

MITIGATION MONITORING OR REPORTING PROGRAM

Peninsula Heights Project

CITY OF SAN MATEO

December 2020

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study for the *Peninsula Heights* project concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant and for which no standard or mitigation measures would be required.

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Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
BIOLOGICAL RESOURCES				
<p>Impact BIO-1: Disturbance of raptor or other nests present in any on-site or migratory bird adjacent trees during construction activities could result in the loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes abandonment and/or loss of reproductive effort is considered a taking by the CDFW. (Significant Impact)</p>	<p>MM BIO-1.1: Construction activities (or at least the commencement of such activities) shall be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in San Mateo County extends from February 1st through August 30th.</p> <p>MM BIO-1.2: If it is not possible to schedule construction activities between September 1 and January 31 then preconstruction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than 14 days prior to the initiation of construction. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests).</p> <p>MM BIO-1.3: If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for</p>	<p>Prior to issuance of demolition or grading permits, and during demolition and construction activities on the site.</p>	<p>Community Development Department – Planning Division</p>	<p>Community Development Department and California Department of Fish and Wildlife</p>

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	<p>raptors and 100 feet for other species), to ensure that nests of species protected by the MBTA and California Fish and Game Code shall not be disturbed during project implementation. However, if the ornithologist has confirmed that the hatchlings have left the nest, construction may commence within the buffer zone.</p> <p>MM BIO-1.4: If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project may be removed prior to the start of the nesting season (e.g., prior to February 1st).</p>			
CULTURAL RESOURCES				
<p>Impact CUL-2: While archaeological resources are not anticipated to be discovered during project construction, the possibility remains that as-yet undiscovered resources could be unearthed during grading, excavation, or other site disturbances.</p>	<p>MM CUL-2: If any unanticipated prehistoric or significant historic period cultural materials are exposed during construction grading and/or excavation, operations shall stop within 50 feet of the find and a qualified professional archaeologist contacted for evaluation and further recommendations consistent with CEQA and City of San Mateo requirements. Potential recommendations could include evaluation, collection, recordation, analysis, etc. of any significant cultural materials followed by a professional report.</p>	<p>During demolition and construction activities on the site.</p>	<p>Community Development Department – Planning Division</p>	<p>Community Development Department – Planning Division</p>

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<p>Impact CUL-3: The project site has been identified as having a low sensitivity for cultural materials associated with Native Americans, including human remains. Nonetheless, there is the potential for discovery of human remains during grading, excavation, and other site disturbing activities.</p>	<p>MM CUL-3: In the event that human remains are discovered during excavation and/or grading of the site or public right-of-way, all activity within a 50-foot radius of the find shall be stopped. The San Mateo County Coroner shall be notified and make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.</p>			
HAZARDS AND HAZARDOUS MATERIALS				
<p>Impact HAZ-2: Release of hazardous materials, specifically asbestos-containing materials, lead-based paint, and polychlorinated biphenyls present on site could pose a risk to construction workers and</p>	<p>MM HAZ-2: To reduce the potential for construction worker and nearby sensitive receptor exposure to hazardous materials (ACMs and lead-based paint), the following measures shall be incorporated at all times during the construction of the project.</p>	<p>Prior to issuance of demolition and building permits, and during demolition and construction</p>	<p>Community Development Department – Building Division</p>	<p>Community Development Department – Building Division</p>

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nearby sensitive receptors during building demolition.	<ul style="list-style-type: none"> • In conformance with local, state, and federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition prior to issuance of a demolition permit for any site structure. • A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable asbestos-containing materials, in accordance with the NESHAP guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to BAAQMD regulations. • During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction 	activities on the site.		

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	<p>Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.</p> <ul style="list-style-type: none"> As required under the Toxic Substances Control Act (TSCA), all building materials containing PCBs at levels greater than 50 parts per million (ppm) must be removed upon discovery. If demolition is likely to impact such materials, they must be properly characterized and removed in accordance with TSCA regulations. The project shall be required to submit a PCB Screening Assessment form prior to building permit issuance. 			
NOISE				
Impact NOI-1: Sensitive receptors in the project area could be exposed to noise levels exceeding the limits specified in the City's Municipal	MM NOI-1.1: Modification, placement, and operation of construction equipment are possible means for minimizing the impact of construction noise on existing sensitive receptors. Construction equipment should be well-maintained and used	During demolition and construction	Community Development Department – Building Division	Community Development Department – Building Division

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Code during project construction activities. In addition, noise from HVAC equipment could exceed the daytime and nighttime hourly thresholds at adjacent uses.	<p>judiciously to be as quiet as possible. Additionally, construction activities for the project should include the following best management practices to reduce noise at sensitive land uses:</p> <ul style="list-style-type: none"> Construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, Saturdays between 9:00 a.m. and 5:00 p.m., and Sundays and holidays between 12:00 p.m. and 4:00 p.m., in accordance with the City's Municipal Code, unless permission is granted with a development permit or other planning approval. Work in the public right-of-way shall be restricted to the weekdays. No work shall be allowed to take place within the public right-of-way after 5:00 p.m. Earth haul and materials delivery to and from the site, including truck arrivals and departures to and from the site, will be prohibited between the weekday hours of 4:00 p.m. to 5:30 p.m. Signs outlining these restrictions shall be posted at conspicuous locations on-site. Construction staging areas shall be established at locations that will create the greatest distance between the 	activities on the site.		

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	<p>construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <ul style="list-style-type: none"> • Use of exceptionally loud equipment such as jackhammers and concrete saws within 35 feet of shared property lines shall be limited, as feasible. • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Unnecessary idling of internal combustion engines should be strictly prohibited. • Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors and property lines. If they must be located within 35 feet of receptors and property lines, adequate muffling (with barriers or enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. • Utilize “quiet” air compressors and other stationary noise sources where technology exists. • Control noise from construction workers’ radios to a point where they are not audible 			

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	<p>at existing residences bordering the project site.</p> <ul style="list-style-type: none"> • The contract shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. • Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise and vibration during demolition and construction activities. The disturbance coordinator will determine the cause of the noise and vibration complaints (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. <p>MM NOI-1.2 Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City’s Noise Ordinance. A qualified acoustical consultant</p>	Verification of review by an		

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	shall be retained to review mechanical noise as these systems are selected to determine the specific noise reduction measures necessary, if any, to reduce noise to comply with the City's Noise Ordinance. Noise reduction measures shall include, but are not limited to, selection of equipment that emits low noise levels and the installation of noise barriers, such as enclosures or parapet walls to block the line-of-sight between the noise source and the nearest receptors. Verification of review by an acoustical consultant, and any noise reduction measures to be implemented, shall be provided to the Planning Division prior to issuance of building permits for the superstructure.	acoustical consultant, and any noise reduction measures to be implemented, shall be provided to the Planning Division prior to issuance of building permits for the superstructure.	Community Development Department – Planning Division	Community Development Department – Planning Division

SOURCE: City of San Mateo, *Peninsula Heights Project*, November 2020.