

RESOLUTION NO. 2009-025

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
ADOPTING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL
IMPACT AND THE MITIGATION MONITORING AND REPORTING PROGRAM,
IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
FOR THE HIGHLANDS PARK LOWER ATHLETIC FIELD CONVERSION TO
SYNTHETIC SURFACE PROJECT

WHEREAS, on January 12, 2009, the City Council of the City of San Carlos considered an Initial Study and directed the preparation of a Mitigated Negative Declaration for the proposed Highlands Park Lower Athletic Field Conversion to Synthetic Surface Project; and

WHEREAS, the Highlands Park Lower Athletic Field Conversion to Synthetic Surface Project Mitigated Negative Declaration ("MND") was circulated for public review and comment from February 9, 2009 to March 10, 2009, including submission to the California State Clearinghouse (No. SCH 2009022026); and

WHEREAS, the City received the following written responses about the Mitigated Negative Declaration during the public comment period and staff has provided written responses where appropriate in a staff report dated April 13, 2009;

1. Letter dated March 11, 2009 from Terry Roberts, State Clearinghouse
2. Email from Paige Morrisey dated February 8, 2009
3. Email from Julia Tang dated February 8, 2009
4. Email from Mimi Ahern dated February 9, 2009
5. Email from Kristin Schepici dated February 10, 2009
6. Email from Judith Carlson dated February 10, 2009
7. Letter from Greg Harris dated March 1, 2009
8. Email from Allison and Timothy Knuth dated March 1, 2009
9. Email from Richard K. Crone dated March 2, 2009
10. Email from Heidi Liebenguth Crone dated March 3, 2009
11. Email from Anne Carswell/Anne and Ben Tang dated March 6, 2009
12. Email from Alexis Atchinson dated March 6, 2009
13. Email from Suzanne Olsen dated March 7, 2009
14. Letter from Andrew Binstock and Pamela Daniels dated March 8, 2009
15. Email from Amy Knude dated March 9, 2009
16. Email from Stella Chao dated March 9, 2009
17. Letter from Daniele Schechter Huerta dated March 9, 2009
18. Email from Greg Harris dated March 9, 2009
19. Letter from Ester Klein dated March 10, 2009
20. Letter from Heidi Liebenguth Crone dated March 10, 2009

21. Email from Heidi Liebenguth Crone, on behalf of Cal Huntzinger, dated March 10, 2009
22. Email from Joy Papapietro dated March 10, 2009
23. Letter and Email from Jeff Klein dated March 10, 2009
24. Letter from Marc Hynes, Atkinson-Farasyn, LLP dated March 10, 2009
25. Letter from Marc Hynes, Atkinson-Farasyn, LLP dated March 10, 2009
26. Letter from Richard K. Crone dated March 10, 2009
27. Letter from Karen Molinari dated March 10, 2009

WHEREAS, on April 13, 2009, the City Council of the City of San Carlos held a public meeting, hearing all public testimony and considering all pertinent documents and other materials;

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), California Public Resources Code Section 21000 et seq., the City Council of the City of San Carlos hereby makes the following findings and takes the following actions with respect to the Mitigated Negative Declaration for the proposed Highlands Park Lower Athletic Field Conversion to Synthetic Surface Project; and

WHEREAS, the Community Development Director is designated as the custodian of the documents and record of proceedings on which this decision is based, the records are available at San Carlos City Hall is 600 Elm Street, San Carlos, California, 94070-3085, and the telephone number is (650) 802-4263.

NOW, THEREFORE, BE IT RESOLVED, that the City Council makes the following findings:

1. The City Council considered the proposed Mitigated Negative Declaration together with the Initial Study, comments received during the public review process, and testimony received at the public meeting on April 13, 2009.
2. The City Council finds on the basis of the whole record, including the Initial Study, the staff report, the submitted written comments and responses to the comments and testimony received at the public meeting, that the Highlands Park Lower Athletic Field Conversion to Synthetic Surface Project will:
 - a) have a ***Less than Significant Impact with Mitigation Incorporated***. Implementation of the proposed project, as mitigated, would have a less than significant impact upon the quality of the environment, habitat of a fish or wildlife species, fish or wildlife populations, plant or animal communities, rare or endangered plants or animals, or examples of the major periods of California history or prehistory;

and

- b) have a ***Less than Significant Impact with Mitigation Incorporated***. The impacts of the proposed project are individually limited and not considered cumulatively considerable. Although incremental changes certain areas can be expected as a result of the proposed project, all environmental impacts that could occur as a result of the proposed project would be considered less than significant or would be reduced to a less

than significant level through implementation of the mitigation measures recommended in this Initial Study for the following resource areas: Aesthetics, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems.

3. The Mitigated Negative Declaration reflects the City Council's independent judgment and analysis.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the City Council adopts the Mitigated Negative Declaration for the Highlands Park Lower Athletic Field Conversion to Synthetic Surface project, including the following corrections and clarifications to the Mitigated Negative Declaration and Initial Study, dated February 2009, and with the following wording changes/additions to the text as indicated by bold strikeouts and bold italics:

Page 124, new Mitigation Measure XV.1.c. added to read:

The following measures shall be implemented to encourage off-street parking:

- ***New Highlands Park parking lot signage shall be installed at the Aberdeen Drive entrances to the two existing parking lots adjacent to the Lower Athletic Field.***
- ***The City of San Carlos shall incorporate a provision in the use agreements issued for practice and play through the Recreation and Parks Department, for the lower athletic field that clarify for agreement holders that users of Highlands Park should park their vehicles within the existing on-site parking lots at the tennis courts and ball fields and should only utilize public parking if on-site parking is not be available.***

Timing/Implementation: Signage in the Park design and Ongoing during life of field operation

Enforcement/Monitoring: City of San Carlos

Page 124, second paragraph amended to read:

- Implementation of mitigation measures **MM XV.1a, MM XV.1b, MM XV.1c, and MM VII.2a through MM VII.2d** would ensure that the proposed project would have a **less than significant** impact on traffic circulation and emergency access.


NOW, THEREFORE BE IT FURTHER RESOLVED, that the City Council Adopts the Mitigation Monitoring and Reporting Program included as Exhibit "A" to this Resolution.

PASSED AND ADOPTED as a Resolution of the City of San Carlos City Council at a regular meeting thereof held on the 13th day of April, 2009, by the following vote:

AYES, COUNCILMEMBERS: AHMAD, GRASSILLI, GROCOTT, LEWIS, ROYCE

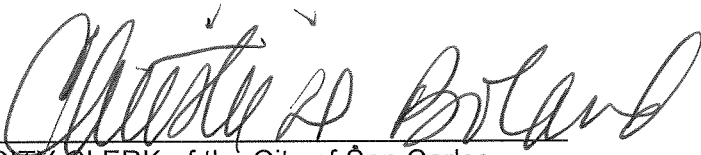
NOES, COUNCILMEMBERS: NONE

ABSENT, COUNCILMEMBERS: NONE



MAYOR of the City of San Carlos

ATTEST:



CITY CLERK of the City of San Carlos

Exhibit A to Resolution No. 2009-025

The Mitigation Monitoring and Reporting (MMRP), as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Mitigated Negative Declaration.

The City of San Carlos will be the primary agency, but not the only agency, responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. San Carlos will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft IS/MND, in the same order that they appear in the Draft IS/MND.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the party that is responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the party that is responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
Aesthetics				
MM I.1	<p>In order to ensure that the design and color of materials and infrastructure utilized in the proposed project shall be in keeping with the visual character of Highlands Park:</p> <ul style="list-style-type: none"> • Prior to the completion of project plans and construction bid documents, the City of San Carlos shall receive cutsheets and material samples of the synthetic turf for the infield and the outfield/soccer areas to confirm that the synthetic turf surface will be of a green color and a brick red color that matches or is very similar in appearance to existing conditions. The material samples shall include the synthetic turf blades, rubber crumbs, and any other relevant materials. The specifications for these materials shall be incorporated into the project plans. • Prior to the completion of project plans and construction bid documents, the City of San Carlos shall receive cutsheets (or material samples as appropriate) of the proposed fencing material and any access control devices, including bollards or similar, to confirm that these items match or are in keeping with existing conditions. The specifications for these materials and devices shall be incorporated into the project plans. • The locations of any infrastructure and utility connections (including water connections, electricity/lighting connections, and any stormwater runoff treatment control(s) and stormdrain connections) shall be incorporated into the project plans to confirm the extent of the project and confirm that existing features at Highlands Park will remain. • Prior to completion and approval of project plans and construction bid documents, the locations of all access points to the lower athletic field, access control features, and fence heights shall be incorporated and shown on the project plans. The project plans shall also include 	<i>City of San Carlos</i>	<i>Prior to completion and approval of project plans; Prior to project construction</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	indications of the existing features that will remain in post project conditions, including existing trees, backstops, batting cages, restrooms, and walkways. The project plans shall also incorporate tree protection measures, including confirmation that construction staging areas will not be located within the dripline of any existing trees adjacent to the project site.			
Cultural Resources				
MM V.1	If archaeological resources (i.e., historic, prehistoric, and isolated artifacts and features) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional archaeologist that meets the Secretary of the Interior’s Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery.	<i>City of San Carlos</i>	<i>During construction project</i>	
MM V.2	If potentially unique paleontological resources (fossils) are inadvertently discovered during project construction, work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery.	<i>City of San Carlos</i>	<i>During construction project</i>	
MM V.3	If human remains are discovered during project construction, all work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	<i>City of San Carlos</i>	<i>During construction project</i>	
Geology and Soils				
MM VI.1	If perimeter fencing, ballfield cages, and similar field facilities are required to be installed or reinstalled during the course of project construction, they shall be designed and installed to withstand collapse during a seismic event. The project plans and construction bid	<i>City of San Carlos</i>	<i>Prior to completion and approval of project plans</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	documents shall include installation specifications to the satisfaction of the Chief Building Official and City Engineer.			
Hazards and Hazardous Materials				
MM VII.1a	<p>In order to ensure that users of the lower athletic field are not exposed to hazardous materials in concentration that would cause an adverse response, the following specifications shall be included in the project plans and construction bid documents for Highlands Park Lower Athletic Field synthetic turf. FieldTurf is an example of the trademarked product that yields these specifications; however, any product with these specifications is acceptable.</p> <ul style="list-style-type: none"> • Nylon turf and nylon/polyethylene turf shall not be installed. • Turf and products with lead-chromate pigment shall not be installed. • Only polyethylene and/or polypropylene fibers shall be used for the synthetic turf "grass" blades. • The base material used to simulate soil may be rubber crumbs which come from virgin rubber or may come from unused tires or other appropriate materials. If rubber crumbs are used they may not be made from recycled tires. • Rubber crumbs may be black, green, or tan. If a method of coloration is utilized for the rubber crumb, this coloration shall be guaranteed to not wear off with recreational usage. • All components of the synthetic turf (including but not limited to the turf blades, backings, rubber crumbs, and coatings or coloration for rubber crumbs) shall not contain asbestos or other materials that would be found to be hazardous due to exposure from recreational usage. • Prior to the completion of project plans and construction bid documents, the City of San Carlos shall receive certification documents that describe the materials that comprise the synthetic turf, as well as all materials to be utilized in all aspects of the synthetic turf installation, operation, and maintenance. These documents shall also serve as full disclosure documents, and shall 	<i>City of San Carlos</i>	<i>Prior to approval of plan specifications and; prior to project construction as appropriate</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	<p>also outline proper maintenance procedures, outline procedures for determining the field lifespan and timeframe for replacement, provide full insured warranties, provide recycling provisions and specifications including responsibilities for turf removal, and outline any restrictions on usage of the field to avoid any potential material hazards (e.g. any restrictions due to ambient temperature, any restrictions on the use of disinfectants, maintenance practices that prevent leaching of materials, et cetera). The specifications that correspond to these certification documents shall be incorporated into the project plans and construction bid documents.</p>			
MM VII.1b	<p>In order to prevent maintenance practices and operations from voiding the synthetic turf warranty, the manufacturer’s specifications for proper maintenance and operation of the synthetic turf, including flushing (watering) and provisions for repair, shall be incorporated into the City’s official maintenance schedule for Highlands Park.</p>	<i>City of San Carlos</i>	<i>Prior to construction</i>	
MM VII.1c	<p>The City shall install signage at the lower athletic field to outline health and safety guidelines and precautions for field users, including but not limited to prohibited activities (e.g. barbequing due to fire hazards) and recommended hygiene measures (e.g. hand washing; wound care).</p>	<i>City of San Carlos</i>	<i>Prior to completion of construction; During operation and use of field</i>	
MM VII.1d	<p>The City shall prepare a bulletin to be included in the use agreements for the Highlands Park lower athletic field that direct all coaches, team managers, field users, and parents to implement safety guidelines and precautions when playing on the synthetic turf field. City maintenance staff shall be notified of the playing times so they can manage the field watering. The following safety guidelines and precautions shall be followed when playing on synthetic turf:</p> <ul style="list-style-type: none"> • Dust suppression, in the form of watering down the field, shall be conducted before and after the field is utilized; • Individuals who use the field shall perform aggressive hand/body washing after playing on the field; • Clothes that were worn on the field shall be taken off inside out and 	<i>City of San Carlos</i>	<i>During operation and use of field if applicable to the type of materials used</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	washed separately.			
MM VII.1e	Players at the lower athletic field shall have access to shade, so a portable shade structure shall be provided for use on sunny days due to the lack of shade trees surrounding the field. This mitigation is already in place and implemented in many instances by community sports groups and Parks and Recreation Programs.	<i>City of San Carlos</i>	<i>Ongoing during use of playing fields</i>	
MM VII.1f	Players shall be advised to remain hydrated, with a notification included in any field rental/use agreement that water shall be supplied to players by coaches/managers due to the potential for excess field surface heat. This mitigation is already in place and implemented in many instances by community sports groups and Parks and Recreation Programs.	<i>City of San Carlos</i>	<i>Ongoing during use of playing fields</i>	
MM VII.1g	The relevant utilized portions of the lower athletic field shall be watered during both practice sessions and play sessions to temporarily reduce field temperature, if ambient temperatures are determined to be in excess of 85 degrees.	<i>City of San Carlos</i>	<i>Ongoing during use of playing fields as appropriate</i>	
MM VII.2a	Prior to the completion of project plans and construction bid documents, the project plans shall explain the flammability characteristics of the turf materials. The project plans shall also specify the vehicle driving capacity of the lower athletic field after the installation of the synthetic turf to the satisfaction of the Belmont-San Carlos Fire Department in order to ensure emergency access to the lower athletic field and canyon to the west. At minimum, the finished turf surface shall be able to support four fire apparatus units at 44,000 pounds (4 x 44,000) for a combined load of 176,000 pounds.	<i>City of San Carlos; Belmont-San Carlos Fire Department</i>	<i>Prior to completion and approval of project plans; Prior to project construction</i>	
MM VII.2b	Prior to the completion of the project plans and construction bid documents, the project plans shall outline the locations, clearance widths and heights, and any locking devices of emergency access gates to the satisfaction of the Belmont-San Carlos Fire Department in order to ensure emergency access to the lower athletic field and canyon to the west.	<i>City of San Carlos; Belmont-San Carlos Fire Department</i>	<i>Prior to completion and approval of project plans; Prior to project construction</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
MM VII.2c	Necessary water pressure and water quantity shall remain available during project construction for the project site, other portions of Highlands Park, and the surrounding area. Prior to project construction, the project construction schedule and project plans shall be reviewed by the Belmont-San Carlos Fire Department to determine if there would be any disruption of existing fire protection service. If any Cal Water connection would be temporarily turned off during project construction, then Cal Water shall be notified prior to commencement of construction.	<i>City of San Carlos; Belmont-San Carlos Fire Department; Cal Water</i>	<i>Prior to construction</i>	
MM VII.2d	The proposed project shall not require the movement of any existing Cal Water water meters, water connections, or backflow prevention devices at Highlands Park.	<i>City of San Carlos; Cal Water</i>	<i>Prior to construction</i>	
Hydrology and Water Quality				
MM VIII.1a	The project shall comply with the provisions in the relevant permit issued to the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) in effect at the time of project application. Currently, the relevant permits are NPDES Permit CAS0029921, Order 99-059, Order R2-2003-0023 Amending Order 99-059 (C.3 Provisions), and Order R2-2007-0027 Amending Order 99-059 (Hydromodification Provisions). The project plans and construction bid documents shall incorporate all necessary and applicable water quality provisions for construction, currently including completion and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs). Additionally, a Notice of Intent shall be filed with the RWQCB. The SWPPP and all BMPs shall be implemented during project construction.	<i>City of San Carlos; SMCWPPP; San Francisco RWQCB</i>	<i>Prior to completion and approval of project plans; prior to construction</i>	
MM VIII.1b	The City of San Carlos shall comply with all NPDES permit requirements. In the event that hydromodification management controls are necessary for the lower athletic field, moderation of discharge rates shall be addressed through measures such as increasing the thickness of the field drainage layer and adjusting the size of the field drainage trenches.	<i>City of San Carlos; SMCPPP; San Francisco RWQCB</i>	<i>Prior to completion and approval of project plans; prior to construction</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
MM VIII.1c	Maintenance of any hydromodification management controls shall be incorporated into the maintenance schedule and/or relevant maintenance agreements for Highlands Park.	<i>City of San Carlos</i>	<i>Ongoing during park operation</i>	
MM VIII.1d	All hydromodification management controls shall remain operational on an ongoing basis and subject to monitoring and reporting activities.	<i>City of San Carlos</i>	<i>Ongoing during park operation</i>	
Noise				
MM XI.1	<p>The following measures shall be implemented to reduce construction-generated noise levels:</p> <ul style="list-style-type: none"> • Construction and demolition equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. • All equipment shall be turned off if not in use for more than 10 minutes. • An information sign shall be posted at the construction site entrance 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 permitted construction hours are limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 AM to 5:00 PM on Saturday, Sunday and holidays. All grading would be limited to the hours of 8:00 AM to 5:30 PM. • A designated construction contact shall record all noise complaints received and actions taken in response, and submit this record to the project planner upon request. 	<i>City of San Carlos</i>	Prior to and during construction	
Transportation and Traffic				
MM XV.1a	The following mitigation shall be implemented to ensure that project construction would have a less than significant impact upon emergency	<i>City of San Carlos</i>	<i>Prior to completion and approval of project</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	<p>access and traffic circulation:</p> <ul style="list-style-type: none"> • Prior to completion and approval of project plans and construction bid documents, the location of the construction staging area shall be identified, as well as provisions incorporated that specify construction debris removal and construction vehicle staging and storage in order to ensure that roads in the vicinity of and internal to Highlands Park will be clear of debris and construction vehicles. • Prior to completion and approval of project plans and construction bid documents, the locations, times and other provisions necessary to establish construction haul routes shall be identified and incorporated into the project plans. • Prior to completion and approval of project plans and construction bid documents, the contractor and City shall incorporate provisions for traffic control and direction by flagmen if at some point the project would interfere with smooth flow and safety of motorists and pedestrians. • Prior to the approval of project plans, notice of the proposed haul route shall be sent to each residence fronting on the local or collector street along the proposed route in conformance with the City of San Carlos Municipal Code. 		<i>plans; Prior to project construction</i>	
MM XV.1b	<p>The following mitigation shall be implemented to ensure that project operation would have a less than significant impact upon emergency access and traffic circulation:</p> <ul style="list-style-type: none"> • The City of San Carlos shall incorporate a provision in the use agreements issued for practice and play through the Parks and Recreation Department, for the lower athletic field that clarify for agreement holders the relevant standard traffic safety and traffic flow requirements that pertain to Highlands Park, including the allowable locations for pickup and drop-off at Highlands Park. • The City of San Carlos shall encourage users of the lower athletic field to utilize carpooling, walking, and bicycling as means to arrive at Highlands Park. 	<i>City of San Carlos</i>	<i>Ongoing during life of field operation</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> The City of San Carlos shall encourage users of the lower athletic field to arrive at least 15 minutes prior to the beginning of their respective activities to help reduce the number of vehicles arriving at one time to Highlands Park. Upon commencement of each field use season, the City of San Carlos shall review posted signage and painted curbing, as applicable, at and in the vicinity of Highlands Park to ensure that traffic safety and visitor pickup and drop-off information is current and highly visible. City contact information shall be provided on appropriate signage in order to facilitate reporting of any traffic safety or traffic flow violations. 			
MM XV.1.c	<p>The following mitigation shall be implemented to encourage off-street parking:</p> <ul style="list-style-type: none"> New Highlands Park parking lot signage shall be installed at the Aberdeen Drive entrances to the two existing parking lots adjacent to the Lower Athletic Field. The City of San Carlos shall incorporate a provision in the use agreements issued for practice and play through the Recreation and Parks Department, for the lower athletic field that clarify for agreement holders that users of Highlands Park should park their vehicles within the existing on-site parking lots at the tennis courts and ball fields and should only utilize public parking if on-site parking is not be available. 	<i>City of San Carlos</i>	<i>Signage in Park design and Ongoing during life of field operation</i>	
Utilities and Service Systems				
MM XVI.1a	Prior to completion and approval of project plans and construction bid documents, the location for solid waste receptacles and recyclables bins shall be identified on the project plans. The solid waste service provider shall be notified of this location and shall be notified of the project construction dates.	<i>City of San Carlos</i>	<i>Prior to completion and approval of project plans; Prior to project construction</i>	
MM XVI.1b	Prior to completion and approval of project plans and construction bid documents, and in order to further promote recycling in the City, the City	<i>City of San Carlos</i>	<i>Prior to completion and approval of project</i>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	of San Carlos shall receive from the synthetic turf manufacturer/vendor a list that contains all proposed synthetic turf materials that can be recycled, as well as those materials included that can not be recycled. The manufacturer shall provide an estimate of turf removal costs and recycling costs. Any pertinent material and installation specifications that facilitate end-of-life recycling of synthetic turf materials shall be incorporated into the project plans and construction bid documents.		<i>plans; Prior to project construction</i>	
MM XVI.1c	The City of San Carlos shall require that the project plans and construction bid documents include a guarantee that the synthetic turf manufacturer or vendor shall take back the turf at end-of-life, or equivalent, and provide documentation that the product was recycled to the extent equal to or further than what was agreed upon at installation.	<i>City of San Carlos</i>	<i>Prior to completion and approval of project plans; Prior to project construction</i>	