

Adopted Mitigation Monitoring Plan
1525 Cherry/700 Chestnut Streets (APN's: 050-141-040, 050-141-370, 050-141-360)
City of San Carlos

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
GEOLOGY AND SOILS				
The project site would be subject to strong ground shaking during a maximum credible earthquake.	All project structures shall meet the requirements and recommendations of the City's Building Code, the Structural Engineers Association of California, the City Geologist, and the soil and foundation investigation report to be submitted for the project site. Assumptions and design parameters are subject to approval by the City Geologist.	Submittal of plan review and certification letter	Building Dept., City Geologist	After finalization of plans and prior to issuance of permits. Inspections during construction.
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	Storm drain inlets shall be protected from sediment-laden runoff to the greatest extent feasible. Storm drain inlet protection devices include sand bag barriers, filter fabric fences, block and gravel filters, and burlap bags filled with drain rock.	Submittal of plan review and code compliance certificate documents.	City Engineer, City Geologist and Building Dept.	During plan check and ongoing during construction.
The project will alter the existing drainage pattern of the site and increase surface runoff.	When cleaning sediments from streets, driveways and paved areas on construction sites, the applicant shall use dry sweeping methods where possible. If water must be used to flush pavement, collect runoff to settle out sediments and protect storm drain inlets.	During construction, field inspection	City Engineer, Building Dept. and Project Sponsor	Ongoing during construction.

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<p>The project will alter the existing drainage pattern of the site and increase surface runoff.</p>	<p>Stockpiles and excavated soils shall be covered with secured tarps or plastic sheeting.</p>	<p>During construction, field inspection</p>	<p>City Engineer, Building Dept. and Project Sponsor</p>	<p>Ongoing during construction.</p>
CULTURAL RESOURCES				
<p>Due to the location of the project site and earlier Native American habitation of the vicinity, there is potential for discovery of currently unknown archaeological resources.</p>	<p>The applicant shall ensure that construction crews have proper training for the discovery, handling and retention methods for archeological and/or cultural resources found at the project site.</p>	<p>During construction, field inspection</p>	<p>Project Sponsor</p>	<p>Ongoing throughout construction.</p>
<p>Due to the location of the project site and earlier Native American habitation of the vicinity, there is potential for discovery of currently unknown archaeological resources.</p>	<p>If a an archeological or cultural resource(s) is discovered during excavation or other construction activities, all construction activity shall stop until the resource can be evaluated and a determination made of its significance and need/method for recovery.</p>	<p>During construction</p>	<p>Project Sponsor</p>	<p>During grading and demolition activities.</p>
<p>Due to the location of the project site and earlier Native American habitation of the vicinity, there is potential for discovery of currently unknown archaeological resources.</p>	<p>Any artifacts found during excavation shall be turned over by the Project Sponsor immediately to a designated repository to ensure that they will be made available for public display.</p>	<p>During construction</p>	<p>Project Sponsor</p>	<p>During grading and demolition activities.</p>

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<p>Due to the location of the project site and earlier Native American habitation of the vicinity, there is potential for discovery of currently unknown archaeological resources.</p>	<p>If human remains are discovered during excavation or site preparation the applicant shall stop work immediately and contact the San Mateo County Coroner. After being notified by the person responsible for the excavation, the Coroner shall examine the remains within two working days. If the remains are Native American, the Coroner has 24 hours after the examination to notify the Native American Heritage Commission.</p>	<p>During construction</p>	<p>Project Sponsor</p>	<p>During grading and demolition activities.</p>
<p>HYDROLOGY/WATER QUALITY</p>				
<p>The project may deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be net deficit in aquifer volume or a lowering of the local groundwater table level.</p>	<p>Construction of the underground garage shall comply with all recommendations of a site-specific Geotechnical Investigation prepared by a qualified engineering geologist. The investigation shall examine the use of water-insoluble, non-toxic materials for construction of an underground garage in order to prevent impacts to water quality. Structural engineering of the garage foundation would need to factor in design features that provide support in saturated conditions, if such conditions exist.</p>	<p>Submittal of plan review and code compliance certificate documents</p>	<p>City Engineer, City Geologist, Public Works Department</p>	<p>During plan check and prior to issuance of permit.</p>

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<p>The proposed project could degrade water quality standards.</p>	<p>The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City of San Carlos for review and approval prior to issuance of a building permit. This SWPPP shall be designed to reduce potential impacts to minimize and control construction and post-construction runoff surface water quality. It shall include Best Management Practices (BMPs); at a minimum, these BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater.</p>	<p>Submittal of plan review, code compliance certificate documents, field inspection.</p>	<p>Building Department, Planning Department, Public Works Department</p>	<p>Prior to and during plan check and ongoing during construction.</p>
<p>The project will alter the existing drainage pattern of the site and increase surface runoff.</p>	<p>Prior to design of storm drain system, the applicant's engineer must provide storm runoff calculation of the existing condition and for the proposed development using the 30 year storm curve. Determined project runoff shall not exceed the capacity of the existing stormwater system, to the satisfaction of the City Engineer.</p>	<p>Plan review and field inspections.</p>	<p>City Engineer</p>	<p>During plan check and field inspections.</p>

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<p>NOISE</p> <p>Temporary increase in noise levels in the project vicinity.</p>	<p>A detailed acoustical analysis shall be conducted, in accordance with Title 24 of the California Administrative Code. The analysis shall specify design and construction techniques to employed for the purpose of minimizing exposure of residents to unsafe noise levels.</p> <p>This study report shall identify to the satisfaction of the Chief Building Official, noise insulation features and other elements (e.g. sound-rated windows, forced-air mechanical ventilation) to be included in the design of the project residential structures sufficient to maintain interior noise levels at or below City and State standards.</p>	<p>Submittal of plan review and code compliance certificate documents</p>	<p>Building Department</p>	<p>During plan check</p>
<p>Temporary increase in noise levels in the project vicinity.</p>	<p>General construction hours shall be limited to 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. weekends, in accordance with the City's Noise Control Ordinance (Chapter 9.30 of the Municipal Code).</p>	<p>Field inspection</p>	<p>Building Department</p>	<p>Ongoing during construction</p>
<p>Temporary increase in noise levels in the project vicinity.</p>	<p>Utilize "quieter" models of equipment, (such as gas or electric equipment as opposed to diesel-powered equipment) where technology exists.</p>	<p>Field inspection</p>	<p>Building Department</p>	<p>Ongoing during construction</p>
<p>Temporary increase in noise levels in the project vicinity.</p>	<p>Prohibition of unnecessary idling, warming up and engine revving of all vehicles and/or equipment with internal combustion engines. Encouragement of good maintenance practices and lubrication procedures to reduce noise.</p>	<p>Field inspection</p>	<p>Building Department</p>	<p>Ongoing during construction</p>

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Temporary increase in noise levels in the project vicinity.	Locate stationary noise-generating equipment, such as air compressors, as far as possible from residential areas and perform functions such as concrete mixing and equipment repair off-site.	Field inspection	Building Department	Ongoing during construction
Temporary increase in noise levels in the project vicinity.	Grading and dirt hauling hours shall be from 9:00 a.m. to 4:00 p.m. Monday through Friday. No excavation is permitted on Saturday, Sundays or holidays. No restriction of traffic shall be permitted before 8:30 a.m. or after 4:00 p.m.	Field inspection	Building Department	Ongoing during construction
TRANSPORTATION/TRAFFIC				
The proposed development will cause an increase in traffic during construction to the existing traffic load and capacity of the street system and result in temporary inadequate parking capacities.	The applicant shall insure that a minimum of one lane of traffic in each direction is maintained during construction.	Submittal of plan review and code compliance certificate documents.	Building Department.	During plan check and ongoing during construction.
The proposed development may substantially increase hazards in the neighborhood.	Following construction and occupancy of the development, the applicant shall sponsor an appropriate traffic study to determine if traffic calming or other sorts of street improvements are warranted to assure safe pedestrian traffic, to the satisfaction of the Police Chief and City Engineer.	Code compliance certificate documents.	Public Works Director, Police Chief	Following construction and occupancy.

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<p>The proposed development will cause an increase in traffic during construction to the existing traffic load and capacity of the street system and result in temporary inadequate parking capacities.</p>	<p>A minimum of two traffic controller(s) must be present during the grading and dirt haul operations. During construction, a minimum of one traffic controller(s) shall be present for traffic control at all times when traffic is restricted or impaired. Traffic controller(s) must be properly trained and equipped with red vests, white hard-hats, flags and "Stop/Slow" paddles.</p>	<p>Field Inspection</p>	<p>Building Department</p>	<p>Ongoing during construction</p>
<p>The proposed development will cause an increase in traffic during construction to the existing traffic load and capacity of the street system and result in temporary inadequate parking capacities.</p>	<p>The applicant shall submit a grading vehicle staging plan to the satisfaction of the City Engineer and Police Chief.</p>	<p>Field Inspection</p>	<p>Building Department</p>	<p>Ongoing during construction</p>
<p>AIR QUALITY</p>				
<p>Construction activities would generate dust, causing increased dust-fall on neighboring properties, objectionable odors and locally elevated levels of suspended particles.</p>	<p>The applicant shall water all active construction areas as often as necessary to control dust emissions.</p>	<p>Field Inspection</p>	<p>Building and Public Works Depts.</p>	<p>Ongoing during construction</p>
<p>Construction activities would generate dust, causing increased dust-fall on neighboring properties, objectionable odors and locally elevated levels of suspended particles.</p>	<p>The applicant shall cover all trucks hauling soil, sand, and other loose materials to the satisfaction of the City Engineer.</p>	<p>Field Inspection</p>	<p>Building and Public Works Depts.</p>	<p>Ongoing during construction</p>

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Construction activities would generate dust, causing increased dust-fall on neighboring properties, objectionable odors and locally elevated levels of suspended particles.	The applicant shall pave, apply water twice daily or as often as necessary to control dust, or apply non-toxic soil stabilizers on all unpaved access roads, parking, staging and construction areas.	Field Inspection	Building and Public Works Depts.	Ongoing during construction
Construction activities would generate dust, causing increased dust-fall on neighboring properties, objectionable odors and locally elevated levels of suspended particles.	The applicant shall sweep all paved access road, parking areas, public rights-of-way and staging areas at construction sites daily or as often as necessary with water sweepers, to control dust.	Field Inspection	Building and Public Works Depts.	Ongoing during construction
Construction activities would generate dust, causing increased dust-fall on neighboring properties, objectionable odors and locally elevated levels of suspended particles.	The applicant shall sweep public streets daily or as often as necessary to keep streets free of visible soil material.	Field Inspection	Building and Public Works Depts.	Ongoing during construction
HAZARDS AND HAZARDOUS MATERIALS				
Demolition activities could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste into the environment.	The applicant shall perform a "Pre-Demolition Hazardous Materials Survey" to determine the presence of asbestos-containing materials PCB's, mercury and/or lead-based paint. If hazardous materials are found at levels that require special handling, the applicant shall manage these materials as required by law and according to federal, state and local regulations and guidelines through all applicable regulatory agencies.	Submittal of plan review and code compliance certificate documents.	Building Department, Project Sponsor	Prior to permit issuance, throughout construction

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<p>UTILITIES</p> <p>The project may exceed water or wastewater treatment requirements and require construction of new facilities.</p>	<p>The applicant shall sponsor a sewer capacity analysis of the existing sewer line and shall be responsible for incurring all associated costs with any required upsizing and improvements of the pipe.</p>	<p>Submittal of plan review</p>	<p>Public Works Director</p>	<p>Prior to permit issuance</p>