

Middlefield Road Parking Lot Project Mitigation Monitoring and Reporting Plan

This Mitigation Monitoring and Reporting Plan (MMRP) has been prepared pursuant to the CEQA Guidelines, which state:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency [the County of San Mateo] shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. (§15097(a)).

The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. “Reporting” generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. “Monitoring” is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both. (§15097 (c)).

Table 1, below, lists the potentially significant impacts and mitigation measures identified in the Mitigated Negative Declaration for the Middlefield Road Parking Lot Project. Table 1 also describes the timing of and responsibility for implementing the mitigation measures related to the Middlefield Road Parking Lot Project. The mitigation measures listed here will be implemented by the County of San Mateo, or by its appointee.

According to CEQA Guidelines Section 15126.4 (a)(2), “Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design.” Therefore, the County of San Mateo will consider whether to adopt the mitigation measures when it considers whether to approve the project.

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Mitigation Monitoring and Reporting Program

Mitigation Measure	Timing of Implementation	Implementation Responsibility	Verified for Compliance by:
<p>Mitigation Measure AQ-1:</p> <p>The County shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:</p> <ul style="list-style-type: none"> • Dust control watering shall be implemented, as necessary, for all exposed surfaces (e.g., parking areas, soil piles, graded areas, and unpaved access roads) up to two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • 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. • All roadways to be paved shall be completed as soon as possible following grading. • 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. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 	Prior to approval of final design plans	Lead Agency	DPW

Exhibit A

Middlefield Road Parking Lot Project Initial Study/Mitigated Negative Declaration

Mitigation Measure	Timing of Implementation	Implementation Responsibility	Verified for Compliance by:
<ul style="list-style-type: none"> Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. 			
<p>Mitigation Measure BIO-1: Migratory Bird Treaty Act Measures.</p> <p>The County shall require ground disturbing activities to be scheduled to take place outside of the breeding season for migratory bird species (February 15 to August 31).</p> <p>However, if construction is unavoidable during this time, a qualified biologist shall conduct a survey for nesting birds no more than three days prior to the removal or trimming of any tree and prior to the start of ground disturbing activities.</p> <p>Nesting bird surveys shall be conducted within 100 feet of the project site for passerines and 250 feet of the project site for raptors. If no active nests are present, project activities can proceed as scheduled. If active nests of protected species are detected, a buffer shall be established around the nest based on consultation with California Department of Fish and Wildlife (CDFW) and based on CDFW standards, which buffer shall remain in place until the County has determined, in consultation with a qualified biologist, that the buffer is no longer necessary to avoid disturbance to the nest.</p>	<p>Prior to approval of final plans; prior to ground clearing, subsurface earthwork and ongoing during construction</p>	<p>Lead Agency and Qualified Biologist</p>	<p>DPW</p>
<p>Mitigation Measure CUL-1: Disturbance of Prehistoric or Historic Archaeological Resources.</p> <p>If prehistoric or historic-period archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated, recorded, and determined appropriate treatment of the resource, in consultation with the County.</p>	<p>Prior to ground clearing, subsurface earthwork and ongoing during construction</p>	<p>Contractor and Qualified Archaeologist (if necessary)</p>	<p>DPW</p>

Exhibit A

Middlefield Road Parking Lot Project Initial Study/Mitigated Negative Declaration

Mitigation Measure	Timing of Implementation	Implementation Responsibility	Verified for Compliance by:
<p>Project personnel shall not collect cultural resources. Cultural resources shall be recorded on DPR 523 historic resource recordation forms. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.</p> <p>If it is determined that the proposed development could damage a unique archaeological resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place.</p>			
<p>Mitigation Measure CUL-2: Disturbance of Paleontological Resources.</p> <p>If paleontological resources are encountered during grading or excavation at the project site, 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.</p>	Prior to approval of final plans; prior to ground clearing, subsurface earthwork and ongoing during construction	Lead Agency and Contractor	DPW
<p>Mitigation Measure HAZ-1: Hazardous Materials Handling, Storage, and Disposal.</p> <p>The San Mateo County Department of Public Works shall require the construction contractor to use the following BMPs to minimize potential adverse effects of the project to groundwater and soils from chemicals used during construction activities:</p> <ul style="list-style-type: none"> Follow the manufacturer's recommendations on use, storage and disposal of chemical products used in construction; 	Prior to approval of final plans.	Lead Agency and applicable regulatory agency	DPW

Exhibit A

Middlefield Road Parking Lot Project Initial Study/Mitigated Negative Declaration

Mitigation Measure	Timing of Implementation	Implementation Responsibility	Verified for Compliance by:
<ul style="list-style-type: none"> Avoid overtopping construction equipment fuel gas tanks; Provide secondary containment for any hazardous materials temporarily stored onsite; During routine maintenance of construction equipment, properly contain and remove grease and oils; and, Perform regular inspections of construction equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling and disposal of hazardous materials. 			
<p>Mitigation Measure HAZ-2: Environmental Site Management Plan.</p> <p>The contractor shall, prior to construction, prepare an environmental site management plan that specifies the method for handling and disposal of contaminated soil and building debris, should any be encountered during construction.</p> <p>Contract specifications shall mandate full compliance with all applicable local, state, and federal regulations related to identifying, transporting, and disposing of hazardous materials, including those encountered in excavated soil, and demolition debris. The contractor shall provide San Mateo County Department of Public Works with copies of hazardous waste manifests documenting that disposal of all hazardous materials has been performed in accordance with the law.</p>	Prior to ground clearing, subsurface earthwork and ongoing during construction	Lead Agency and Contractor	DPW
<p>Mitigation Measure HAZ-3: Health and Safety Plan.</p> <p>The construction contractor shall, prior to construction, prepare a site-specific health and safety plan in accordance with federal OSHA regulations (29 Code of Federal Regulations Section 1910.120) and California Occupational Safety and Health Administration regulations (8 California Code of Regulations Title 8, Section 5192) to address worker health and safety issues during construction. The health and safety plan shall identify:</p> <ul style="list-style-type: none"> Potentially present chemicals, Health and safety hazards associated with those chemicals, 	Prior to ground clearing, subsurface earthwork and ongoing during construction	Lead Agency and Contractor	DPW

Exhibit A

Middlefield Road Parking Lot Project
Initial Study/Mitigated Negative Declaration

Mitigation Measure	Timing of Implementation	Implementation Responsibility	Verified for Compliance by:
<ul style="list-style-type: none"> • All required measures to protect construction workers and the general public from exposure to harmful levels of any chemicals identified at the site (including engineering controls, monitoring, and security measures to prevent unauthorized entry to the work area), and • Appropriate personal protective equipment, and emergency response procedures. <p>The health and safety plan shall designate qualified individuals responsible for implementing the plan and for directing subsequent procedures in the event that unanticipated contamination is encountered.</p>			

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