

# **EXHIBIT C**

## **4 Mitigation Monitoring and Reporting Program**

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CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Air Quality</b>							
<b>AQ-2a: Implement Construction Best Management Practices</b>							
The County shall require all discretionary development projects within the project area that propose grading, demolition, or construction activities to implement the following or similar best management practices:	Require developers to include applicable best management practices in construction contracts.	Prior to construction permit issuance.	Once	County of San Mateo Planning and Building Department			
<ul style="list-style-type: none"> <li>▪ Dust control measures by construction contractors, where applicable:               <ul style="list-style-type: none"> <li>□ During demolition of existing structures:                   <ul style="list-style-type: none"> <li>□ Use dust-proof chutes to load debris into trucks whenever feasible.</li> <li>□ During all construction phases:                       <ul style="list-style-type: none"> <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>□ 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>□ 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>□ Consult with BAAQMD prior to demolition of structures suspected to contain asbestos to ensure that demolition/construction work is conducted in accordance with BAAQMD rules and regulations.</li> </ul> </li> </ul> </li> </ul> </li> <li>▪ Best management controls on emissions by diesel-powered construction equipment used by construction contractors, where applicable:               <ul style="list-style-type: none"> <li>□ When total construction projects at any one time would involve greater than 270,000 square feet of development or demolition, a mitigation program to ensure that only equipment that would have reduced NOx and particulate matter exhaust emissions shall be implemented. This program shall meet BAAQMD performance standards for NOx standards – e.g., should demonstrate that diesel-powered construction equipment would achieve fleet-average 20 percent NOx reductions and 45 percent particulate matter reductions compared to the year 2023 CARB statewide fleet average.</li> <li>□ Ensure that visible emissions from all on-site diesel-powered construction equipment do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired or replaced immediately.</li> <li>□ The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).</li> <li>□ Properly tune and maintain equipment for low emissions.</li> </ul> </li> </ul>	Confirm applicable best management practices are implemented.	During construction.	As needed				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>AQ-2b: Implement BAAQMD Basic Construction Mitigation Measures</b>							
<p>The County shall require that discretionary projects implement the BAAQMD Basic Construction Mitigation Measures. The BAAQMD Basic Construction Mitigation Measures are listed below:</p> <ul style="list-style-type: none"> <li>All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day.</li> <li>All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>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>All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>All roadways, driveways, and sidewalks to be 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.</li> <li>Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</li> <li>All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation.</li> <li>Post a publicly visible sign with the telephone number and person to contact at the County of San Mateo regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD’s number shall also be visible to ensure compliance with applicable regulations.</li> </ul>	<p>Require developers to include applicable BAAQMD Basic Construction Mitigation Measures in construction contracts.</p>	<p>Prior to construction permit issuance.</p>	<p>Once</p>	<p>County of San Mateo Planning and Building Department</p>			
	<p>Confirm applicable BAAQMD Basic Construction Mitigation Measures are implemented.</p>	<p>During construction.</p>	<p>As needed</p>				
<b>AQ-3: Conduct Construction Health Risk Assessment</b>							
<p>The County shall require a construction health risk assessment (HRA) for future development projects that have the following three characteristics:</p> <ul style="list-style-type: none"> <li>The project is located within 1,000 feet of sensitive receptors.</li> <li>Project construction would last longer than two months.</li> <li>Project construction would not utilize equipment rated USEPA Tier 4 (for equipment of 50 horsepower or more); construction equipment fitted with Level 3 Diesel Particulate Filters (for all equipment of 50 horsepower or more); or alternative fuel construction equipment.</li> </ul> <p>The construction HRA shall determine potential risk and compare the risk to the following BAAQMD thresholds:</p> <ul style="list-style-type: none"> <li>Non-compliance with Qualified Community Risk Reduction Plan;</li> <li>Increased cancer risk of &gt; 10.0 in a million;</li> <li>Increased non-cancer risk of &gt; 1.0 Hazard Index (Chronic or Acute); or</li> <li>Ambient PM2.5 increase of &gt; 0.3 µg/m3 annual average.</li> </ul> <p>If risk exceeds the thresholds, the project applicant and/or construction contractor shall incorporate measures such as requiring the use of Tier 4 engines, Level 3 Diesel Particulate Filters, and/or alternative fuel construction equipment to reduce the risk to appropriate levels. The project applicant shall provide the construction HRA to the County for review and concurrence prior to project approval.</p>	<p>Review developer-prepared construction HRAs.</p>	<p>Prior to project approval.</p>	<p>Once</p>	<p>County of San Mateo Planning and Building Department</p>			
	<p>If risk exceeds the thresholds, require developers to include applicable measures in construction contracts.</p>	<p>Prior to construction permit issuance.</p>	<p>Once</p>				
	<p>If risk exceeds the thresholds, confirm applicable measures are implemented.</p>	<p>During construction.</p>	<p>As needed</p>				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Biological Resources</b>							
<b>BIO-1: Nesting Bird Avoidance</b>							
<p>To the extent feasible, construction activities in the project area shall be scheduled to avoid the nesting season. The nesting season for most birds in San Mateo County extends from February 1 through August 31. If it is not possible to schedule construction activities between September 1 and January 31, then the County shall require project applicants to retain a qualified biologist to conduct pre-construction surveys for nesting birds to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than 7 days prior to the initiation of construction activities and shall be conducted prior to tree removal, tree trimming, or other vegetation clearing. During the survey, the biologist shall inspect all trees and other potential nesting habitats, including trees, shrubs, ruderal grasslands, and buildings in the impact areas for nests. The biologist shall also survey within 100 feet of the impact area for non-raptor species and within 300 feet for raptors, as access allows.</p> <p>If an active nest is found sufficiently close to work areas and would be disturbed by these activities, the biologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 50 feet for other species), to ensure that no nests of species protected by the Migratory Bird Treaty Act and California Fish and Game Code are disturbed during project implementation.</p>	<p>If construction activities occur between February 1 through August 31, require developers to retain a qualified biologist to conduct pre-construction surveys for nesting birds, no more than 7 days prior to the start of construction.</p>	<p>Prior to construction permit issuance.</p>	<p>Once</p>	<p>County of San Mateo Planning and Building Department</p>			
		<p>If an active nest is found, ensure that construction activities do not occur within the construction-free buffer zone.</p>	<p>During construction.</p>	<p>As needed</p>			
<b>Cultural Resources</b>							
<b>CUL-1a: Historical Resources Built Environment Assessment</b>							
<p>Prior to approval of a development project on a property that includes buildings, structures, objects, sites, landscape/site plans, or other features that are 45 years of age or older at the time of the permit application, the County shall require the project applicant to hire a qualified architectural historian to prepare an historical resources evaluation. The qualified architectural historian or historian shall meet the Secretary of the Interior's (SOI) Professional Qualifications Standards (PQS) in architectural history or history (as defined in 36 CFR Part 61). The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices recommended by the State Office of Historic Preservation to identify any potential historical resources in the proposed project area. Under the guidelines, properties 45 years of age or older shall be evaluated within their historic context and documented in a technical report and on Department of Parks and Recreation Series 523 forms. The report will be submitted to the County for review prior to any permit issuance. If no historical resources are identified, no further analysis is warranted. If historical resources are identified through the historical resources evaluation, the project shall be required to implement Mitigation Measure CUL-1b.</p>	<p>If a project would demolish potentially-historic structures, require the project applicant to hire a qualified architectural historian to prepare an historical resources evaluation.</p>	<p>Prior to project approval.</p>	<p>Once</p>	<p>County of San Mateo Planning and Building Department</p>			
		<p>Review the report and require implementation of Mitigation Measure CUL-1b, if warranted.</p>	<p>Prior to project approval.</p>	<p>Once</p>			
<b>CUL-1b: Historical Resources Built Environment Mitigation</b>							
<p>If historical resources are identified in an area proposed for redevelopment as described in Mitigation Measure CUL-1a, the project applicant shall reduce impacts to the extent feasible. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with any project that may affect the historical resource, the project applicant shall make efforts to design the project to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards), which generally mitigate impacts to a less than significant level (as defined in CEQA Guidelines Section 15364.5[b][3]). The project applicant shall provide a report identifying and specifying the treatment of character-defining features and compliance with the Standards to the County for review and approval, prior to permit issuance. Any and all features and construction activities shall become Conditions of Approval for the project</p>	<p>Require the project applicant to hire a qualified architectural historian to oversee historical resource mitigation.</p>	<p>Prior to project approval.</p>	<p>Once</p>	<p>County of San Mateo Planning and Building Department</p>			
		<p>If compliance with the Standards is determined to be infeasible, review the HABS-like report.</p>	<p>Prior to construction permit issuance.</p>	<p>Once</p>			

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<p>and shall be implemented prior to issuance of construction (demolition and grading) permits.</p> <p>If compliance with the Standards is determined to be infeasible, the applicant shall prepare documentation of the historical resource in the form of a Historic American Building Survey (HABS)-like report. The HABS report shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the County prior to issuance of any permits for demolition or alteration of the historical resource.</p>							
<b>CUL-2a: Archaeological Resources Assessment</b>							
<p>For discretionary projects involving ground disturbance substantially beyond or deeper than previous disturbance, project applicants shall prepare an archaeological resources assessment under the supervision of an archaeologist who meets the SOI's PQS in either prehistoric or historic archaeology prior to project approval. Assessments will include a California Historical Resources Information System (CHRIS) records search at the Northwest Information Center (NWIC) at Sonoma State University and of the SLF search maintained by the NAHC. The records searches will characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the project site. A Phase I pedestrian survey shall be undertaken in proposed project areas that are undeveloped to locate any surface cultural materials. By performing a records search, consultation with the NAHC, and a Phase I survey, a qualified archaeologist shall be able to classify the project area as having high, medium, or low sensitivity for archaeological resources.</p> <p>If the Phase I archaeological survey identifies resources that may be affected by the project, the archaeological resources assessment shall also include Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be identified in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant levels by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist. The County will review and approve the Phase II or Phase III reports, and ensure that mitigation measures are implemented as appropriate prior to or during construction.</p>	<p>For discretionary projects involving ground disturbance substantially beyond or deeper than previous disturbance, require the project applicant to hire a qualified archaeologist to prepare an archaeological resources assessment. Review and approve the Phase I, Phase II, or Phase III reports.</p>	<p>Prior to construction permit issuance.</p>	<p>Once</p>	<p>County of San Mateo Planning and Building Department</p>			
	<p>Ensure that mitigation measures are implemented.</p>	<p>During construction.</p>	<p>As needed</p>				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>CUL-2b: Stop Work in the Event of Unanticipated Discoveries During Construction</b>							
If cultural resources are encountered during ground-disturbing activities, work within 60 feet of the find shall be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology in either prehistoric or historic archaeology shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work such as excavating the cultural deposit to fully characterize its extent, and collecting and curating artifacts may be warranted to mitigate any significant impacts to cultural resources. In the event that archaeological resources of Native American origin are identified during project construction, a qualified archaeologist will consult with the County to begin Native American consultation procedures.	Require the developer to include in the construction contract that work be halted upon discovery of an unanticipated cultural resource.	Prior to construction permit issuance.	Once	County of San Mateo Planning and Building Department			
	Require the project applicant to hire a qualified archaeologist to evaluate the find and determine if consultation with a Native American tribe is necessary.	During construction.	As needed				
<b>CUL-4: Suspension of Work Around Tribal Cultural Resources During Construction</b>							
In the event that cultural resources of Native American origin are identified during construction of a project, all earth-disturbing work within 60 feet of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the County, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, the applicant shall prepare and implement a mitigation plan in accordance with State guidelines and in consultation with local Native American group(s). The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery. The County shall review and approve the mitigation plan prior to implementation.	Require the developer to include in the construction contract that work be halted upon discovery of an unanticipated tribal cultural resource.	Prior to construction permit issuance.	Once	County of San Mateo Planning and Building Department			
	Consult with local Native Americans regarding the significance of the find.	During construction.	As needed				
	Require the project applicant to hire a qualified archaeologist to prepare a mitigation plan. Review and approve the plan.	During construction.	As needed				
	Ensure that the mitigation plan is implemented.	During construction.	As needed				
<b>Geology and Soils</b>							
<b>GEO-6: Unanticipated Discovery of Paleontological Resources</b>							
If paleontological resources are encountered during future grading or excavation in the Community Plan area, work shall avoid altering the resource and its stratigraphic context until a qualified paleontologist has evaluated, recorded and determined appropriate treatment of the resource, in consultation with the County. Project personnel shall not collect cultural resources. Appropriate treatment may include collection and processing of "standard" samples by a qualified paleontologist to recover micro vertebrate fossils; preparation of significant fossils to a reasonable point of identification; and depositing significant fossils in a museum repository for permanent curation and storage, together with an itemized inventory of the specimens.	Require the developer to include in the construction contract that work be redirected to avoid unanticipated paleontological resources.	Prior to construction permit issuance.	Once	County of San Mateo Planning and Building Department			
	Require the project applicant to hire a qualified paleontologist to evaluate the find and identify appropriate treatment measures.	During construction.	As needed				

Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>Noise</b>							
<b>NOI-1a: Construction Noise Reduction Measures</b>							
The County shall require project applicants to include the following conditions in project demolition and construction contract agreements that stipulate the following conventional construction-period noise abatement measures:	Require the developer to include in the construction contract that noise abatement measures be implemented.	Prior to construction permit issuance.	Once	County of San Mateo Planning and Building Department			
<ul style="list-style-type: none"> <li>▪ <b>Construction Plan.</b> Prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with nearby noise-sensitive facilities so that construction activities can be scheduled to minimize noise disturbance.</li> <li>▪ <b>Construction Scheduling.</b> Ensure that noise-generating construction activity is limited to between the hours of 7:00 a.m. and 6:00 p.m. weekdays, 9:00 a.m. and 5:00 p.m. on Saturdays, and does not occur at any time on Sundays, Thanksgiving or Christmas.</li> <li>▪ <b>Construction Equipment Mufflers and Maintenance.</b> Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment to achieve an engine noise reduction from mobile construction equipment of at least 10 dBA (FHWA 2011; Bies et al. 2018; Harris 1991).</li> <li>▪ <b>Portable Sound Enclosures.</b> All generators and air compressors shall be enclosed in portable sound enclosures that provide at least a 10-dBA reduction in noise levels (FHWA 2011; Bies et al. 2018; Harris 1991).</li> <li>▪ <b>Equipment Locations.</b> Locate stationary noise-generating equipment as far as possible from sensitive receivers when sensitive receivers adjoin or are near a construction project site.</li> <li>▪ <b>Construction Traffic.</b> Route all construction traffic to and from construction sites via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible.</li> <li>▪ <b>Quiet Equipment Selection.</b> Use quiet construction equipment, particularly air compressors, where possible.</li> <li>▪ <b>Temporary Barriers.</b> Construct plywood fences around construction sites adjacent to residences, operational businesses, or noise-sensitive land uses to achieve a noise reduction of at least 5 dBA when blocking the line-of-sight between the source and the receiver (FHWA 2011; Bies et al. 2018; Harris 1991).</li> <li>▪ <b>Temporary Noise Blankets.</b> Temporary noise control blanket barriers should be erected, if necessary, along building facades adjoining construction sites to achieve a noise reduction of at least 5 dBA (FHWA 2011; Bies et al. 2018; Harris 1991). This mitigation would only be necessary if conflicts occurred which were not able to be resolved by scheduling. (Noise control blanket barriers can be rented and quickly erected.)</li> <li>▪ <b>Noise Disturbance Coordinator.</b> For larger construction projects, the County may choose to require project designation of a "Noise Disturbance Coordinator" who would be responsible for responding to any local complaints about construction noise. The Disturbance Coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the Disturbance Coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. (The project sponsor should be responsible for designating a Noise Disturbance Coordinator, posting the phone number and providing construction schedule notices. The Noise Disturbance Coordinator would work directly with an assigned County staff member.)</li> </ul>	Ensure the noise abatement measures are implemented.	During construction.	As needed				



Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Requirements	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
<b>NOI-1b: Conduct Stationary Operational Noise Analysis</b>							
Prior to project approval, the County shall require development projects to evaluate potential on-site operational noise impacts on nearby noise-sensitive uses and to implement stationary operational noise reduction measures to minimize impacts on these uses. Examples of measures to reduce on-site noise include, but are not limited to, operational restrictions, selection of quiet equipment, equipment setbacks, enclosures, silencers, and/or acoustical louvers.	Require developers to submit evaluations of operational noise impacts conducted by qualified noise consultants.	Prior to project approval.	Once	County of San Mateo Planning and Building Department			
	Ensure noise reduction measures are implemented.	Prior to occupancy.	Once				
<b>NOI-1c: Traffic Noise Reduction Measures</b>							
The County shall require project applicants to pay a fair share fee toward implementation of the following traffic noise reduction improvements on 5th Avenue north of Middlefield Road and 5th Avenue south of Bay Road: <ul style="list-style-type: none"> <li>▪ Pave streets with reduced pavement types such as rubberized or open grade asphalt. Reduced-noise pavement types would reduce noise levels by 2 to 3 dBA depending on the existing pavement type, traffic speed, traffic volumes, and other factors. Case studies have shown that the replacement of standard dense grade asphalt with open grade or rubberized asphalt can reduce traffic noise levels along residential streets by 2 to 3 dBA. A possible noise reduction of 2 dBA would be expected using conservative engineering assumptions. In order to provide permanent mitigation, all future repaving would need to consist of “quieter” pavements.</li> <li>▪ Construct new or larger noise barriers. New or larger noise barriers could reduce noise levels by 5 dBA Ldn. The final design of such barriers, including an assessment of their feasibility and cost-effectiveness, should be completed during final design.</li> <li>▪ Install traffic calming measures to slow traffic along 5th Avenue. Traffic calming measures could provide a qualitative (i.e., perceived if not measurable) improvement by smoothing out the rise and fall in noise levels caused by speeding vehicles.</li> <li>▪ Provide sound insulation treatments to affected buildings. Sound-rated windows and doors, mechanical ventilation systems, noise insulation, and other noise-attenuating building materials could reduce noise levels in interior spaces.</li> </ul>	Require developers to pay a fair share fee toward implementation of traffic noise reduction improvements.	Prior to project approval.	Once	County of San Mateo Planning and Building Department, County of San Mateo Public Works Department			
<b>NOI-2: Vibration Reduction Measures for Pile Driving Activities</b>							
The County shall require project applicants to include the following actions in individual demolition and construction contractor agreements that stipulate the following groundborne vibration abatement measures: <ul style="list-style-type: none"> <li>▪ Restrict vibration-generating activity to between the hours of 7:00 a.m. and 6:00 p.m. weekdays, 9:00 a.m. and 5:00 p.m. on Saturdays, and allow no vibration-generating activity at any time on Sundays, Thanksgiving, or Christmas.</li> <li>▪ Notify occupants of land uses located within 200 feet of pile-driving activities of the project construction schedule in writing.</li> <li>▪ In consultation with County staff, investigate possible pre-drilling of pile holes as a means of minimizing the number of pile driving blows required to seat the pile.</li> <li>▪ Conduct a pre-construction site survey documenting the condition of any historic structure located within 200 feet of proposed pile driving activities.</li> <li>▪ Monitor pile driving vibration levels to ensure that vibration does not exceed the appropriate Caltrans thresholds for the potentially affecting building.</li> </ul>	Require the developer to include in the construction contract that groundborne vibration abatement measures be implemented.	Prior to construction permit issuance.	Once	County of San Mateo Planning and Building Department			
		Ensure groundborne vibration abatement measures are implemented.	During construction.				

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<b>Population and Housing</b>							
<b>PH-1: Replacement Housing</b>							
<p>When redevelopment on parcels within the project area is proposed on sites that contain existing rental housing, the project applicant shall prepare a relocation plan that meets the requirements of Government Code Section 7260-7277. The relocation plan shall include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Proper notification of occupants or persons to be displaced.</li> <li>2. Provision of “comparable replacement dwelling” which means decent, safe, and sanitary; and adequate in size to accommodate the occupants.</li> <li>3. Provision of a dwelling unit that is within the financial means of the displaced person.</li> <li>4. Provision of a dwelling unit that is not subject to unreasonable adverse environmental conditions.</li> </ol> <p>This measure shall apply to future development projects that may displace individuals and is not limited to development undertaken by a public entity or development that is publicly funded. The relocation plan shall be approved at the staff level (ministerially) for ministerial projects, and shall not require discretionary review. The County shall approve the relocation plan prior to project approval.</p>	Require project applicants to prepare a relocation plan. Review the relocation plan.	Prior to project approval.	Once	County of San Mateo Planning and Building Department, County of San Mateo Department of Housing			
	Ensure the relocation plan is implemented	Prior to issuance of construction permits.	Once				
<b>Transportation</b>							
<b>TRA-2: Preparation of Transportation Demand Management (TDM) Plan</b>							
<p>Individual projects that include office-only commercial development and are estimated to generate more than 100 trips per day shall prepare a Transportation Demand Management (TDM) plan for County and C/CAG review and approval. The TDM plan shall be designed and implemented to achieve trip reductions as required to meet thresholds identified by OPR to reduce daily VMT by reducing vehicle trips by 25 percent or 35 percent, depending on the land use and location of the project. The TDM Plan shall identify the trip reduction necessary to achieve the required VMT reduction (to 15.42 VMT per employee or less).</p> <p>Trip reduction strategies that may be included in the TDM program include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Provision of bus stop improvements or on-site mobility hubs</li> <li>2. Pedestrian improvements, on-site or off-site, to connect to nearby transit stops, services, schools, shops, etc.</li> <li>3. Bicycle programs including bike purchase incentives, storage, maintenance programs, and on-site education program</li> <li>4. Enhancements to countywide bicycle network</li> <li>5. Parking reductions and/or fees set at levels sufficient to incentivize transit, active transportation, or shared modes</li> <li>6. Cash allowances, passes, or other public transit subsidies and purchase incentives</li> <li>7. Enhancements to bus service</li> <li>8. Implementation of shuttle service</li> <li>9. Establishment of carpool, bus pool, or vanpool programs</li> <li>10. Vanpool purchase incentives</li> <li>11. Participation in a future County VMT fee program</li> <li>12. Participate in future VMT exchange or mitigation bank programs</li> <li>13. Carshare/scooter-share/bikeshare facilities or incentives</li> <li>14. On-site coordination overseeing TDM marketing and outreach</li> <li>15. Rideshare matching program</li> </ol>	Require projects that include office-only commercial as a project component to prepare a TDM Plan. Review the TDM Plan.	Prior to project approval.	Once	County of San Mateo Planning and Building Department and C/CAG			
	Ensure trip reduction strategies in the TDM Plan are implemented.	Prior to occupancy and during operation.	Once and as needed				

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<b>Utilities and Service Systems</b>							
<b>UTIL-1: Wastewater Provider Capacity</b>							
If Capacity Projects 2 and/or 5 have not been completed by the start of construction of individual projects, and/or additional capacity constraints have been identified by FOSMD that are located downstream of the project parcel, the County and the Sewer District shall require future development on parcels in the project area that would contribute wastewater flows to throttled pipelines to demonstrate that there is sufficient capacity within these pipelines to accommodate proposed development, or that the necessary improvements (proportionate to a project's individual effects) will be made by the developer prior to occupancy. The developer shall be responsible for all costs incurred regarding performing a capacity analysis and/or improving or upgrading the sewer system. The County may alternatively require the payment of an in-lieu fee for the purpose of upgrading the wastewater collection system as needed.	Require developers of parcels that would contribute wastewater flows to throttled pipelines to either (1) demonstrate that there is sufficient capacity for their project, (2) demonstrate that necessary capacity improvements will be made, or (3) pay an in-lieu fee for upgrading the wastewater collection system.	Prior to project approval.	Once	County of San Mateo Planning and Building Department			
	Confirm wastewater system improvements have been implemented.	Prior to occupancy.	Once				