

## Chapter 6 MITIGATION MONITORING AND REPORTING PROGRAM

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This proposed 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 EIR. Table 1 also describes the timing of and responsibility for implementing the mitigation measures related to the Cordilleras Health System Replacement 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.

### **Environmental Protection Measures Incorporated into the Project**

The Draft EIR identifies Best Management Practices (BMPs) related to air quality, cultural resources, storm water drainage, and noise (Section 2.6). These BMPs are part of the project, not mitigation measures, and are therefore not subject to the monitoring requirements of CEQA Guidelines Section 15097(a); however, the BMPs incorporated into the project are nonetheless listed in Table 2 below to provide a consolidated, complete reference to all the measures that will be implemented to avoid or reduce the project’s potential adverse environmental effects to less than significant levels.

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**Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures**

<b>Impact</b>	<b>Mitigation Measure</b>	<b>Implementation Responsibility/Timing</b>	<b>Monitoring Responsibility</b>	<b>Verified Implementation</b>
<b>AIR QUALITY</b>				
<p><b>Impact AIR-1:</b> Project construction could generate emissions of diesel particulate matter (DPM) that could pose an adverse health risk to on-site receptors housed in the existing Cordilleras Mental Health Center and Canyon Oaks Youth Center.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure AIR-1:</b> To reduce potential adverse health risks associated with exposure to PM2.5 emissions including DPM emissions, generated during project construction activities, the County and/or its designated contractors, contractor's representatives, or other appropriate personnel shall apply the following construction equipment restrictions to the proposed project:</p> <ul style="list-style-type: none"> <li>Utilize on-site electrical hook-ups instead of diesel-powered equipment (e.g., diesel generators)) to the maximum extent feasible.</li> <li>All construction equipment with a rated power-output of 50 horsepower or greater shall meet U.S. EPA Tier III Emissions Standards.</li> </ul>	<p><b>Implementation:</b> The County shall incorporate this air quality mitigation measure into all appropriate engineering and site plan (e.g., building, grading, etc.) documents.</p> <p><b>Timing:</b> Prior to any demolition and/or ground-disturbing activities, unless otherwise specified.</p>	<p><b>Monitoring:</b> The County shall review all engineering and site plan documents for inclusion of emissions control measures and contractor's evidence / verification that equipment complies with the control requirements.</p>	<p><b>Plan Submittal</b></p> <p>Initials: _____</p> <p>Date: _____</p> <p><b>Monitoring Completion</b></p> <p>Initials: _____</p> <p>Date: _____</p>
<b>BIOLOGY</b>				
<p><b>Impact BIO-1:</b> Construction activities could impact sensitive habitat in adjacent areas.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure BIO-1:</b> <i>Worker Education and Installation of Environmentally Sensitive Habitat Fencing.</i></p> <p><b>Mitigation Measure BIO-1a:</b> A biologist knowledgeable about site habitats, species and mitigation requirements shall provide environmental training to construction workers prior to the start of vegetation removal in Phase 1, prior to foundation construction in Phase 2, and prior to landscape installation in Phase 3-4. The training will include:</p> <ul style="list-style-type: none"> <li>a brief presentation to explain biological resources concerns to contractors, their employees, and any other personnel involved in project construction</li> </ul>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> Prior to the start of onsite activities that have the potential to impact vegetation.</p>	<p><b>Monitoring:</b> The biologist shall provide a copy of the sign in sheets for PDU files. The contractor shall prepare an as-built drawing of the environmentally sensitive area fencing.</p>	<p><b>Training Session</b></p> <p>Initials: _____</p> <p>Date: _____</p> <p><b>Surveys</b></p> <p>Initials: _____</p>

**Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures**

Impact	Mitigation Measure	Implementation Responsibility/Timing	Monitoring Responsibility	Verified Implementation
	<ul style="list-style-type: none"> <li>• a description of relevant special-status species, nesting birds, and bats along with their habitat needs as they pertain to the project;</li> <li>• a report of the occurrence of these species in the project vicinity, as applicable;</li> <li>• an explanation of the status of these species and their protection under the federal and state regulations;</li> <li>• a list of measures being taken to reduce potential impacts to natural resources during project construction and implementation; and</li> <li>• instructions if a special-status species is found onsite.</li> </ul> <p>A fact sheet conveying this information will be prepared suitable for posting and distribution to the above-mentioned people and anyone else who may enter the construction area. Upon completion of training, employees will sign a form stating that they attended the training and agree to all the conservation and protection measures.</p> <p>The worker education program shall be repeated as necessary when new construction crews initiate work at the site.</p> <p><b>Mitigation Measure BIO-1b:</b> Environmentally sensitive habitat outside of the construction zone shall be demarcated with orange plastic fencing in the field under the guidance of a biologist familiar with the habitats after the initial worker training and before site work, including grading, grubbing, vegetation removal, fence installation, etc.</p>			<p>Date: _____</p> <p><b>Avoidance / Minimization Measures</b></p> <p>Initials: _____</p> <p>Date: _____</p>

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<p><b>Impact BIO-2:</b> Vegetation management in the Wildland Urban Interface could impact special-status San Francisco collinsia and oak-bay woodland, a sensitive natural community.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure BIO-2:</b> <i>Defensible Space Management Plan</i>. The plan shall be prepared by a wildland resources expert in coordination with a biologist/ecologist knowledgeable with the habitats. It shall identify the purpose of the Defensible Space Management Plan and shall focus on protection of biological resources while reducing ladder fuels and meeting defensible space requirements. It shall identify sensitive resources and how they will be protected. In particular, the plan shall include protection measures for San Francisco dusky-footed woodrat, San Francisco collinsia, creek and riparian habitat, and oak-bay woodland. It shall include a requirement to survey and map the current location of San Francisco collinsia within and adjacent to the defensible space management area prior to vegetation management in any given year. The survey shall be conducted during the bloom period, and prior to vegetation management activities. The management plan shall identify protection measures for sensitive resources such as temporary fencing and worker training. Fencing shall be removed once vegetation management is completed to minimize ecological impacts. The location of individual San Francisco collinsia plants and SFDW houses shall be mapped with GPS or other method that allows them to be searched for again in subsequent years. Surveys shall include areas both within and adjacent to the defensible space zone.</p>	<p><b>Implementation:</b> Prepare a defensible space management plan and incorporate this requirement into it.</p> <p><b>Timing:</b> Surveys should be conducted during the bloom period, which may differ in the future. Currently the bloom period is March through May.</p>	<p><b>Monitoring:</b> Brief annual reports of the results of the survey shall be prepared. Survey requirements shall be included in a defensible space management plan.</p>	<p><b>Surveys</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Avoidance / Minimization Measures</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>

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<p><b>Impact BIO-3:</b> Although there is a low likelihood of occurrence, project construction could impact special-status amphibian and reptile species.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure BIO-3:</b> <i>Pre-construction surveys for Special-status Amphibian and Reptile Species.</i> A qualified biologist shall conduct pre-construction surveys for special-status amphibian and reptile species immediately before initiation of any vegetation removal or ground disturbing activities in Phase 1. This survey will be conducted prior to all new ground disturbing work if ground disturbance is phased. When landscaping is being installed during phases 3 and 4 a biologist shall make a morning sweep to inspect for species as noted in measure BIO-9.</p> <p>Surveys will include walking transects through the project disturbance area and a 100-foot buffer to detect species presence. If species are detected, then a wildlife exclusion fence (such as Ertec) shall be installed to prevent species from entering the site, and it shall be fitted with exit funnels so any species in the project work area can escape. If species are detected the project site shall be monitored regularly in a schedule determined by the biologist in consultation with the US Fish and Wildlife Service and/or California Department of Fish and Wildlife, depending on the species.</p> <p>If special-status amphibian or reptile species are found during the surveys work shall be stopped in that area and the appropriate wildlife agency shall be contacted for direction. The species will be left alone and allowed to move out of the area unless the wildlife agencies specifically allow its removal to a safer location.</p>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> Prior to the start of onsite activities, and periodically as needed.</p>	<p><b>Monitoring:</b> The biologist shall prepare a written record of survey results and any follow up that was required.</p>	<p><b>Plan Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Monitoring Completion</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>
<p><b>Impact BIO-4:</b> Stick houses of San Francisco dusky-footed woodrat could be damaged by construction activities.</p> <p><b>Significance of Impact Before Mitigation:</b></p>	<p><b>Mitigation Measure BIO-4.</b> San Francisco Dusky-footed Woodrat Protection Measures. This measure is divided into part a) pre-construction survey and part b) protection or relocation of woodrat houses.</p> <p><b>Measure BIO-4a.</b> <i>Pre-construction survey for Woodrat Houses within and adjacent to the grading footprint.</i> Within 30 days prior to the start of construction activities,</p>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> Pre-construction survey no more than 30</p>	<p><b>Monitoring:</b> The biologist shall prepare a written record of survey results and relocation if implemented.</p>	<p><b>Surveys</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>

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<p>Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b></p> <p>Less than Significant</p>	<p>a qualified biologist will map all San Francisco dusky-footed woodrat houses within a 25-foot buffer around the project footprint. The environmentally sensitive habitat fencing required in Measure BIO-1 will be placed to protect the houses with a minimum 25-foot buffer. If a 25-foot buffer is not feasible, a smaller buffer may be allowable based on advice from a qualified biologist with knowledge of woodrat ecology and behavior, or Measure BIO-3b may be implemented.</p> <p><b>Measure BIO-4b. Relocation of woodrat houses.</b> Woodrat houses that require relocation will be assessed for obvious signs of current occupation, other house locations within 200 feet, and possible relocation sites. If the house is clearly unoccupied, plans will be made to dismantle it onto a tarp and move it to another location within 200 feet. If there is any doubt about occupancy, plans will be made to relocate the rats and house to a location within 200 feet of the existing location using live trapping, dismantling, reconstruction, and repopulating techniques outside of the breeding season. This type of relocation is limited to late summer months of July and August.</p>	<p>days in advance of the start of construction.</p>		<p><b>Avoidance / Minimization Measures</b></p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-5:</b> Project construction activities during the nesting bird season (February 1- September 15) could result in the violation of state and federal laws protecting nesting birds if they are present in the trees and shrubs to be removed or in the adjacent area.</p> <p><b>Significance of Impact Before Mitigation:</b></p>	<p><b>Mitigation Measure BIO-5a. Nesting Bird Survey.</b> To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (generally prior to February 1 or after September 15). If construction and construction noise occurs within the avian nesting season, all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer (passerines), 500-foot buffer (small raptors, such as accipiters), and 1,000-foot buffer (large raptors, such as buteos) around these areas shall be</p>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> February 1 through September 15, no more than five days in advance of the start of project construction.</p>	<p><b>Monitoring:</b> The biologist shall prepare a written record of survey results and implementation of any avoidance/minimization measures to be kept on file at the San Mateo County Manager's Office, Project Development Unit office. The biologist shall monitor any active nests to determine when young</p>	<p><b>Surveys</b></p> <p>Initials: _____</p> <p>Date: _____</p> <p><b>Avoidance / Minimization Measures</b></p> <p>Initials: _____</p>

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<p>Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b></p> <p>Less than Significant</p>	<p>thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than ten days before commencement of any site disturbance activities and equipment mobilization in Phase 1. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed.</p> <p>Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-4b shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-4b is not required.</p> <p><b>Measure BIO-5b. Nesting Bird Protection.</b> If pre-construction nesting bird surveys result in the discovery of active nests, no site disturbance or mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests, 500-feet of small raptor nests, and 1,000 feet of large raptor nests, or a distance determined by a qualified biologist in consultation with CDFW, until the chicks have fledged. Monitoring shall be required to ensure compliance with the MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.</p>		<p>have matured sufficiently to have fledged.</p>	<p><b>Date:</b> _____</p>
<p><b>Impact BIO-6:</b> Stick houses of San Francisco dusky-footed woodrat could be damaged by construction activities.</p> <p><b>Significance of Impact Before Mitigation:</b></p>	<p><b>Mitigation Measure BIO-6.</b> Tree removal and/or demolition of the existing buildings could result in the removal or disturbance of bat roost habitat and may result in significant impacts to bat populations if an occupied or perennial (but unoccupied) maternity or colony roost is disturbed or removed.</p> <p><b>Measure BIO-6a. Bat Pre-construction Survey:</b> To avoid impacting breeding, roosting, or hibernating bats</p>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> Year-round, no more than 48 hours in</p>	<p><b>Monitoring:</b> The biologist shall prepare a written record of survey results and implementation of any avoidance/minimization measures to be kept on file at the San Mateo</p>	<p><b>Surveys</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>



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<p>Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b></p> <p>Less than Significant</p>	<p>protected by California Fish and Game Code, pre-construction surveys of potential bat roost habitat for evidence of maternal or colony bat roosts (e.g., guano accumulation, acoustic, or visual detections) will be performed in all trees and buildings subject to removal or demolition and within a 50-foot buffer within 48 hours prior to project disturbance. Potential sites can be identified and checked in advance but should be re-checked within the 48-hour window.</p> <p><b>Measure BIO-6b. Bat Protection.</b> If an occupied maternity or colony roost is detected or evidence of bat occupancy is found, CDFW will be consulted to determine the appropriate mitigation measures, which may include exclusion prior to removal if the roost cannot be avoided, a buffer zone, seasonal restrictions on construction work, and/or construction noise reduction measures.</p>	<p>advance of the start of project construction.</p>	<p>County Manager's Office, Project Development Unit office. The biologist shall coordinate with CDFW to determine the appropriate mitigation and monitoring if a roost is found.</p>	<p><b>Avoidance / Minimization Measures</b></p> <p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-7:</b> The project will result in a net removal of approximately 0.5 acre of native habitat.</p> <p><b>Significance of Impact Before Mitigation:</b></p> <p>Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b></p> <p>Less than Significant</p>	<p><b>Mitigation Measure BIO-7.</b> A Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared and implemented to replace and protect native habitats on the project parcel. The ultimate goal of the HMMP is to ensure mitigation for impacts to 2.3 acres of oak woodland, 0.07 acre of grassland, 0.63 acre of California sagebrush scrub, and 0.1 acre of creek habitat is successfully implemented. Onsite restoration shall be prioritized over off-site restoration and can include restoration planting that achieves 1:1 replacement, deed restriction to protect higher value habitat at a 2:1 ratio, or a combination of these methods. Specific recommendations are provided below.</p> <p>The HMMP shall:</p> <ul style="list-style-type: none"> <li>Identify the responsible parties;</li> <li>Describe project impacts to habitat types and functions and values;</li> </ul>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> The HMMP shall be prepared in the final design stage and prior to the issuance of bid documents. Specifications reflecting the HMMP shall be included in the bid package/project specifications, as appropriate.</p>	<p><b>Monitoring:</b> An annual report documenting the progress of the HMMP shall be prepared by a biologist/restoration ecologist for a minimum of five years and provided to the San Mateo County Manager's office PDU.</p>	<p><b>Plan Submittal</b></p> <p>Initials: _____</p> <p>Date: _____</p> <p><b>Avoidance / Minimization Measures</b></p> <p>Initials: _____</p> <p>Date: _____</p>

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	<ul style="list-style-type: none"> <li>Identify specific sites (i.e., North Tributary, downstream of the mainstem outfall, upstream woodland clearing, and project landscaping) for restoration and identify the amount and type of habitat restored in each site;</li> <li>Set goals and performance standards for the restoration, including achieving 80% cover within 10 years;</li> <li>Set goals and performance standards for the control of invasive weeds with a California Invasive Plant Council Inventory rating of moderate or high;</li> <li>Provide a detailed implementation plan, including a schedule for completing and monitoring the restoration, financial assurances, a planting/restoration plan, an irrigation plan if appropriate, and maintenance requirements;</li> <li>Specify monitoring requirements and a minimum monitoring period of five years, with annual reports; and</li> <li>Any impacted habitat that is not replaced at 1:1 onsite shall be mitigated by the County by placing a deed restriction over the higher quality bay laurel-oak woodland and creek habitat located in the south tributary of Cordilleras Creek, in the canyon behind the Canyon Oaks Youth Center. The area of the deed restriction shall provide a 2:1 ratio for remaining unrestored habitat (2 acres preserved for each 1 acre disturbed). The deed restriction shall prevent future development of this portion of the property in perpetuity and will allow access for habitat management and protection measures, if needed in the future.</li> </ul>			

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<b>Impact</b>	<b>Mitigation Measure</b>	<b>Implementation Responsibility/Timing</b>	<b>Monitoring Responsibility</b>	<b>Verified Implementation</b>
	The HMMP is required to be included permit applications to the Regional Water Quality Control Board, California Department of Fish and Wildlife, and US Army Corps of Engineers, and the ultimate details will be refined pending agency comments. Permit requirements related to the HMMP shall be incorporated into the final HMMP that is implemented.			
<p><b>Impact BIO-8:</b> Construction could inadvertently impact trees close to the grading footprint, but not slated for removal, due to impacts within the tree dripline.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure BIO-8. Tree Protection Plan.</b> A tree protection plan shall be prepared by a qualified professional (forester, arborist, landscape architect, or restoration ecologist) to identify protection measures for all preserved trees adjacent to the development footprint which could be impact by construction activity. The tree protection plan shall be included in the project specifications and/or bid documents and shall be implemented prior to the start of construction. It can be phased if construction impacts are phased.</p>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> Any time prior to site construction activities that may impact tree root zones.</p>	<p><b>Monitoring:</b> The qualified professional shall prepare a written record of survey results and implementation</p>	<p><b>Plan Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Avoidance / Minimization Measures</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>
<p><b>Impact BIO-9:</b> Daily construction practices may entrap wildlife.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure BIO-9. Housekeeping Measures to Protect Wildlife.</b> The following measures shall be followed:</p> <ul style="list-style-type: none"> <li>• Monofilament plastic netting, including in temporary and permanent erosion control measures (such as straw wattles) shall not be used.</li> <li>• All holes greater than 2 feet deep shall be covered overnight to prevent the entrapment of wildlife. Where holes or trenches cannot be covered, each one shall be inspected daily,</li> </ul>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> As part of daily construction practices.</p>	<p><b>Monitoring:</b> The information will be included in the worker education handout. The biologist shall prepare a written record of wildlife that has been relocated during the project construction period.</p>	<p><b>Plans Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Avoidance / Minimization Measures</b></p>

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	<p>shortly before work starts, for trapped wildlife, and the wildlife identified and removed by a qualified biologist. Where feasible, materials shall be designed and positioned in trenches such that entrapped wildlife can escape. This may include ramps, jute netting, or similar methods.</p> <ul style="list-style-type: none"> <li>• Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals.</li> <li>• Any pipes or similar structures stored in the project site overnight shall be inspected before they are subsequently moved, capped and/or buried. Entrapped animals shall be identified and removed by a biologist. Special-status species shall be relocated by a biologist with the appropriate scientific collecting permit or authorization under the appropriate wildlife agency.</li> </ul>			<p>Initials: _____</p> <p>Date: _____</p>
<p><b>Impact BIO-10:</b> The outfall area downstream of the project does not include restoration planting.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure BIO-10. Riparian Restoration Plan.</b> A detailed mitigation planting plan to restore oak woodland or riparian species in this location shall be developed for the outfall. The replanting plan shall be incorporated into the HMMP developed under Mitigation Measure BIO-7.</p>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> Prior to outfall construction.</p>	<p><b>Monitoring:</b> See Mitigation Measure BIO-7.</p>	<p><b>Plans Submittal</b></p> <p>Initials: _____</p> <p>Date: _____</p> <p><b>Avoidance / Minimization Measures</b></p> <p>Initials: _____</p> <p>Date: _____</p>

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<b>GEOLOGY AND SOILS</b>				
<p><b>Impact GEO-1:</b> Project construction could be impacted by seismic shaking and expansive soils, could destabilize project soils, and exacerbate potential for erosion, landslides, and soil liquefaction.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure GEO-1:</b> The County shall implement all recommendations identified in the project specific geotechnical report (ENGEO 2019) during the project design and construction phases. Project design shall be consistent with the California Building Code requirements.</p>	<p><b>Implementation:</b> San Mateo County or its contractor.</p> <p><b>Timing:</b> During the design phase and throughout project construction.</p>	<p><b>Monitoring:</b> San Mateo County</p>	<p><b>Plan Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>Impact HAZ-1:</b> Demolition, removal, and transport of building materials containing lead, asbestos containing material, PCBs, mercury, and any project soils containing elevated levels of soluble lead could result in airborne emissions of lead resulting in exposure of workers or the environment to a hazardous material.</p> <p><b>Significance of Impact Before Mitigation:</b></p>	<p><b>Mitigation Measure HAZ-1a:</b> The County or its Contractor shall develop and implement a demolition debris management and disposal plan for the non-RCRA hazardous materials that are to be removed from the project site. The plan shall be designed to prevent releases of hazardous materials in quantities that could pose a risk to human health and the environment, as determined using appropriate BAAQMD, RWQCB, DTSC, and/or other appropriate agency screening thresholds.</p> <p>The plan shall identify the receiving qualified landfill and present proof of waste acceptance. The plan shall specify measures to minimize airborne dust during building deconstruction and soil movement to protect construction workers and neighboring residents from exposure to hazardous material emissions. The plan</p>	<p><b>Implementation:</b> San Mateo County or its Contractor</p> <p><b>Timing:</b> Plans addressing management of all hazardous materials shall be submitted to the County PDU prior to construction activities beginning on the site.</p>	<p><b>Monitoring:</b> County shall review hazardous waste management plan prior to issuance of grading permit. The County or its Contractor shall submit written documentation of landfill acceptance of hazardous waste and implementation of worker and site occupant protective measures taken during site deconstruction. Copies of all documentation shall</p>	<p><b>Plan Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Avoidance / Minimization Measures</b></p> <p><b>Initials:</b> _____</p>

**Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures**

Impact	Mitigation Measure	Implementation Responsibility/Timing	Monitoring Responsibility	Verified Implementation
<p>Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b></p> <p>Less than Significant</p>	<p>shall address protection of worker exposure to airborne lead paint particulates through use of personal protective gear, clear identification of the location of hazardous materials, and removal by properly trained/certified workers, and proper cover and transport of hazardous materials, etc.</p> <p><b>Mitigation Measure HAZ-1b:</b> Consistent with the Hazardous Materials Investigation prepared for the project (SCA Environmental 2014), a coring contractor shall be retained prior to demolition of the structures to perform the following:</p> <ul style="list-style-type: none"> <li>• Core sampling and analysis to determine asbestos content on all roof decks where lightweight concrete is present.</li> <li>• Core sampling and analysis to determine asbestos content of all layers of concrete for the various building systems.</li> <li>• Core sampling under restrooms, under the concrete foundation slab, as well as the subgrade walls to verify the presence of a vapor barrier system. If present, the material shall be tested to verify asbestos content. If the material is found to contain asbestos, the demolition contractor shall possess asbestos-registration and proper training, and such concrete shall not be recycled.</li> <li>• Destructive testing of all other materials assumed to contain asbestos in the Hazardous Materials Investigation (see table in Attachment A of Appendix E).</li> </ul> <p>If any of the above-listed materials are found to contain asbestos, such materials shall be abated in accordance with applicable federal, state and local regulations regarding worker safety and the safe removal and disposal of ACMs.</p>		<p>be kept on file at the County PDU.</p>	<p><b>Date:</b> _____</p>

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Impact	Mitigation Measure	Implementation Responsibility/Timing	Monitoring Responsibility	Verified Implementation
	<p><b>Mitigation Measure HAZ-1c:</b> Consistent with the Hazardous Materials Investigation prepared for the project (SCA Environmental 2014):</p> <ul style="list-style-type: none"> <li>• Destructive sampling of the lead sheeting in the E. Offices Area on the 2nd Floor of the existing CMHC building shall be performed prior to renovation or demolition of the building to determine the presence and lead content of this material.</li> <li>• For the purpose of complying with the Cal/OSHA regulation of lead in construction (8 CCR 1532.1), all coated surfaces in the existing CMHC building shall be considered to contain some lead and require demolition dust control procedures for compliance with Cal/OSHA's Construction Lead Standard under 8 CCR 1532.1. The aforementioned regulation contains requirements for lead air monitoring, work practices, respiratory protection, etc., that are triggered by the presence of even very low levels of lead.</li> <li>• Based on the California Total Threshold Level Concentration (TTLC) hazardous waste standard, the paints may be classified as hazardous wastes. The County or its Contractor shall perform additional sampling and analysis for leachable lead content during demolition to determine waste characterization.</li> </ul> <p><b>Mitigation Measure HAZ-1d:</b> PCBs and mercury-containing materials in the existing CMHC building shall be disposed of in accordance with Cal/EPA regulations prior to building demolition. Disposal methods may include those suggested in the Hazardous Materials Investigation (Appendix E):</p>			

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<b>Impact</b>	<b>Mitigation Measure</b>	<b>Implementation Responsibility/Timing</b>	<b>Monitoring Responsibility</b>	<b>Verified Implementation</b>
<b>HYDROLOGY AND WATER QUALITY</b>				
<p><b>Impact HYD-1:</b> The new Cordilleras Creek drainage system conveying creek flows through the project site and detention basins proposed to control stormwater runoff from new impervious surfaces on the project site could contribute to on or off-site flooding if not properly maintained.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure HYD-1:</b> Over the life of the project, the County or its Contractor shall maintain the Cordilleras Creek drainage lines to continuously provide flow capacity for a 100-year, 2-hour storm event. All detention facilities shall be maintained to continuously provide the required volume storage in a 10-year, 1-hour storm event, and shall include a financing mechanism to ensure that the required maintenance will be performed. The maintenance plan shall specify how frequently the facilities shall be inspected, and shall include stormwater detention basins, the debris rack(s) upstream of the project site, and the mainline culvert that carries Cordilleras Creek flow beneath the project site.</p>	<p><b>Implementation:</b> San Mateo County or its Contractor.</p> <p><b>Timing:</b> Final drainage plan shall be submitted to County Department of Public Works for approval prior to County issuance of grading permit.</p>	<p><b>Monitoring:</b> County Department of Public Works shall review and approve final drainage plans prior to issuance of grading permit. The County Department of Public Works shall establish a maintenance plan prior to project occupancy.</p>	<p><b>Plan Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Monitoring Completion</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>



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Impact	Mitigation Measure	Implementation Responsibility/Timing	Monitoring Responsibility	Verified Implementation
<b>NOISE</b>				
<p><b>Impact NOI-1:</b> Project construction activities would occur in close proximity to the occupied mental health facility (CMHC) and could generate noise and vibration levels that interfere with mental health service operations and/or patient care and well-being.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure NOI-1:</b> To reduce potential construction noise and vibration impacts on mental health service operations, the County shall require the construction contractor to:</p> <ul style="list-style-type: none"> <li>• Apply noise attenuation materials to windows of existing CMHC building windows to reduce construction noise in the building interior used for patient care.</li> <li>• Provide CMHC and Canyon Oaks Youth Center contacts a three-week look ahead schedule to keep the Canyon Oaks Youth Center and CMHC informed of potential construction activities and noise levels.</li> <li>• Regularly (i.e., on a daily or weekly basis) coordinate with staff from the Canyon Oaks Youth Center and CMHC on staff observations regarding patient care, response to construction noise and vibration effects, and overall well-being.</li> <li>• Take actions to reduce construction noise and vibration levels if staff from the Canyon Oaks Youth Center or CMHC observe repeated adverse patient reactions to construction noise and vibration levels that interferes with mental health service operations or operating goals. Such actions may include: <ul style="list-style-type: none"> <li>○ Construction activity management techniques, such as phasing activities to take advantage of shielding/attenuation provided by topographic features or buildings, or coordinating with mental health staff to conduct most impactful noise</li> </ul> </li> </ul>	<p><b>Implementation:</b> The County shall incorporate this mitigation measure into all appropriate engineering and site plan (e.g., building, grading, etc.) documents.</p> <p><b>Timing:</b> During construction activities.</p>	<p><b>Monitoring:</b> The County shall review all engineering and site plan documents for inclusion of this requirement.</p>	<p><b>Plan Submittal</b></p> <p>Initials: _____</p> <p>Date: _____</p> <p><b>Monitoring Completion</b></p> <p>Initials: _____</p> <p>Date: _____</p>

**Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures**

Impact	Mitigation Measure	Implementation Responsibility/Timing	Monitoring Responsibility	Verified Implementation
	<p>generating construction activities at times that may be less intrusive;</p> <ul style="list-style-type: none"> <li>Additional construction equipment controls such as use of electric equipment instead of combustion equipment when feasible; or</li> <li>Monitoring of actual construction levels to verify sound levels and potential noise attenuation benefits of any of the above measures.</li> </ul>			
<b>TRANSPORTATION</b>				
<p><b>Impact TRA-1:</b> The proposed project would add 18 new employees to an area of the County where VMT per worker (30.96) exceeds the MTC regional daily average VMT for the Bay Area workers (21.80). As a result, the new employees at Cordilleras project would generate VMT at a rate that exceeds the County's significance threshold, which is 15% less than the daily regional average VMT (18.53 miles per worker).</p> <p><b>Impact is Significant and Unavoidable</b></p>	<p>There are no feasible mitigation measures to reduce the project VMT from 30.96 to 18.53 (a 40 percent reduction) given the shift nature of CMHC employees, the CMHC distance from urban centers, and the absence of high-quality major mass transit stops. The increase in VMT above the regional average is significant and unavoidable.</p>			<p><b>Plan Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Monitoring Completion:</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>
<b>UTILITIES</b>				
<p><b>Impact UT-1:</b> Construction of water tank and service line requires hillside cuts and trenching. Potential impacts to</p>	<p><b>Mitigation Measure:</b> The impact is mitigated by Measure GEO-1 (EIR section 6.5) and Measures BIO-3, BIO-4a and 4b, BIO-5a and 5b, BIO-6, BIO-7a and 7b,</p>			

**Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures**

<b>Impact</b>	<b>Mitigation Measure</b>	<b>Implementation Responsibility/Timing</b>	<b>Monitoring Responsibility</b>	<b>Verified Implementation</b>
vegetation and wildlife could occur.  <b>Significance of Impact Before Mitigation:</b> Potentially Significant <b>Significance of Impact After Mitigation:</b> Less than Significant	and BIO-9 (EIR section 4.5). No additional mitigation is required.			
<b>Impact UT-2:</b> Construction of stormwater drainage could impact creek habitat upstream and downstream of the project and impact water quality.  <b>Significance of Impact Before Mitigation:</b> Potentially Significant <b>Significance of Impact After Mitigation:</b> Less than Significant	<b>Mitigation Measure:</b> The impact is mitigated by Measures BIO-6, BIO-8, HYD-1, and HYD-2 (EIR sections 4.5 and 8.5). No additional mitigation is required.			

**Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures**

Impact	Mitigation Measure	Implementation Responsibility/Timing	Monitoring Responsibility	Verified Implementation
<b>WILDFIRE</b>				
<p><b>Impact WFR-1:</b> The project would exacerbate existing wildfire risks by reducing soil moisture through tree removal, installing the anti-debris barriers that could accumulate flammable material thereby increasing the fuel load as well as funneling fires into the project area, and constructing buildings adjacent to steep slopes, which could make firefighting more difficult.</p> <p><b>Impact is Significant and Unavoidable</b></p>	<p><b>Mitigation Measure WFR-1:</b> The County shall prepare a Defensible Space Management Plan to identify specific site treatment activities designed to reduce fuel load. The plan shall identify actions specific to 30-foot and 100-foot defensible space zones pursuant to Cal Fire recommendations. Actions within the defensible space are expected to include, but not be limited to, removal of ground and ladder fuels, regular clearing of debris barriers, and general maintenance of the defensible space zone. The Plan shall specify the frequency of site inspections and vegetation management activities as well as the responsible party for conducting these activities.</p>	<p><b>Implementation:</b> San Mateo County Public Works Department</p> <p><b>Timing:</b> Prior to project occupancy</p>	<p><b>Monitoring:</b> County PDU shall submit Defensible Space Management Plan to Cal Fire for review and approval. County Public Works Department shall be responsible for implementing fuel reduction treatments.</p>	<p><b>Plan Submittal</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Monitoring Completion:</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>

**Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures**

Impact	Mitigation Measure	Implementation Responsibility/Timing	Monitoring Responsibility	Verified Implementation
<p><b>Impact WFR-2:</b> The slope surrounding the project could suffer from post fire instability due to loss of vegetation and soil structure.</p> <p><b>Significance of Impact Before Mitigation:</b> Potentially Significant</p> <p><b>Significance of Impact After Mitigation:</b> Less than Significant</p>	<p><b>Mitigation Measure WFR-2:</b> In the event of a wildfire on the project parcel, a geotechnical engineer will examine the slopes for potential instability. The inspection shall occur as soon as feasible after the fire and before any rain events. A report shall be prepared by the geotechnical engineer, and the County shall implement recommendations to reduce the potential of slope instability.</p>	<p><b>Implementation:</b> San Mateo County</p> <p><b>Timing:</b> Post-fire event inspection</p>	<p><b>Monitoring:</b> Post fire slope inspections shall be addressed in the Defensible Space Management Plan prepared in response to Measure WFR-1. County PDU shall submit Defensible Space Management Plan to Cal Fire for review and approval. County Public Works Department shall be responsible for site inspections.</p>	<p><b>Completion</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p> <p><b>Monitoring Completion:</b></p> <p><b>Initials:</b> _____</p> <p><b>Date:</b> _____</p>

**Table 2: Environmental Protection Measures Incorporated into the Project**

<b>Air Quality BMPs</b>	<p>The County and/or its contractor shall implement the following BAAQMD Basic Construction Mitigation Measures during project construction:</p> <ol style="list-style-type: none"> <li>1) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>2) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>3) 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>4) All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>5) 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>6) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>7) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specification. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>8) Post a publicly visible sign with the telephone number and person to contact at the County Department of Public Works regarding dust complaints. The Department of Public Works or its contractor shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations.</li> </ol>
<b>Cultural Resources BMPs</b>	<p>The County and/or its contractor shall implement the following Best Management Practices during project construction to avoid potential impacts on unanticipated and previously unknown cultural resources:</p> <ol style="list-style-type: none"> <li>1) In the event that any archaeological or paleontological resources are encountered at any time during construction, it will be the responsibility of the construction/project manager to stop work within 50 feet of any discovery and contact a qualified archaeologist. Work in the area shall be suspended until the archaeologist prepares a plan for the evaluation of the resource and the plan is submitted to the County for approval.</li> <li>2) Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, the construction manager shall stop work and notify the San Mateo County Coroner. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission (NAHC) who shall attempt to identify descendants of the deceased.</li> </ol>
<b>Storm Water and Drainage Control BMPs</b>	<p>The County and/or its contractor shall prepare and implement a stormwater and drainage control plan in compliance with the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP), Provision C.3 of the County's Municipal Regional Stormwater NPDES Permit and any other County required provisions. The plan shall specify best management practices for the control and prevention of stormwater pollution. The plan shall address both construction-phase and post-construction pollutant impacts from development.</p> <p>Construction-phase measures shall include: erosion control measures such as installing fiber rolls, silt fences, gravel bags, or other erosion control devices around and/or downslope of work areas and around storm drains prior to earthwork and before the onset of any anticipated storm events; monitoring and maintaining all erosion and sediment control devices; designating a location away from storm drains when</p>

**Table 2: Environmental Protection Measures Incorporated into the Project**

	<p>refueling or maintaining equipment; scheduling grading and excavation during dry weather; and removing vegetation only when absolutely necessary.</p> <p>Post-construction drainage controls shall be specified to capture and treat storm water onsite.</p>
<b>Noise Control BMPs (Construction)</b>	<p>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 in the sole discretion of the Community Development Director to be equally effective:</p> <ol style="list-style-type: none"> <li>1) Hours of construction activity shall be limited to Monday to Friday, from 7:00 AM to 6:00 PM, and Saturdays 9:00 AM to 5:00 PM in accordance with the County of San Mateo Ordinance Code.</li> <li>2) All construction equipment shall be equipped where feasible 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>3) 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.</li> <li>4) Heavy-duty vehicle storage and start-up areas shall be located as far away from occupied residences where feasible.</li> <li>5) All equipment shall be turned off if not in use for more than five minutes.</li> <li>6) Drilled piles or the use of sonic or vibratory pile drivers shall be used instead of impact pile drivers.</li> <li>7) 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 County and/or its contractor shall rectify all received complaints regarding non-compliant noise activities within 24 hours of their receipt.</li> </ol>

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