   |                                   |                                   | Department/RWQCB                               | Department                          |
| <b>BIOLOGICAL RESOURCES</b> |   |                                   |                                   |  |                                     |
| <b>Impact BIO-1a</b>        | <p><b>Mitigation Measure BIO-1a: Special-Status Species.</b></p> <p>A qualified biologist (hereafter, biological monitor), capable of monitoring projects with potential habitat for Western pond turtle (WPT), San Francisco garter snakes (SFGS), and California red-legged frogs (CRLF) shall be present at the site as follows:</p> <ol style="list-style-type: none"><li>1. Prior to and within 3 days of installation of exclusion fencing (type to be determined through consultation with CDFG and USFWS), the monitor shall survey the location for the installation for the presence of WPT, SFGS and CRLF. In addition, should any burrows be observed, the burrows shall be inspected by the biologist to determine if it is being used by any of the species. Should any of these species be observed, the area shall be vacated and reinspected in one week. If no animal use is noted, the burrows shall be carefully excavated using a small trowel or shovel. Careful prodding using a blunt object will aid in determining the course of the tunnel such that the tunnel is excavated from the sides rather than the top, reducing the potential for any injury should an animal be present. Excavated burrows with no WPT, CRLF or SFGS shall be left open so they cannot be re-occupied. If any nonlisted species are located, they shall be translocated outside of the construction zone. Should any individual WPT, CRLF or SFGS be found during the field survey or excavation, the area where that individual has been found shall remain undisturbed. If any life stage of the WPT, SFGS or CRLF is found during these surveys or excavations, the Department of Fish and Game and the US Fish and Wildlife Service shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.</li><li>2. During installation of construction zone exclusion fencing, the biological monitor shall be present and will oversee the installation of all construction fencing. The exclusionary fencing shall be installed on one parcel site first so that if any animals are within the construction zone, they will have the opportunity to move out of the area freely.</li></ol> <p>Immediately following installation of exclusion fencing, the biological monitor shall survey the enclosed construction zone for the presence of WPT, SFGS and CRLF. If any life stage of the SFGS or CRLF is found during these surveys, the Department of Fish and Game and the U.S. Fish and Wildlife Service shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.</p> <p>The biological monitor shall be present at all times during restoration area planting activities outside the construction zone and within the buffer area, to monitor for the presence of WPT, SFGS and CRLF.</p> <p>The biological monitor shall prepare a training document in both English and Spanish about the animals of concern, their identification, and the methods of avoidance and reporting requirements and procedures, should the species be observed. The document shall provide photographs of the species and notification numbers for the monitor, the Department of Fish and Game, and the U.S. Fish and Wildlife Service. The training document and contact information for the monitor shall be posted at the construction zone and maintained in the monitoring log. Every contractor, sub-contractor and construction worker shall be provided a copy of the training document in advance of their respective construction activities and shall be required to adhere to its contents.</p> <p>A highly visible warning sign shall be installed along the project perimeter. The warning sign shall be in English and Spanish and shall state: “Stay Out -Habitat Area of Federally Protected Species.” A document drop shall be attached to several warning signs and stocked with a supply of training documents.</p> | Pre-Construction/<br>Construction | Applicant/Botanist/<br>Contractor | Planning and Building<br>Department/CDFG/USFWS | Planning and Building<br>Department |

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|                      | <p>The biological monitor shall conduct weekly site visits when construction is occurring to verify that all construction zone exclusionary fencing is in place and functioning as intended. Any repair or maintenance to the fencing deemed necessary by the biological monitor shall be completed under the monitor’s supervision. Such maintenance activities include adequate removal of vegetation at the construction fence line to ensure that vegetation “ladders” for species access are not allowed to establish.</p> <p>Once restoration activities are complete, the exclusion fencing shall be removed under the supervision of the biological monitor. Prior to the removal of the buffer area/restoration area fencing, permanent exclusionary measures shall be put in place to prevent special-status species movement beyond the buffer areas. Wildlife movement through the site shall be facilitated via a buffer zone on either side of the drainage that bisects the parcels.</p> <p>The general contractor shall assign a crew member that will be responsible for conducting site inspections, monitoring gate opening and closing, and assuring that other species protection measures are in place and being enforced when the Biological Monitor is not present. The crew member shall adhere to the procedures contained in the training document and shall be able to contact the biological monitor should any violations be noted or listed species observed onsite.</p> <p>The biological monitor has the authority to halt all or some construction activities and or modify all or some construction methods as necessary to protect habitat and individual sensitive species. The monitor shall be responsible for contacting USFWS should any endangered or threatened species be observed within the construction zones.</p> <p>The biological monitor shall complete daily monitoring reports for each day present, to be maintained in a monitoring log-book kept onsite. Reports must contain the date and time of work, weather conditions, biological monitor’s name, construction or project activity and progress performed that day, any listed species observed, any measures taken to repair and or maintain fencing, and any construction modifications required to protect habitat. The monitoring log-book with compiled reports shall be submitted to the Executive Director upon cessation of construction as part of a construction monitoring report.</p> |                                   |                                   |  |                                     |
| <b>Impact BIO-1b</b> | <p><b>Mitigation Measure BIO-1b: Special-Status Species.</b></p> <p>Any active bird nests in the vicinity of proposed grading shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading and tree removal during the non-nesting period (September through February), or if this is not feasible, by conducting a preconstruction nesting bird survey. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:</p> <p>If grading is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction nesting survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity.</p> <p>If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with CDFG and implemented to prevent nest abandonment. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone shall be established via consultation with CDFG and USFWS, within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.</p> <p>If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either a) not begun egg-laying and incubation, or b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted</p>  | Pre-Construction/<br>Construction | Applicant/Botanist/<br>Contractor | Planning and Building<br>Department/CDFG/USFWS | Planning and Building<br>Department |

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|                           | to CDFG and USFWS prior to initiation of grading in the nest-setback zone.  |   |  |  |                                     |
| <b>Impact BIO-1c</b>      | <b>Mitigation Measure BIO-1c: Special-Status Species.</b><br><br>Proposed project construction activities will not result in impacts to project area wetlands and/or habitat for special-status species known to occur in the vicinity of the site. The applicant's biologist has obtained a verified wetland delineation and has consulted with the regulatory agencies regarding special-status species. The applicant shall continue to coordinate all project activities potentially regulated by State, Federal, and local agencies and shall obtain all necessary permits from CDFG, Corps, USFWS, and the RWQCB as required by federal and State law to avoid, minimize or offset impacts to any species listed under either the State or federal Endangered Species Acts or protected under any other State or federal law.   | Pre-Construction/<br>Construction           | Applicant/Botanist/<br>Contractor      | Planning and Building<br>Department/CDFG/Corps/<br>USFWS/RWQCB | Planning and Building<br>Department |
| <b>Impact BIO-1d</b>      | <b>Mitigation Measure BIO-1d: Special-Status Species.</b><br><br>Sensitive and general habitat features outside the limits of approved grading and development shall be protected by identifying a construction and development boundary on all project plans and prohibiting construction equipment operation within this boundary. The boundary shall be staked and flagged in the field with a highly visible color coded system and all construction and equipment operators shall be instructed to remain outside this no-disturbance boundary for the duration of construction. This measure is in addition to the wildlife exclusion fencing described in Mitigation Measure Bio-1a and applies to the protection of all habitat features outside of the project limits.   | Pre-Construction/<br>Construction           | Applicant/Botanist/<br>Contractor      | Planning and Building<br>Department/CDFG/USFWS                 | Planning and Building<br>Department |
| <b>Impact BIO-4a</b>      | <b>Mitigation Measure BIO-4a: Wildlife Movement and Habitat Connectivity.</b><br><br>Measures recommended in Mitigation Measures BIO-1a through BIO-1d would serve to protect important natural habitat on the site for wildlife, avoid the potential loss of bird nests, and protect sensitive natural areas. Although wildlife movement and habitat connectivity impacts were found to be less than significant, the following additional provisions shall be implemented to further protect wildlife habitat resources:<br><br>Fencing that obstructs wildlife movement shall be restricted to building envelopes and wildlife exclusionary fencing along special-status species protection corridors and shall not be allowed elsewhere on the site. Fencing that obstructs wildlife movement contains one or more of the following conditions: lowest horizontal is within 1.5 feet of the ground OR highest horizontal is over 6 feet OR top or bottom wire is barbed OR distance between top wires is less than 10 inches OR it combines with existing structures or fences, even on neighboring parcels, to create an obstacle to wildlife movement.<br><br>Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be restricted to building envelopes, at the minimum level necessary to illuminate roadways and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas.<br><br>Dogs and cats shall be confined to individual residences and the fenced portion of the building envelopes to minimize harassment and loss of wildlife.<br><br>All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source. | Construction/<br>Operation                  | Applicant/Botanist/<br>Contractor      | Planning and Building<br>Department                            | Planning and Building<br>Department |
| <b>CULTURAL RESOURCES</b> |   |   |  |  |                                     |
| <b>Impact CULT-2a</b>     | <b>Mitigation Measure CULT-2a: Archaeological Resources.</b><br><br>All final improvements for the proposed project shall be designed and approved by County staff, as well as a County-approved qualified archaeologist, to avoid impacts to prehistoric archaeological site CA-SMA-151 due to the proposed development. To avoid impacts to CA-SMA-151, the archaeological site shall be excluded from disruption during project construction. Avoidance shall be assured by fencing the site perimeter (to be confirmed by a County-   | Pre-Construction/<br>Construction/Operation | Applicant/Archaeologist/<br>Contractor | Planning and Building<br>Department/Archaeologist              | Planning and Building<br>Department |

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|                       | <p>approved qualified archaeologist or licensed surveyor prior to any start of grading) to exclude construction equipment, particularly for grading activities. Fencing shall be removed when all construction activities are finished to avoid drawing attention to the site. Additionally, identified site CA-SMA-151 shall be included in a deed restriction recorded with the County Recorder’s Office to further protect this archaeological resource. The deed restriction shall limit uses within the site perimeter of CA-SMA-151 to farming within the existing plow zone and require any ground disturbing activity or development within the cultural site perimeter to be subject to a Coastal Development Permit and meet California Environmental Quality Act (CEQA) requirements for disturbance of a mapped cultural resource.</p> <p><b>OR</b></p> <p>If avoidance of site CA-SMA-151 is impractical or infeasible, a County-approved archaeologist shall be retained to conduct test excavations at the site to determine the integrity of its subsurface deposit. Additionally, a mitigation plan shall be developed by a County-approved archaeologist that addresses specific project impacts and outlines appropriate mitigation measures. At a minimum, the mitigation plan shall include the following:</p> <ul style="list-style-type: none"><li>• Preparation of a research design that outlines regional issues and how they can be addressed through recovery of materials at CA-SMA-151;</li><li>• Discussion of field, laboratory, and analytical methods;</li><li>• Expected involvement of the Native American community;</li><li>• Actions to be taken in the event that human remains are discovered;</li><li>• Expected schedule for completing mitigation, including submittal of technical report; and</li><li>• Curation plan for recovered materials.</li></ul> <p>The site may continue to be used for growing crops, provided that no ground disturbing activity such as ripping, plowing, disking, etc. is allowed to extend deeper than the existing plow zone (approximately six inches from the existing grade). However, building on the flake scatter portion of the site would also be allowed as long as the improvements would require no ground disturbing activity below the plow zone. Prior to placing fill materials on top of the area being covered, an archaeological investigation shall be conducted to gather baseline data about the nature of the site.</p> |                                   |                         |  |                                     |
| <b>Impact CULT-2b</b> | <p><b>Mitigation Measure CULT-2b: Archaeological Resources.</b></p> <p>A qualified archaeologist, as determined by the County, and a Native American shall monitor future ground-disturbing activities in the monitoring area north of site CA-SMA-151.</p>  | Pre-Construction/<br>Construction | Applicant/Archaeologist | Planning and Building<br>Department/Archaeologist/<br>NAHC | Planning and Building<br>Department |
| <b>Impact CULT-2c</b> | <p><b>Mitigation Measure CULT-2c: Archaeological Resources.</b></p> <p>In the event that additional subsurface archaeological resources are encountered during the course of grading and/or excavation, all development shall temporarily cease in these areas until the County Planning Department is contacted and agrees upon a qualified archaeologist to be brought onto the project site to properly assess the resources and make recommendations for their disposition. Construction activities could continue in other areas. If any findings are determined to be significant by the archeologist, they shall be subject to scientific analysis; duration/disposition of archaeological specimens as agreed to by the Native American community, land owner, and the County; and a report prepared according to current professional standards.</p>  | Construction/                     | Applicant/Archaeologist | Planning and Building<br>Department/Archaeologist/<br>NAHC | Planning and Building<br>Department |
| <b>Impact CULT-3</b>  | <p><b>Mitigation Measure CULT-3: Paleontological Resources.</b></p> <p>A qualified paleontologist, as determined by the County, shall monitor future ground-disturbing activities in native soil both onsite and offsite as related to the project. In the event that paleontological resources are discovered during grading and/or excavation, the monitor shall be empowered to temporarily halt or divert construction in the immediate vicinity of the discovery while it is evaluated for significance. Construction activities could continue in other areas. If any findings are determined to be significant by the paleontologist, they shall be subject to scientific analysis,</p>   | Construction                      | Applicant/Archaeologist | Planning and Building<br>Department/Archaeologist          | Planning and Building<br>Department |

| Impact               | Required Mitigation Measures  | Monitoring Phase | Implementing Party  | Enforcement Agency               | Monitoring Agency                |
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|                      | professional museum curation, and a report prepared according to current professional standards.  |                  |                     |                                  |                                  |
| GEOLOGY AND SOILS    |   |                  |                     |                                  |                                  |
| <b>Impact GEO-3a</b> | <b>Mitigation Measure GEO-3a: Seismic-Related Ground Failure.</b><br><br>The final geotechnical investigation for the project shall evaluate the potential for cyclic densification and develop final mitigation measures, as needed. Potential mitigation measures may include, but are not limited to: (1) overexcavating and replacing loose sandy soil with compacted engineered fill; (2) applying deep soil compaction techniques, such as DDC, RIC, or equivalent soil densification method; and (3) designing building foundations to accommodate total and differential ground settlement resulting from cyclic densification, as well as post-liquefaction settlement and consolidation ground settlement (if applicable).  | Pre-Construction | Applicant/Geologist | Planning and Building Department | Planning and Building Department |
| <b>Impact GEO-3b</b> | <b>Mitigation Measure GEO-3b: Seismic-Related Ground Failure.</b><br><br>Additional subsurface exploration using rotary-wash drilling methods and/or CPTs shall be performed to better characterize the subsurface conditions at the sites. Based on the results of subsurface investigation, the potential for soil liquefaction and liquefaction-induced ground failures, such as lateral spreading, post-liquefaction reconsolidation, lurch cracking, and sand boils shall be re-evaluated at the site. The final geotechnical investigation report shall provide mitigation measures for liquefaction-induced hazards. Potential mitigation measures may include: (1) improving the soil with deep soil compaction techniques, such as DDC, RIC, or equivalent method, to reduce the liquefaction potential; (2) buildings supported on stiffened shallow foundations (i.e. footings with interlocking grade beams) bearing on a layer of well-compacted fill; (3) buildings supported on deep foundations such as drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns.   | Pre-Construction | Applicant/Geologist | Planning and Building Department | Planning and Building Department |
| <b>Impact GEO-4</b>  | <b>Mitigation Measure GEO-4: Total and Differential Settlement.</b><br><br>Additional subsurface exploration using rotary-wash drilling methods and/or CPTs and consolidation laboratory testing shall be performed to better characterize the subsurface conditions and soil properties at the site. Based on the results of subsurface investigation, total and differential ground settlement due to cyclic densification, post-liquefaction reconsolidation, and consolidation settlement due to building loads and fill placement shall be re-evaluated. The final geotechnical investigation report shall provide mitigation measures for ground settlement. Potential mitigation measures may include: (1) improving the soil with deep soil compaction techniques, such as DDC, RIC, or equivalent method, to reduce the potential for total and differential ground settlement; (2) supporting the buildings on stiffened shallow foundations (i.e. footings with interlocking grade beams) bearing on a layer of well-compacted fill; (3) supporting the buildings on deep foundations such as drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns. If deep foundations are selected, they shall be designed to accommodate load conditions resulting from post-liquefaction reconsolidation and consolidation due to the placement of new fill (if applicable). | Pre-Construction | Applicant/Geologist | Planning and Building Department | Planning and Building Department |
| <b>Impact GEO-6</b>  | <b>Mitigation Measure GEO-6: Expansive Soil.</b><br><br>The final geotechnical investigation shall provide an estimate of differential movement associated with the shrinking and swelling of the existing onsite expansive soil at the site. Mitigation measures for expansive soils may include designing the buildings to be supported on: (1) shallow foundations that rest on a layer of non-expansive engineered fill ; (2) a deepened spread footing system where the proposed footings gain support at or below the depth of significant seasonal moisture fluctuation and the slab-on-grade floor will be supported on a layer non-expansive fill, as described above; (3) a stiffened foundation system, such as a reinforced concrete or post-tensioned mat, that is capable of resisting the differential movement and soil pressures associated with the expansive soil; or (4) a deep foundation system that transfers the building and slab loads to competent soil beneath the near-surface moderately to highly expansive soil layer.  | Pre-Construction | Applicant/Geologist | Planning and Building Department | Planning and Building Department |
| <b>Impact GEO-7</b>  | <b>Mitigation Measure GEO-7: Pervious Pavements and Other Water/Wastewater Infiltration Systems.</b>  | Pre-Construction | Applicant/Geologist | Planning and Building Department | Planning and Building Department |

| Impact                                 | Required Mitigation Measures   | Monitoring Phase                  | Implementing Party                 | Enforcement Agency                             | Monitoring Agency   |
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|  | Considering the near-surface soil may consist of moderately to highly expansive clay, special subgrade preparation, and foundation and pavement design recommendations shall be required to prevent the near-surface clayey soil from ponding water, and becoming saturated and weak under the proposed site loading conditions, such as foundation and traffic loads. Final design recommendations for a pervious pavement system shall allow surface water to percolate through the pavement without causing adverse impacts to new pavements and building foundations due to moisture fluctuations in the near-surface expansive clay. Potential mitigation measures may include: (1) collecting and redirecting surface and subsurface water away from the proposed building foundations; (2) using permeable base material within pavement areas; and (3) installing subdrains to collect and redirect water from areas that could adversely impact building foundations and vehicular pavement to a suitable outlet.   |                                   |                                    | Department                                     | Department  |
| <b>Impact GEO-8</b>                    | <p><b><i>Mitigation Measure GEO-8: Review and Approval of Final Grading, Drainage, and Foundation Plans and Specifications.</i></b></p> <p>To ensure the applicant’s geotechnical consultant is given the opportunity to participate in the final design and construction phases of the project, the applicant’s consultant (Registered Geotechnical Engineer and Registered Engineering Geologist) shall review and approve the final grading, drainage, and foundation plans and specifications. Also, upon completion of construction activities, the applicant’s consultant shall provide a final statement indicating whether the work was performed in accordance with project plans and specifications, and the consultant’s recommendations. All mitigations and final design recommendations shall be reviewed and approved by the County prior to issuance of applicable permits and approval of the Final Map.</p>  | Pre-Construction/<br>Construction | Applicant/Geologist/<br>Contractor | Planning and Building<br>Department            | Planning and Building<br>Department                             |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b> |  |                                   |                                    |  |   |
| <b>Impact HAZ-2</b>                    | <p><b><i>Mitigation Measure HAZ-2: Accidental Release of Hazardous Materials.</i></b></p> <p>Prior to approval of final development plans, a Phase II Environmental Site Assessment (Phase II ESA) shall be performed at the project site to evaluate whether the recognized environmental conditions identified in the Phase I ESA represent an actual release of hazardous substances to soil or groundwater at the project site. To determine whether hazardous substances have migrated onto the project site from the north or northeast, a groundwater sample shall be collected from the agricultural supply well. The Phase II ESA shall include parameters that may be applied to a health risk assessment and remediation (Site Management Plan) if soil is inappropriate for reuse and required to be transported off the project site. The recommendations of the Phase II ESA shall be incorporated into project plans to the satisfaction of the County and in conformance with applicable regulations.</p>  | Pre-Construction                  | Applicant                          | Planning and Building<br>Department/RWQCB/CDPH | Public Works Department/<br>Planning and Building<br>Department |
| <b>Impact HAZ-3</b>                    | <p><b><i>Mitigation Measure HAZ-3: Hazards Associated with Airport Operations.</i></b></p> <p>Prior to approval of final development plans, an avigation easement shall be prepared for the project site, in a form satisfactory to the County Director of Public Works. The <del>n</del>avigational easement shall be recorded and shown on the vesting tentative map. With approval of the Wellness Center, it is understood that the Wellness Center property owner(s) and tenants, and their successor’s in interest in perpetuity, acknowledge the project’s location adjacent to an airport and the noise level inherent in the use. The following statement shall be included in the details of the avigation easement on the recorded Final Map, prior to the issuance of the Certificate of Occupancy for any residential unit at the subject property:</p> <p>“This parcel is adjacent to the Half Moon Bay Airport. Residents on this parcel may be subject to inconvenience or discomfort arising from airport operations, including but not limited to noise associated with aircraft landings, take-offs, in air maneuvers and fly-overs, and on-the-ground engine start-ups and taxiing. San Mateo County recognizes the value of the Half Moon Bay Airport to the residents of this County and seeks to protect airport operations, existing and future, from significant interference and disruption. With approval of the Wellness Center, it is understood on the part of both the Wellness Center property owner(s) and the Half Moon Bay Airport that airport operations shall take precedence and priority over potential noise complaints received from property owners, residents, staff, guests, and others from the Wellness Center. In the event that the Wellness Center resident(s) or property owner(s) express an inability or unwillingness to accept such noise conditions authorized</p> | Construction                      | Applicant                          | Planning and Building<br>Department/ALUC       | Public Works<br>Department/Planning and<br>Building Department  |

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|                             | under the terms of the avigation easement and/or remain unsatisfied with the noise reduction measures being implemented by the airport, the affected resident(s) shall be relocated, with assistance provided by the property owner, to the satisfaction of the Planning and Building Department and/or the Department of Housing. This condition shall be included in all contracts between residents of the Wellness Center and with property owners.   |   |                      |   |   |
| HYDROLOGY AND WATER QUALITY |   |   |                      |   |   |
| <b>Impact HYDRO-3</b>       | <p><b>Mitigation Measure HYDRO-3: Alteration of Drainage Patterns Resulting in Increased Erosion or Siltation.</b></p> <p>The applicant shall prepare and submit a SWPPP for the proposed project. The applicant’s SWPPP shall identify the BMPs to control erosion and sedimentation and provide for treatment of 80 to 85 percent of post-construction runoff from new impervious areas. Neighborhood- and/or lot-level treatment BMPs shall be emphasized, consistent with San Francisco Bay RWQCB and SMCWPPP guidance for NPDES Phase 2 compliance. These types of BMPs, which may also assist in reducing post-project peak flows, include infiltration basins and trenches, dry wells, rain gardens, on-contour grassy swales, media filters, biofiltration features and grassy swales. BMPs shall be designed in accordance with engineering criteria in the California Stormwater BMP Handbook or other accepted guidance and designs shall be reviewed and approved by the County prior to issuance of grading or building permits. As discussed under Mitigation Measure HYDRO-5, if lot-level BMPs are accepted by SMCWPPP as a suitable control measure, the applicant shall establish a mechanism for enforcement to assure that BMP functioning is being maintained as designed. The applicant has included a detailed maintenance schedule, which includes monthly inspection of system components, annual weeding, annual replanting, bi-annual cleaning of catch basins, bi-monthly parking lot vacuuming, and daily trash pickup in the parking lots.</p> <p>Submittal of a project erosion control plan and SWPPP to San Mateo County for review shall be required as part of the building permit application. The erosion control plan shall include components for erosion control, such as phasing of grading, limiting areas of disturbance, designation of restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection, and provision for revegetation or mulching. The plan shall also prescribe treatment measures to trap sediment once it has been mobilized, at a scale and density appropriate to the size and slope of the catchment. These measures typically include inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds. Other aspects of the SWPPP, especially those related to water quality, are discussed below for other mitigation measures.</p> <p>Landscape plans showing the grassy swales and indicating flow paths shall also be provided.</p> | Pre-Construction/<br>Construction/Operation | Applicant/Contractor | Planning and Building<br>Department/RWQCB | Public Works Department/<br>Planning and Building<br>Department |
| <b>Impact HYDRO-4</b>       | <p><b>Mitigation Measure HYDRO-4: Alteration of Drainage Patterns Resulting in Increased Flooding.</b></p> <p>The applicant shall submit a drainage report and plans to the County that identify the drainage pathways and the extent of any offsite drainage that flows onsite. How such offsite drainage will be conveyed through the site shall also be detailed. The drainage plan shall provide designs consistent with recognized engineering criteria. The drainage plan shall be reviewed and approved by the County prior to issuance of grading or building permits.</p>  | Pre-Construction                            | Applicant            | Planning and Building<br>Department/RWQCB | Public Works Department/<br>Planning and Building<br>Department |
| <b>Impact HYDRO-5</b>       | <p><b>Mitigation Measure HYDRO-5: Surface Water Runoff Quality.</b></p> <p>The applicant shall prepared and submit a comprehensive erosion control plan and SWPPP. Potential construction-phase and post-construction pollutant impacts from development can be controlled through preparation and implementation of an erosion control plan and a SWPPP consistent with recommended design criteria, in accordance with the NPDES permitting requirements enforced by SMCWPPP and the San Francisco Bay RWQCB. The erosion control plan forms a significant portion of the construction-phase controls required in a SWPPP, which also details the construction-phase housekeeping measures for control of contaminants other than sediment, as well as the treatment measures and BMPs to be implemented for control of pollutants once the project has been constructed. The SWPPP also sets forth the BMP monitoring and maintenance schedule and identifies the responsible entities during the construction and post-construction phases.</p> <p>The applicant’s SWPPP shall identify the BMPs that will be used to reduce post-construction peak flows to existing</p>   | Pre-Construction/<br>Construction/Operation | Applicant/Contractor | Planning and Building<br>Department/RWQCB | Public Works Department/<br>Planning and Building<br>Department |



| Impact                | Required Mitigation Measures   | Monitoring Phase                            | Implementing Party   | Enforcement Agency   | Monitoring Agency   |
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|                       | <p>levels in all onsite drainages where construction will occur. Neighborhood- and/or lot-level BMPs to promote infiltration of storm runoff shall be emphasized, consistent with San Francisco Bay RWQCB and SMCWPPP guidance for NPDES Phase 2 permit compliance. These types of BMPs, which may also enhance water quality, include infiltration basins and trenches, dry wells, rain gardens, on-contour grassy swales, media filters, and biofiltration features. BMPs shall be designed in accordance with engineering criteria in the California Stormwater BMP Handbook or other accepted guidance and designs shall be reviewed and approved by the County prior to issuance of grading or building permits. The applicant shall prepare a clearly defined operations and maintenance plan for water quality and quality control measures. The design and maintenance documents shall include measures to limit vector concerns, especially with respect to control of mosquitoes. The applicant shall identify the responsible parties and provide adequate funding to operate and maintain stormwater improvements (through a HOA, Geological Hazard Abatement District, CSD, CFD or similar organization). If lot-level BMPs are accepted by the County as a suitable control measure, the applicant shall establish a mechanism for enforcement to assure that BMP functioning is being maintained as designed. The applicant shall also establish financial assurances, as deemed appropriate by the Community Development Director, enabling the County to maintain the stormwater improvements should the HOA or other entity disband or cease to perform its maintenance responsibilities.</p> <p>The SWPPP must also include post-construction water quality BMPs that control pollutant levels to pre-development levels, or to the maximum extent practicable (MEP). To confirm that structural BMPs (e.g., biofiltration features, wet ponds, vegetated swales, constructed wetlands, or media filters) will function as intended, design must be consistent with engineering criteria, as set forth in guidance such as the recently revised California Storm Water BMP Handbook for New and Redevelopment. These types of structural BMPs are intended to supplement other storm water management program measures, such as street sweeping and litter control, outreach regarding appropriate fertilizer and pesticide use practices, and managed disposal of hazardous wastes.</p> <p>The main post-construction water quality enhancement measure indicated by the applicant report is the use of rain gardens (constructed wetlands) to control pollutants. Locations and designs of the stormwater infiltration system should be provided to the County as part of the grading plans during Final Map review.</p> <p>Many of the distributed BMPs that could prove useful to address control of post-project peak flows at the lot- and/or neighborhood level could reasonably be linked with measures to enhance water quality, thereby providing compliance with the NPDES Phase 2 permit requirements as well. For example, downspouts could direct roof runoff to biofiltration features, with percolated stormwater conveyed through subdrains to small infiltration basins or dry wells.</p> <p>Per Technical Memorandum #1 (TM #1), dated May 15, 2009, prepared by Schaaf and Wheeler (included in Appendix H of the DEIR), Stormwater Best Management Practices should serve several hydrologic and water quality functions, including maximizing groundwater recharge, minimizing quantities of stormwater runoff, and reducing pollutant loadings in stormwater runoff.</p> |   |                      |  |   |
| <b>Impact HYDRO-6</b> | <p><b>Mitigation Measure HYDRO-6: Ground Quality.</b></p> <p>The applicant shall abandon all unused wells on the project site consistent with San Mateo County Department of Environmental Health standards and the standards described in the State of California Department of Water Resources Well Standards (Bulletins 74-81 and 74-90).</p> <p>Any onsite wells left in service should meet CDPH criteria for well protection. The applicant shall prepare, if required by the CDPH or County Department of Health Services, a Drinking Water Source Assessment and Protection (DWSAP) application to identify and protect against potential well contaminants.</p>   | Pre-Construction/<br>Construction/Operation | Applicant/Contractor | Planning and Building<br>Department/CDPH/County<br>Department of Health Services | Public Works Department/<br>Planning and Building<br>Department |
| <b>Impact HYDRO-9</b> | <p><b>Mitigation Measure HYDRO-9: Exposure to Tsunami and Seiche.</b></p> <p>In areas subject to tsunami and seiche effects, implementing agencies shall, where appropriate, ensure that the project incorporates features designed to minimize damage from a tsunami or seiche. Structures should either be placed at elevations above those likely to be adversely affected during a tsunami or seiche event or be designed to allow swift</p>   | Pre-Construction/<br>Construction/Operation | Applicant/Contractor | Planning and Building<br>Department  | Public Works Department/<br>Planning and Building<br>Department |

| Impact                | Required Mitigation Measures   | Monitoring Phase                  | Implementing Party   | Enforcement Agency  | Monitoring Agency                |
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|                       | water to flow around, through, or underneath without causing collapse. Other features to be considered in designing projects within areas subject to tsunami or seiche may include using structures as buffer zones, providing front-line defenses, and securing foundations of expendable structures so as not to add to debris in the flowing waters.  |                                   |                      |   |                                  |
| LAND USE AND PLANNING |  |                                   |                      |   |                                  |
| Impact LU-2           | <b>Recommended Mitigation Measure LU-2</b><br><br>The property owner shall work with the California Coastal Commission (CCC) to identify and delineate the CCC’s jurisdiction over the project site, subject to CCC review and approval. The property owner shall obtain all necessary approvals from the Coastal Commission prior to the initiation of any development within areas of CCC jurisdiction.  | Pre-construction/<br>Construction | Applicant/Contractor | California Coastal Commission/Planning and Building Department    | Planning and Building Department |
| Impact LU-3           | <b>Recommended Mitigation Measure LU-3</b><br><br>The applicant shall comply with the following recommendations of the State Department of Transportation, Division of Aeronautics: 1) Federal Aviation Administration (FAA) Advisory Circular 150 /5370-2E “Operational Safety on Airports during Construction” shall be incorporated into the project design specifications 2) in accordance with Federal Aviation Regulation, Part 77 “Objects Affecting Navigable Airspace” a Notice of Proposed Construction or Alteration (Form 7460-1) shall be provided if required by the FAA, and 3) the location and type of landscape trees shall be selected carefully so they do not become a hazard to aircraft around the airport.   | Pre-construction/<br>Construction | Applicant/Contractor | Federal Aviation Administration /Planning and Building Department | Planning and Building Department |
| Impact LU-4           | <b>Recommended Mitigation Measure LU-4</b><br><br>The applicant shall comply with the recommendations of the County’s Coastside Design Review Officer to implement changes to the Office Park buildings that improve consistency with applicable policies of the LCP and the Community Design Manual, prior to the project approval by the Planning Commission.  | Pre-construction/<br>Construction | Applicant/Contractor | Planning and Building Department                                  | Planning and Building Department |
| NOISE                 |  |                                   |                      |   |                                  |
| Impact NOISE-1        | <b>Mitigation Measure NOISE-1: Construction Noise.</b><br><br>The construction contractor shall implement measures to reduce the noise levels generated by construction equipment operating at the project site during project grading and construction phases. The construction contractor shall include in construction contracts the following requirements or measures shown to be equally effective: <ul style="list-style-type: none"><li>• All construction equipment shall be equipped with improved noise muffling, and maintain the manufacturers’ recommended noise abatement measures, such as mufflers, engine covers, and engine isolators in good working condition.</li><li>• Stationary construction equipment that generates noise levels in excess of 65 dBA Leq shall be located as far away from existing residential areas as possible. The equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices.</li><li>• Heavy-duty vehicle storage and start-up areas shall be located a minimum of 150 feet from occupied residences where feasible.</li><li>• All equipment shall be turned off if not in use for more than five minutes.</li><li>• Drilled piles or the use of sonic or vibratory pile drivers shall be used instead of impact pile drivers. The driving heads of sonic or vibratory pile drivers shall be screened on all sides by acoustic blankets capable of reducing noise levels by at least 15 dBA.</li><li>• Temporary barriers such as flexible sound control curtains shall be erected between the proposed project and the El Granada Mobile Home Park to minimize the amount of noise during construction. The sound control curtains shall reduce construction-related noise levels at the El Granada Mobile Home Park to less than 80 dBA Leq.</li><li>• Two weeks prior to the commencement of grading or construction at the project site, notification must be provided to the immediate surrounding offsite residential uses that discloses the construction schedule, including the various</li></ul> | Construction                      | Applicant/Contractor | Planning and Building Department                                  | Planning and Building Department |

| Impact                        | Required Mitigation Measures  | Monitoring Phase                            | Implementing Party   | Enforcement Agency   | Monitoring Agency   |
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|                               | types of activities and equipment that would be occurring throughout the duration of the grading and construction periods. <ul style="list-style-type: none"><li>Two weeks prior to the commencement of grading or construction at the project site, an information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The applicant shall rectify all reasonable complaints within 24 hours of their receipt. The County may be required to determine whether a complaint is reasonable and subject to being rectified. Should the applicant consider a complaint to be unreasonable, the applicant shall contact the County Planning Department within 24 hours of the receipt of the complaint to discuss how the complaint should be addressed.</li></ul>   |   |                      |  |   |
| PUBLIC SERVICES               |   |   |                      |  |   |
| Impact PS-1                   | <b>Mitigation Measure PS-1: Police Services.</b><br><br>Provide onsite manned security with clear lines of communication to fire and emergency medical response.  | Pre-Construction/<br>Construction/Operation | Applicant/Contractor | Planning and Building<br>Department                                      | Planning and Building<br>Department                             |
| Impact PS-2a                  | <b>Mitigation Measure PS-2a: Fire Protection Services.</b><br><br>When there are partial closures, roadblocks, or encroachments to streets surrounding the project site during the grading and construction periods, flagmen shall be utilized to facilitate the traffic flow.  | Construction                                | Applicant/Contractor | Planning and Building<br>Department                                      | Planning and Building<br>Department                             |
| TRANSPORTATION/TRAFFIC        |   |   |                      |  |   |
| Impact TRANS-1                | <b>Mitigation Measure TRANS-1: Intersection Level of Service and Capacity.</b><br><br>The property owner shall submit a traffic report to the Community Development Director, at full occupancy of every 60,000 sq. ft. of office space, until full project occupancy, and submit traffic reports bi-annually after full project occupancy. The report shall be signed and stamped by a Professional Transportation Engineer in the State of California and identify the Level of Service (LOS) at the intersection of Cypress Avenue and SR 1, Airport Street & Stanford/Cornell (Study Intersection 3 of DEIR), Broadway & Prospect Way (Study Intersection 2), Prospect Way & Capistrano (Study Intersection 1) and State Route 1 & Capistrano (Study Intersection 8) to evaluate if they maintain a LOS C or better. If Levels of Service fall below existing levels for the intersection of Cypress Avenue and SR1 (LOS C in the AM and LOS D in the PM), the applicant shall coordinate with Caltrans to pay a fair share for the installation of a signal as necessary to ensure that the signal will be installed within 1 year of the date of that report. If traffic reports reveal that the LOS of any of the other intersections listed above fall below LOS C, it shall identify methods for reducing vehicle trips to and from the project site, as well as other roadway or intersection improvements that would result in LOS C or better. The applicant shall implement the measures required by the Department of Public Works and the Planning and Building Department, subject to all necessary permitting and environmental review requirements, within 1 year of the date of that report. In the event that permits required for roadway or intersection improvements are not obtained, the methods for maintaining LOS C or better shall be achieved by reducing vehicle trips to and from the project site. | Operation                                   | Applicant/Contractor | Public Works Department/<br>Planning and Building<br>Department/CalTrans | Planning and Building<br>Department                             |
| Impact TRANS-8                | <b>Mitigation Measure TRANS-8: Construction.</b><br><br>Prior to issuance of grading permits, the applicant shall also submit a traffic control plan to the County Department of Public Works for review and approval. All staging during construction shall occur onsite.  | Pre-Construction/<br>Construction           | Applicant/Contractor | Public Works Department/<br>Planning and Building<br>Department          | Public Works Department/<br>Planning and Building<br>Department |
| UTILITIES AND SERVICE SYSTEMS |   |   |                      |  |   |
|                               | <u>Sewer</u>  |   |                      |  |   |

| Impact                | Required Mitigation Measures  | Monitoring Phase                  | Implementing Party                              | Enforcement Agency   | Monitoring Agency   |
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| <b>Impact UTIL-2</b>  | <b>Mitigation Measure UTIL-2: Wastewater Collection System Capacity.</b><br><br>The applicant shall either: (a) revise the project design to limit the maximum amount of sewage flow to the Granada Sanitary District sewer system to that which can be accommodated by the existing 8-inch sewer line in Stanford Avenue and the Princeton Pump Station; or (b) provide necessary expansion of the capacity of the sewer system to accommodate the addition of the expected maximum sewage flow of 26,000 gpd from the project. Any implementation of Mitigation Measure UTIL-2b would require separate CEQA review and permit review.   | Pre-Construction/<br>Construction | Applicant/Contractor/<br>Groundwater Consultant | Public Works Department/<br>Planning and Building<br>Department                                  | Public Works Department/<br>Planning and Building<br>Department |
| <b>Impact UTIL-4</b>  | <b>Mitigation Measure UTIL-4: Wastewater Recycling and Disposal Requirements.</b><br><br>The applicant shall comply with State Health Department and RWQCB requirements for wastewater recycling.   | Operation                         | Applicant                                       | Public Works Department/<br>Planning and Building<br>Department/State Health<br>Department/RWQCB | Public Works Department/<br>Planning and Building<br>Department |
| <b>Impact UTIL-5</b>  | <b>Mitigation Measure UTIL-5: Wastewater and Recycling Water Flow Estimates</b><br><br>The applicant shall revise the project plans and water budget analysis to correct the inconsistencies in the water recycling assumptions and calculations, and shall use this information to verify: (a) the adequacy of plans for irrigation uses of recycled water; and (b) the sufficiency of the proposed landscape areas for winter season dispersal of all wastewater flow not distributed for toilet flushing. The project’s use of treated wastewater for irrigation shall be managed and controlled to prevent changes in existing drainage and hydrology that could adversely impact the biology or hydrology of wetland habitats or result in ponding that could result in health, circulation, or structural stability problems. Prior to Planning approval of any grading permit, the applicant shall submit a report, prepared by a biologist/hydrologist to determine appropriate recycled watering levels for all seasons that is consistent with the above requirement and the revised water budget analysis. The report shall be submitted for review by the Environmental Health Division, RWQCB, and the County Planning Department. Use of recycled water for irrigation shall be monitored for two years by a biologist/hydrologist to adjust water levels as necessary based on actual site conditions. |                                   |   |  |   |
| <b>Impact UTIL-6</b>  | <b>Mitigation Measure UTIL-6: Creek Crossing by Sewage Pipeline.</b><br><br>The project applicant shall modify the current plans for sewer connection between the North and South parcels to provide either: (a) re-alignment and profile correction to accommodate a gravity sewer line; or (b) incorporation of a lift station on either the North or South parcel.   | Pre-Construction                  | Applicant                                       | Public Works Department/<br>Planning and Building<br>Department                                  | Public Works Department/<br>Planning and Building<br>Department |
|                       | <u>Solid Waste</u>  |                                   |   |  |   |
| <b>Impact UTIL-11</b> | <b>Mitigation Measure UTIL-11: Be Served by a Landfill with Insufficient Permitted Capacity to Accommodate the Project’s Solid Waste Disposal Needs.</b> <ul style="list-style-type: none"><li>To facilitate onsite separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during construction. These bins shall be emptied and recycled accordingly as a part of the project’s regular solid waste disposal program.</li><li>The applicant shall prepare and submit a facility recycling program for the collection and loading of recyclable materials prepared in response to the California Solid Waste Reuse and Recycling Access Act of 1991 as described by the CIWMB, Model Ordinance, Relating to Areas for Collecting and Loading Recyclable Materials in Development Projects, March 31, 1993. Adequate space or enclosures for recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.</li></ul>   | Construction/Operation            | Applicant                                       | Planning and Building<br>Department/Environmental<br>Health Services                             | Planning and Building<br>Department                             |