

ATTACHMENT 1

EXHIBIT “A” - MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Timing	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date/Initials
<p>Mitigation Measure Air-1: Standard Construction Best Management Practices. The contractor shall implement the following BAAQMD recommended Best Management Practices:</p> <ol style="list-style-type: none"> 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. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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, unless the City Engineer determines that an alternative cleaning method would achieve the same standard of air pollution prevention and also reduce the potential for stormwater pollution. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible and feasible. Building pads shall be laid as soon as possible and feasible, as well, after grading unless seeding or soil binders are used. 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. 7. 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. 	<p>Prior to issuance of demolition, building or grading permits</p>	<p>Applicant</p>	<p>Verify requirements are included in construction contracts and are met during construction</p>	<p>San Carlos Building Division</p>	

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8. 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. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.					
Mitigation Measure Bio-1: Pre-Construction Nesting Bird Survey. Pre-construction surveys for nesting birds protected by the Migratory Bird Treaty Act of 1918 and/or Fish and Game Code of California within 100 feet of a development site in the Project area shall be conducted within 30 days prior to initiation of construction activities. If active nests are found, a 100-foot buffer area shall be established around the nest in which no construction activity takes place. The buffer width may be modified upon recommendations of a qualified biologist regarding the appropriate buffer in consideration of species, stage of nesting, location of the nest, and type of construction activity based upon published protocols and/or guidelines from the U.S. or California Fish and Wildlife Services (USFWS, CDFW) or through consultation with USFWS and/or CDFW. The buffer shall be maintained until after the nestlings have fledged and left the nest. If there is a complete stoppage in construction activities for 30 days or more, a new nesting survey shall be completed prior to re-initiation of construction activities.	Prior to initiation of construction activities or re-initiation of construction activities if inactive for 30 days or more	Applicant	If construction is initiated or re-initiated during nesting season, verification of survey and that any required buffers are included in construction documents	San Carlos Building Division	
Mitigation Measure Culture-1: Further Site Assessment. Prior to ground disturbance, a qualified consultant shall conduct archival research to determine the appropriate locations for archaeological monitoring during removal of asphalt or concrete, fill, vegetation, or structures. Following the exposure of the original soils, a qualified consultant shall conduct a field inspection and prepare a report containing "next-step" recommendations to be implemented by the project sponsor, if the potential presence of cultural resources in certain locations is considered to be moderate or high based upon the research and field inspection of the uncovered site. Next steps could include additional exploration prior to	Prior to and during construction activities involving ground disturbance	Applicant	Verify inclusion of requirements in construction documents	San Carlos Building Division	

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construction, monitoring of site disturbance by a qualified professional, or no additional action other than that specified in Culture-2 and Culture-3.					
Mitigation Measure Culture-2: Halt Construction Activity, Evaluate Find and Implement Mitigation. In the event that any previously unidentified paleontological or archaeological resources are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by a qualified paleontologist or archaeologist and specific measures can be implemented to protect these resources in accordance with sections 21083.2 and 21084.1 of the California Public Resources Code.	Prior to and during construction activities involving ground disturbance	Applicant	Verify inclusion of requirements in construction documents	San Carlos Building Division	
Mitigation Measure Culture-3: Halt Construction Activity, Evaluate Remains and Take Appropriate Action in Coordination with Native American Heritage Commission. In the event that any human remains are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by the County Coroner, and appropriate action taken in coordination with the Native American Heritage Commission, in accordance with section 7050.5 of the California Health and Safety Code or, if the remains are Native American, section 5097.98 of the California Public Resources Code.	Prior to and during construction activities involving ground disturbance	Applicant	Verify inclusion of requirements in construction documents	San Carlos Building Division	
Mitigation Measure Geo-1: Compliance with a design-level Geotechnical Investigation report prepared by a Registered Geotechnical Engineer and with Structural Design Plans as prepared by a Licensed Professional Engineer. Proper foundation engineering and construction shall be performed in accordance with the recommendations of a Registered Geotechnical Engineer and a Licensed Professional Engineer. The structural engineering design, with supporting Geotechnical Investigation, shall incorporate seismic parameters compliant with the California Building Code.	Prior to, during and after construction.	Applicant	Verification that design requirements are met and reviewed by qualified professional	San Carlos Building Division	

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<p>Haz-1: Compliance with Removal Action Workplan (DTSC) and EPA Requirements. The applicant shall demonstrate proposed compliance with the ongoing DTSC requirements related to known contamination in the soil and groundwater, including the Removal Action Workplan. As part of the redevelopment of the site, and prior to initiation of construction activities, the applicant shall enter into an agreement with the EPA to remove and remediate the soils at the project site. Construction activities on the project site shall conform to the standards and conditions outlined in this agreement.</p>	Prior to and after construction.	Applicant	Verify inclusion of EPA agreement requirements in construction documents	San Carlos Building Division	
<p>Mitigation Measure Haz-2: Lead-Based Paint and Asbestos Abatement. Prior to demolition, the applicant shall demonstrate that buildings have been assessed for asbestos-containing materials and lead-based paint and that any suspected such materials have been abated by a licensed abatement contractor and disposed of according to all state and local regulations.</p>	Prior to issuance of demolition, building or grading permits	Applicant	Verify inclusion of requirements in construction documents	San Carlos Building Division	
<p>Mitigation Measure Haz-3: Assessment for Presence of Potentially Hazardous Materials at the Former Dry Cleaners at 887 Industrial Road. Due to the largely undocumented usage of PCE solvents at the former Town and Country Cleaners operated at 887 Industrial Road, Suites B and C of this building including associated sewer lines shall be investigated for PCE contamination prior to demolition and any resultant regulatory requirements followed if contamination is discovered, which could include removal and disposal according to relevant regulations and/or an ongoing monitoring plan that would be managed through DTSC.</p>	Prior to construction	Applicant	Verify inclusion of requirements in construction documents	San Carlos Building Division	
<p>Mitigation Measure Traffic-1: Industrial Road Driveway Restriction and Pedestrian Enhancements. The Project driveway on Industrial Road shall be restricted to right-in/right-out access only. With this mitigation, improvements shall also be made for pedestrian crossing across Industrial Road at Commercial Street as egressing vehicles would have a short distance between finding a suitable gap on Industrial Road and the</p>	Prior to issuance of demolition, building or grading permits	Applicant	Verification that design requirements are met	San Carlos Building Division in coordination with the Public Works Director	

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current pedestrian crossing location. Improvements shall include an enhanced pedestrian crossing and potentially also include relocation of the crosswalk from the southern leg to the northern leg of the intersection. Pedestrian safety improvements shall be reviewed to the satisfaction of the Public Works Director.					