EXHIBIT B

San Mateo County

Grant Yard Radio Shop Project

Mitigation, Monitoring and Reporting Program (MMRP)

County File No: P30J1

Prepared for:

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Mitigation, Monitoring, and Reporting Program

Environmental Factor	*Mitigation Measures*	*Level of Environmental Impact*	*Responsibility Party*	*Timing*
Biological Resources	**Mitigation Measure BIO-1:** Activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 31) if feasible. If construction will commence during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 7 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 300-foot buffer for raptors and 150-foot buffer for passerines where access can be authorized. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in San Mateo County. If nests are found, an avoidance buffer (which is dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian	Less than Significant with Mitigation Incorporated	Project Applicant (County) / Contractor	Construction

Environmental Factor	*Mitigation Measures*	*Level of Environmental Impact*	*Responsibility Party*	*Timing*
	biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.			
Biological Resources	**Mitigation Measure BIO-2**: If it is not possible to schedule project activities between September 1st and January 1st, then pre-construction surveys for nesting birds should be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. An initial pre-construction survey to determine the likelihood of constraints due to the presence of an active nest should be conducted 14 days prior to the onset of construction activities with a final pre-construction survey conducted no more than 48 hours prior to the initiation of project activities. During this survey, a qualified ornithologist shall inspect all potential nesting habitats (e.g., trees, shrubs, grasslands, and buildings) within 300 feet of the project site for raptor nests and within 100 feet of the project site for nests of non-raptors. If an active nest (i.e., a nest with eggs or young, or any completed raptor nest attended by adults) is found sufficiently close to work areas that would be disturbed by these activities, the ornithologist, in consultation with the CDFW, will determine the extent of a disturbance-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species) to ensure that no nests of species protected	Less than Significant with Mitigation Incorporated	Project Applicant (County) / Contractor	Construction

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	by the MBTA and California Fish and Game Code will be disturbed during project implementation.			
Biological Resources	**Mitigation Measure BIO-3:** If project activities will not be initiated until after the start of the nesting season, potential nesting substrate (e.g., bushes, trees, grasses, and other vegetation) that is scheduled to be removed by the project may be removed prior to the start of the nesting season (e.g., prior to January 1st) to reduce the potential for initiation of nests.	Less than Significant with Mitigation Incorporated	Project Applicant (County) / Contractor	Construction
Cultural Resources	**Mitigation Measure CUL-1:** In the event Native American or other archaeological resources are encountered during construction, work shall be halted within 100 feet of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. If an archaeological site is encountered in any stage of development, a qualified archaeologist will be consulted to determine whether the resource qualifies as an historical resource or a unique archaeological resource. In the event that it does qualify, the archaeologist will prepare a research design and archaeological data recovery plan to be implemented prior to or during site construction. The archaeologist shall also prepare a written report	Less than Significant with Mitigation incorporated	Project Applicant (County) / Qualified Archaeologist	Construction

Environmental Factor	*Mitigation Measures*	*Level of Environmental Impact*	*Responsibility Party*	*Timing*
	of the finding, file it with the appropriate agency, and arrange for curation of recovered materials.			
Geology and Soils	**Mitigation Measure GEO-1:** Additional field investigations to obtain soil data and verify liquefaction potential should be conducted during the design phase. If it is determined that the potential for liquefaction is high at the project site, specific performance measures and ground improvements techniques shall be incorporated to reduce this hazard. These techniques shall be chosen during the final design phase, and may include: Jet grouting, cement deep soil mixing, and/or compaction grouting.	Less than Significant with Mitigation incorporated	Project Applicant (County) / Contractor	Project Design and Construction
Geology and Soils	**Mitigation Measure GEO-2:** The applicant shall prepare a monitoring program to determine the effects of construction on nearby improvements, including the monitoring of cracking and vertical movement of adjacent structures, and nearby streets, sidewalks, utilities, and other improvements. As necessary, inclinometers or other instrumentation shall be installed as part of the shoring system to closely monitor lateral movement. The program shall include a pre-construction survey including photographs and installation of monitoring points for existing site improvements.	Less than Significant with Mitigation incorporated	Project Applicant (County) / Contractor	Pre-Construction

Environmental Factor	*Mitigation Measures*	*Level of Environmental Impact*	*Responsibility Party*	*Timing*
Geology and Soils	**Mitigation Measure GEO-3:** A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.	Less than Significant with Mitigation incorporated	Project Applicant (County) / Contractor / Qualified Paleontologist	Construction
Geology and Soils	**Mitigation Measure GEO-4:** Periodic monitoring of known significant paleontological resources in the vicinity of the development (including areas where new road access has been provided) may be required to reduce the potential for looting and vandalism. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.	Less than Significant with Mitigation incorporated	Project Applicant (County) / Contractor / Qualified Paleontologist	Construction
Geology and Soils	**Mitigation Measure GEO-5:** Use existing roads to the maximum extent feasible to avoid additional surface disturbance.	Less than Significant with Mitigation incorporated	Contractor	Construction
Geology and Soils	**Mitigation Measure GEO-6:** During all phases of the project, keep equipment and vehicles within the limits of the previously disturbed areas of the project site.	Less than Significant with Mitigation incorporated	Contractor	Construction

Environmental Factor	*Mitigation Measures*	*Level of Environmental Impact*	*Responsibility Party*	*Timing*
Geology and Soils	**Mitigation Measure GEO-7:** All workers shall be educated on the consequences of unauthorized collection or sale of fossils.	Less than Significant with Mitigation incorporated	Contractor	Construction
Noise	**Mitigation Measure NOI-1:** The project applicant shall reduce operational noise levels from the project's heat recovery unit and condensers to not exceed San Mateo County Code of Ordinances' daytime exterior and interior noise limits contained in Section 4.88.330, which states that during the daytime hours (7 a.m. to 10 p.m.), operational noise levels shall not exceed an exterior noise level of 55 dBA Leq or an interior noise level 45 dBA Leq. The project shall achieve consistency with the noise limits by one or more of the following measures: ▪ Installation of an eight-foot-tall solid barrier on the southern property boundary where it abuts single-family residential properties. The barriers/enclosures shall be constructed of a material with a minimum weight of 4 pounds per square foot with no gaps of perforations to the east, west, or south. Noise barriers may be constructed of, but are not limited to, masonry block, concrete panels, 1/8 inch thick steel sheets, 1-1/2-inch wood fencing, or 1/4 inch glass panels. If wood is used as the primary barrier component, the fence boards must overlap or be of "tongue and groove"	Less than Significant with Mitigation incorporated	Project Applicant (County) / Contractor	Project Design and Construction

Environmental Factor	*Mitigation Measures*	*Level of Environmental Impact*	*Responsibility Party*	*Timing*
	construction with a joining compound between the boards to ensure there would be gaps or holes in the fence; and annual inspection and maintenance must be conducted for the life of the project to ensure the barrier continues to perform to the minimum requirements; and/or ▪ Use of quieter equipment than analyzed; and/or ▪ Move the equipment to a different part of the project site, further from the residences to the south. Examples include moving the heat recovery unit and condensers to the rooftop. These measures may be combined to achieve noise limit compliance (e.g., a six-foot barrier and moving the heat recovery unit slightly to the north). Revised site and detail plans implementing the selected measure or combination of measures shall be analyzed by a qualified noise consultant to determine that the project's operational noise levels would be consistent with San Mateo Code of Ordinances' exterior and interior noise limits. This analysis shall be submitted to the County planning department for verification prior to the granting of building permits.			
Tribal Cultural Resources	See **Mitigation Measure CUL-1**	Less than Significant with Mitigation incorporated	See **Mitigation Measure CUL-1.**	See **Mitigation Measure CUL-1.**

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