

## Attachment 1

### Summary of Mitigation Measures

Environmental Impact	Mitigation Measure
<b>Aesthetics</b>	
<b>AES-4:</b> The project may include the installation of photovoltaic solar panels. Because the placement and specifications for the panels is not yet known, the panels have the potential to become sources of glare.	<b>AES-4:</b> Prior to the installation of photovoltaic panels on the project site, the City shall review the panel specifications and construction plans and verify that the panels are designed and installed to ensure the following: <ul style="list-style-type: none"><li>▪ The angle at which panels are installed precludes, or minimizes to the maximum extent practicable, glare observed by viewers on the ground.</li><li>▪ The reflectivity of materials used shall not be greater than the reflectivity of standard materials used in residential developments.</li></ul>
<b>Air Quality</b>	
<b>AQ-2:</b> Uncontrolled fugitive dust (PM <sub>10</sub> and PM <sub>2.5</sub> ) could expose the areas that are downwind of construction sites to air pollution from construction activities without the implementation of the Air District's best management practices.	<b>AQ-2:</b> The project contractor shall comply with the Bay Area Air Quality Management District's best management practices for reducing construction emissions of uncontrolled fugitive dust (coarse inhalable particulate matter [PM <sub>10</sub> ] and fine inhalable particulate matter [PM <sub>2.5</sub> ]): <ul style="list-style-type: none"><li>▪ Water all active construction areas at least twice daily or as often as needed to control dust emissions. Watering shall be sufficient to prevent airborne dust from leaving the site. Increase watering frequency whenever wind speeds exceed 15 miles per hour. Reclaimed water shall be used whenever possible. 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 areas, and staging areas at construction sites.</li><li>▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).</li><li>▪ Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed all paved access roads, parking areas, and staging areas at the construction site to control dust.</li><li>▪ Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material.</li><li>▪ Hydro-seed or apply non-toxic soil stabilizers to inactive construction areas.</li><li>▪ Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (e.g., dirt, sand).</li><li>▪ Limit vehicle traffic speeds on unpaved roads to 15 miles per hour.</li><li>▪ Replant vegetation in disturbed areas as quickly as possible.</li><li>▪ Install sandbags or other erosion control measures to prevent silt runoff from public roadways.</li></ul> These measures shall be noted on grading plans prepared by the applicant submitted to the City of San Carlos. The construction contractor shall implement these measures during ground disturbing activities. The City of San Carlos Building Division shall verify compliance that these measures have been implemented during normal construction site inspections.

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<p><b>AQ-3:</b> Construction activities of the project could expose sensitive receptors to substantial concentrations of TACs and PM<sub>2.5</sub>, exceeding the applicable Air District thresholds.</p>	<p><b>AQ-3:</b> Construction contractors shall use U.S. Environmental Protection Agency Tier 4 Interim equipment for off-road, diesel-powered construction equipment with more than 50 horsepower in use over 20 hours, unless it can be demonstrated to the City of San Carlos Building Division that such equipment is not commercially available. For purposes of this mitigation measure, “commercially available” shall mean the availability of Tier 4 Interim engines similar to the availability for other large-scale construction projects in the city occurring at the same time and taking into consideration factors such as (i) potential significant delays to critical-path timing of construction and (ii) geographic proximity to the project site of Tier 4 Interim equipment. Where such equipment is not commercially available, as demonstrated by the construction contractor, Tier 3 equipment retrofitted with a California Air Resources Board’s Level 3 Verified Diesel Emissions Control Strategy (VDECS) shall be used. The requirement to use Tier 4 Interim equipment for off-road, diesel-powered construction equipment with more than 50 horsepower in use over 20 hours shall be identified in construction bids. In addition, the following shall also be completed:</p> <ul style="list-style-type: none"> <li>▪ Requirements for off-road equipment: <ul style="list-style-type: none"> <li>▪ Prior to construction, the project engineer shall ensure that all demolition and grading plans clearly show the requirement for United States Environmental Protection Agency Tier 4 Interim or higher emissions standards for off-road, diesel-powered construction equipment with more than 50 horsepower in use over 20 hours.</li> <li>▪ During construction, the construction contractor shall maintain a list of all operating off-road equipment in use over 20 hours on the construction site for verification by the San Carlos Building Division.</li> <li>▪ The construction equipment list shall state the makes, models, and numbers of off-road construction equipment on-site.</li> <li>▪ To the extent that equipment is available and cost-effective, contractors shall use electric, hybrid, or alternate-fueled off-road construction equipment.</li> </ul> </li> <li>▪ Contractors shall use electric construction tools, such as saws, drills, and compressors, where grid electricity is available.</li> <li>▪ Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to 5 minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.</li> <li>▪ All sub-contracts and construction documents shall identify that all non-essential idling of construction equipment is restricted to 5 minutes or less in compliance with California Air Resources Board Rule 2449. The construction contractor is responsible for ensuring that this requirement is met.</li> </ul>
Biological Resources	
<p><b>BIO-1.1:</b> Removal of vegetative cover during project construction (including potential construction under Mitigation Measure TRAN-4b of an access road) may result in the inadvertent destruction of active nests of raptors and other native birds unless appropriate precautions are followed.</p>	<p><b>BIO-1.1:</b> Adequate measures shall be taken to avoid inadvertent take of bird nests of native species protected under the federal Migratory Bird Treaty Act and State Fish and Game Code when in active use. This shall be accomplished by taking the following steps:</p> <ul style="list-style-type: none"> <li>▪ If tree removal and initial construction is proposed during the nesting season (February 1 to August 31), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified</li> </ul>

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	<p>biologist within 7 days prior to the onset of tree and vegetation removal in order to identify any active nests on the site and surrounding area within 100 feet of proposed construction. The project site, and the location of the off-site access road that would potentially be constructed under Mitigation Measure TRAN-4b, shall be resurveyed to confirm that no new nests have been established if vegetation removal and demolition has not been completed or if construction has been delayed or curtailed for more than 7 days during the nesting season.</p> <ul style="list-style-type: none"> <li>■ If no active nests are identified during the construction survey period, or development is initiated during the non-breeding season (September 1 to January 31), tree and vegetation removal, building demolition, and project construction may proceed with no restrictions.</li> <li>■ If bird nests are found, an adequate setback shall be established around the nest location and vegetation removal, grading, and other construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be based on input received from the CDFW, and may vary depending on nest location, species, and sensitivity to disturbance. As necessary, the no-disturbance zone shall be fenced with temporary orange construction fencing if construction is to be initiated on the remainder of the project site.</li> <li>■ A report of findings shall be prepared by the qualified biologist and submitted for review and approval by the City prior to initiation of vegetation removal, building demolition, grading and other construction during the nesting season (February 1 to August 31). The report shall either confirm absence of any active nests or should confirm that any young are located within a designated no-disturbance zone and construction can proceed. Following approval by the City, tree removal, building demolition, and construction within the nest buffer zone may proceed. No report of findings is required if vegetation removal and other construction is initiated during the non-nesting season (September 1 to January 31) and continues uninterrupted according to the above criteria.</li> </ul>
<p><b>BIO-1.2:</b> Removal of trees and existing structures during project construction may result in the inadvertent destruction of active bat roosts unless appropriate precautions are followed. This impact does not pertain to the off-site access road that would potentially be constructed under Mitigation Measure TRAN-4b, due to the lack of mature trees and absence of potential bat roosting habitat along the access road alignment.</p>	<p><b>BIO-1.2:</b> Adequate measures shall be taken to avoid inadvertent take of special-status bat species if present in trees on the project site. This shall be accomplished by taking the following steps.</p> <ul style="list-style-type: none"> <li>■ A qualified biologist shall visually inspect trees to be removed and buildings to be demolished for bat roosts within 7 days prior to their removal. The biologist shall look for signs of bats including sightings of live or dead bats, bat calls or squeaking, the smell of bats, bat droppings, grease stains or urine stains around openings in trees, or flies around such openings. Trees with multiple hollows, crevices, forked branches, woodpecker holes, or loose and flaking bark have the highest chance of occupation and shall be inspected the most carefully.</li> <li>■ If signs of bats are detected, confirmation on presence or absence shall be determined by the qualified biologist, which may include night emergency or acoustic surveys.</li> <li>■ Due to restrictions of the California Health Department, direct contact by workers with any bat is not allowed. The qualified bat biologist shall be contacted immediately if a bat roost is discovered during project construction.</li> </ul>

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	<ul style="list-style-type: none"> <li>■ If an active maternity roost is encountered during the maternity season (April 15 to August 31), the CDFW shall be contacted for direction on how to proceed and an appropriate exclusion zone established around the occupied tree or structure until young bats are old enough to leave the roost without jeopardy. The size of the buffer would take into account:               <ul style="list-style-type: none"> <li>■ Proximity and noise level of project activities;</li> <li>■ Distance and amount of vegetation or screening between the roost and construction activities; and</li> </ul> </li> <li>Species-specific needs, if known, such as sensitivity to disturbance.</li> </ul>
<p><b>BIO-1.3:</b> Removal of trees and dense vegetative cover during project construction may result in the inadvertent destruction of active nests of San Francisco dusky-footed woodrat unless appropriate precautions are followed. This impact does not pertain to the off-site access road that would potentially be constructed under Mitigation Measure TRAN-4b, due to the lack of suitable nesting habitat for dusky-footed woodrat along the access road alignment.</p>	<p><b>BIO-1.3:</b> Adequate measures shall be taken to avoid inadvertent take of San Francisco dusky-footed woodrats on the project site. This shall be accomplished by taking the following steps:</p> <ul style="list-style-type: none"> <li>■ A qualified biologist shall be retained to conduct a preconstruction survey for San Francisco dusky-footed woodrats, to determine whether any stick nests are present in the vicinity of proposed vegetation removal and development. The survey shall be performed within 30 days prior to initiation of vegetation removal and grading.</li> <li>■ If any nests are encountered within the limits of proposed grading and development, a trapping and relocation effort shall be conducted outside the breeding season (March 1 through August 31) to ensure any young are not inadvertently lost due to the destruction of the protective nest.</li> <li>■ Any nests within the construction zone shall be relocated to locations retained as undeveloped open space and individual woodrats released into their relocated nests. The trapping and relocation effort shall preferably be conducted within 7 days prior to grubbing and vegetation removal to prevent individual woodrats from moving back into the construction zone.</li> </ul>
<p><b>BIO-3:</b> Grading and other project activities could result in inadvertent disturbance to the wetland seep on the project site unless appropriate precautions are followed.</p>	<p><b>BIO-3:</b> Appropriate Measures shall be taken to avoid inadvertent damage to the wetland seep on the project site and secure appropriate authorization from the RWQCB for proposed modifications in the vicinity of this feature, if required. This shall consist of the following:</p> <ul style="list-style-type: none"> <li>■ Authorization for modifications to the wetland seep shall be obtained from the RWQCB in accordance with applicable regulations. This may include enrolling in and complying with the terms of Water Quality Order No. 2004-004 DWQ, if required by the RWQCB.</li> <li>■ Temporary construction exclusion fencing shall be installed a minimum of 20-feet around the perimeter of the wetland seep in advance of any grading or other project construction, and all construction equipment shall be restricted from this no-disturbance zone. The temporary exclusion fencing may be removed in advance of installation of native enhancement plantings and seeding to be accomplished as part of the proposed habitat enhancement around this feature.</li> <li>■ Permanent signage shall be installed at a minimum 100-foot interval a minimum of 20-feet around the perimeter of the wetland seep, indicating the feature is "Sensitive Wetland Habitat" to reduce the risk of inadvertent damage in the future.</li> </ul>

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<b>BIO-5:</b> Proposed tree removal and replacement would conflict with local plans and policies unless further refinement of the proposed project is provided.	<p><b>BIO-5a:</b> A detailed Landscape and Vegetation Management Program (LVMP) shall be prepared by a qualified landscape architect in consultation with a qualified biologist or plant ecologist experienced with native species. The LVMP shall: 1) provide for re-establishment of grassland and oak woodland cover on graded slopes in open space areas; 2) incorporate mitigation requirements to replace native trees removed as part of the project; 3) identify unsuitable species that should not be used in landscaping; 4) prevent the establishment and spread of introduced broom and other invasive species ; and 5) specify long-term management provisions to ensure re-establishment of native and ornamental landscape improvements. Aspects of the LVMP shall include the following:</p> <ul style="list-style-type: none"> <li>▪ Graded slopes to remain as Natural State Areas shall be reseeded with a mixture of compatible native perennial and annual grassland species to increase the diversity of the grassland cover. Suitable species to be used in the seed mix include: California brome (<i>Bromus carinatus</i>), purple needlegrass (<i>Stipa pulchra</i>), creeping wildrye (<i>Leymus tritichoides</i>), California poppy (<i>Eschscholtzia californica</i>), among others. Invasive non-native annuals typically used for erosion control alone shall not be used. Seeds shall be procured from weed-free suppliers, and the labels shall be inspected by the project biologist prior to planting.</li> <li>▪ Landscaping and revegetation shall emphasize the use of native plant species along the fringe of proposed development, and plantings in open space areas should be restricted to native species. Suitable plant species for use in open space areas include: valley oak (<i>Quercus lobata</i>), coast live oak (<i>Quercus agrifolia</i>), California buckeye (<i>Aesculus californica</i>), toyon (<i>Heteromeles arbutifolia</i>), California rose (<i>Rosa californica</i>), creeping wildrye (<i>Elymus triticoideis</i>), and purple needlegrass (<i>Stipa pulchra</i>), among other species.</li> <li>▪ Vehicles and motorcycles shall not be allowed to travel off designated roadways to minimize future disturbance to grassland cover and other vegetation, and unauthorized access to the surrounding undeveloped lands and open space.</li> <li>▪ Use of non-native, invasive species that may spread into adjacent undeveloped open space areas shall be prohibited in landscaping plans. Unsuitable species include but may not be limited to: eucalyptus (<i>Eucalyptus</i> spp.), acacia (<i>Acacia</i> spp.), pampas grass (<i>Cortaderia selloana</i>), broom (<i>Cytisus</i> spp.), gorse (<i>Ulex europaeus</i>), bamboo (<i>Bambusa</i> spp.), cotoneaster (<i>Cotoneaster</i> spp.), giant reed (<i>Arundo donax</i>), periwinkle (<i>Vinca</i> spp.), English ivy (<i>Hedera helix</i>), and German ivy (<i>Senecio milanioides</i>), among others</li> <li>▪ Graded slopes and areas disturbed as part of the project shall be monitored to prevent reestablishment and spread of introduced broom species (<i>Cytisus</i> spp and <i>Genista monspesullana</i>). The removal and monitoring program shall include annual late winter removal of any rooted plants when soils are saturated and cutting back of any remaining flowering plants in the spring before seed begins to set in late April.</li> <li>▪ Provisions for maintenance of landscaping and revegetation of graded slopes shall be specified as part of the LVMP, with replacement plantings and seeding provided as necessary to ensure re-</li> </ul>

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	<p>establishment of cover. Tree replacement shall be at ratios consistent with Mitigation Measure BIO-5d. Maintenance and monitoring of landscape improvements in open space areas shall be provided for a minimum of five years.</p>
	<p><b>BIO-5b:</b> Trees near the limits of grading shall be preserved and protected to the greatest extent possible where feasible from an engineering and geotechnical standpoint and warranted based on their fair to good health and structure. At minimum, these shall include consideration of preservation of heritage trees #1, 2, 3, 4, 5, 22, 23, 24, 26, 34, 35, 36, 69, 86, 228, 328, 332, 333, 334, and 335 identified in the applicant's Arborist Report. Where it is determined that preservation is feasible, the project applicant shall revise project grading and development plans to reflect adjustments to the limits of grading and improvements, use of retaining walls, short over-steepened slopes, and other methods. The feasibility of additional tree preservation shall be evaluated by both the applicant's and the City's arborist prior to the issuance of tree removal permits and/or grading permits, or the start of any construction activities (whichever comes first), and additional trees considered suitable for preservation shall be identified. During this evaluation, the project applicant's arborist shall conduct a follow-up survey of the site to identify additional trees that have died or are in decline since the Arborist Report was last updated in 2021. Following this survey, the applicant's arborist shall update the Arborist Report or prepare a separate memorandum containing an update to the Tree Assessment Chart contained in Appendix A of the Arborist Report in order to accurately reflect current tree status, update the number of trees to be retained and preserved, and update specific recommendations for preservation. The number of trees protected through further refinement of project plans shall be quantified, and the updated Arborist Report or memo with the Tree Assessment Chart summarizing final estimates for tree removal and preservation shall be submitted to the City for review and approval.</p>
	<p><b>BIO-5c:</b> Following the refinement of tree removal and preservation estimates recommended in Mitigation Measure BIO-5b, the Tree Protection Guidelines and Restrictions (TPGR) in Appendix F of the project applicant's Arborist Report shall be updated and refined into a Tree Preservation Plan by a certified arborist to minimize possible damage to trees to be preserved during and after construction. The Grading Plan and Landscape Plan shall include the mapped location of all trunks for trees to be retained within 50 feet of proposed grading, show the recommended Tree Protection Zones, and identify locations of construction-restriction fencing, among other controls specified in the updated TPGR.</p>
	<p><b>BIO-5d:</b> A Tree Replacement Program shall be prepared as part of the LVMP to provide for replacement of oak woodlands and individual native trees removed by proposed development. The Tree Replacement Program shall provide for replacement of individual native heritage trees at a minimum 1:1 ratio and shall preferably be accomplished on-site in areas to be retained as undeveloped open space. The Tree Replacement Program shall include the following provisions:</p> <ul style="list-style-type: none"> <li>▪ Species composition of native replacement plantings shall generally be consistent with the percentage of each tree species removed.</li> </ul>

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	<ul style="list-style-type: none"> <li>■ Replacement plantings shall be irrigated a minimum of two years during initial establishment and then artificial water cut back over the course of the next two to three years until artificial irrigation is completely curtailed.</li> <li>■ Tree plantings shall be monitored and maintained for a minimum of 5 years. Any plantings lost within this monitoring period shall be replaced at a 1:1 ratio on an annual basis and monitoring shall continue for at least two years past any loss of a replacement planting.</li> <li>■ Where on-site replacement plantings cannot be accommodated completely on-site because of insufficient suitable planting areas or due to wildfire prevention strategies, the Tree Replacement Program shall specify details for how the 1:1 mitigation ratio would be achieved at an off-site location or through payment of an in-lieu fee to the City. All details of any off-site tree replacement mitigation or payment of an in-lieu fee must be reviewed by the City's arborist and approved by the City.</li> </ul>
Cultural Resources	
<p><b>CULT-2:</b> Implementation of the proposed project would have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.</p>	<p><b>CULT-2:</b> Project supervisors, contractors, and equipment operators shall participate in an Archaeological Resource Awareness Training, conducted by a Secretary of Interior-qualified archaeologist, to become familiar with the type of artifacts and features that could be encountered during project-related ground disturbing activities, as well as the procedures to follow if archaeological resources are unearthed during construction. If archaeological resources are encountered during excavation or construction, construction personnel shall immediately suspend all activity within 50 feet of the suspected resources and the City and a licensed archaeologist shall be contacted to evaluate the situation. A licensed archaeologist shall be retained to inspect the discovery and determine the significance of the find and the appropriate mitigation. If the deposits are determined to be potentially significant, the resources shall be avoided if feasible. If avoidance is not feasible, project impacts shall be mitigated in accordance with the recommendations of the archeologist, in coordination with the City, local tribe, and the CEQA Guidelines Section 15126.4 (b)(3)(C), which requires implementation of a data recovery plan. Once the recovery plan has been reviewed and approved by the City, implemented, and any appropriate resource recovery completed, project construction activity within the area of the find may resume.</p>
<p><b>CULT-3:</b> Construction activities may result in unanticipated discovery of human remains interred outside of dedicated cemeteries.</p>	<p><b>CULT-3:</b> In the event a human burial or skeletal element is identified during excavation or construction, all work must stop within 100 feet of the discovery area and the area shall be secured to prevent further disturbance. The City and the San Mateo County Coroner's office shall be notified immediately. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission within 24 hours. The Native American Heritage Commission would identify a "Most Likely Descendant (MLD)." The archaeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.</p>

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<b>Geology and Soils</b>	
<b>GEO-1:</b> The proposed project would result in the placement of new buildings in areas susceptible to ground shaking, potentially resulting in significant loss, injury, or death.	<b>GEO-1:</b> Project construction shall adhere to the recommendations of the November 1, 2017, Cornerstone Earth Group <i>Geotechnical and Geologic Feasibility Review for the Proposed 800, 804, and 806 Alameda de las Pulgas Site, San Carlos, California</i> (or an updated project geotechnical report reviewed and approved by the City), which provides preliminary recommendations for conceptual planning and preliminary design, including those for the presence of undocumented fills, the presence of moderately to highly expansive soils and soil creep, presence of a tunnel, potential difficult excavation within bedrock, springs, and differential movement at an on-grade to on-structure transitions. As recommended in the project geotechnical report, a licensed geotechnical engineer or their representative shall be present to provide geotechnical observation and testing during earthwork and foundation construction.
<b>GEO-3:</b> The proposed project would require mitigation to ensure safety regarding the potential for collapse associated with the on-site tunnel associated with the former bottling facility.	<b>GEO-3:</b> Implement Mitigation Measure GEO-1.
<b>GEO-4:</b> The proposed project would be placed on soil that is potentially susceptible to expansion, resulting in direct or indirect risks to life or property.	<b>GEO-4:</b> Implement Mitigation Measure GEO-1.
<b>GEO-6:</b> The proposed project could cause damage to, or destruction of, unknown paleontological resources or unique geologic features due to ground-disturbing construction.	<b>GEO-6:</b> In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify a qualified paleontologist to examine the discovery. The paleontologist shall document the discovery, as needed, in accordance with Society of Vertebrate Paleontology standards, evaluate the potential resource, and assess the significance of the finding under the criteria set forth in California Environmental Quality Act (CEQA) Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The plan shall be submitted to the City of San Carlos for review and approval prior to implementation.
<b>Hazards and Hazardous Materials</b>	
<b>HAZ-1:</b> Demolition activities for the proposed project, including the disposal of materials, could result in the release of asbestos-containing materials and/or lead-based paint due to the age of existing structures on-site.	<b>HAZ-1:</b> The construction contractor shall remove asbestos-containing materials and/or lead-based paint from the site prior to any activities which will disturb these materials. Asbestos disturbance and/or removal must be conducted by a California Division of Occupational Safety and Health (DOSH) registered and State licensed asbestos removal contractor. Disturbance and/or abatement operations shall be performed under the direct supervision of a California Certified Asbestos Consultant or Certified Site Surveillance Technician. The California Certified Asbestos Consultant must be approved by the Chief Building Official prior to the issuance of a demolition permit.



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<b>HAZ-2:</b> Demolition activities for the proposed project could result in the release of asbestos-containing materials and/or lead-based paint due to the age of existing structures on-site.	<b>HAZ-2:</b> Implement Mitigation Measure HAZ-1.
<b>HAZ-4:</b> The proposed project may result in significant impacts due to the unrecorded removal of an underground storage tank and aboveground storage tank and from the unverified import of fill soils.	<b>HAZ-4:</b> Soil sampling and testing shall be performed to determine if the property has been impacted by former on-site fuel tanks. Additionally, soil sampling and testing of the fill material should be performed to ensure that contaminated soils above action levels are not present. If the testing results show that the soils are contaminated above action levels, the Applicant shall notify the San Mateo County Environmental Health Division of a leak as statutorily required and follow the Division's direction to obtain case closure.
<b>HAZ-5.1:</b> The proposed project exceeds the 30-foot height threshold and is within an area that has "Terrain Penetration of Airspace Surface" and is required to notify the Federal Aviation Administration prior to construction.	<b>HAZ-5.1:</b> As a requirement for development located within an FAA Notification Area, the project applicant shall file Form 7460-1, <i>Notice of Proposed Construction or Alteration</i> , with the FAA at least 30 days prior to project construction.
<b>HAZ-5.2:</b> The proposed project may result in significant impacts due to its being within 1.5 miles of San Carlos Airport in Airport Influence Areas A and B.	<b>HAZ-5.2:</b> The project site's proximity to San Carlos Airport shall be disclosed to future townhome buyers. The disclosure shall state: NOTICE OF AIRPORT IN VICINITY This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.
<b>Noise</b>	
<b>NOI-1.1:</b> The proposed project would generate a substantial temporary increase in ambient noise levels during construction	<b>NOI-1.1:</b> The project applicant shall incorporate the following practices into the construction contract specifications to be implemented by the construction contractor during the entire construction phase of the project. The project applicant and contractors shall prepare a Construction Noise Control Plan that includes the following measures: <ul style="list-style-type: none"><li>▪ Limit construction to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and between 9:00 a.m. to 5:00 p.m. on weekends.</li><li>▪ At least 21 days prior to the start of construction activities, property owners within a 500-foot radius of the project site shall be notified of the planned construction. The notification shall include a brief description of the project, a description of the construction phases to occur, the construction hours noted above, and the overall construction duration. The notification shall include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint.</li><li>▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well</li></ul>

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	<p>as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City.</p> <ul style="list-style-type: none"> <li>▪ Prior to the start of construction, the project applicant shall retain a qualified acoustical consultant to conduct construction noise monitoring during the major phases of project construction at select locations in the surrounding neighborhood. The number and location of monitoring positions, and the construction phases during which monitoring shall occur, shall be determined by City staff in consultation with the acoustical consultant. All sound level meters used during monitoring shall satisfy the American National Standards Institute (ANSI) standard of Type 1 instrumentation. All measurements shall be at least 5 feet above the ground and away from reflective surfaces. The noise monitoring data and results shall be submitted in a memorandum to the City on a weekly basis during the construction phases requiring monitoring, along with comparison to the 80 dBA <math>L_{eq(8-hr)}</math> construction noise limit. If exceedances of the construction noise limit are found, the applicant's construction contractor shall modify construction techniques and equipment to reduce the construction noise below the 80 dBA <math>L_{eq(8-hr)}</math> limit.</li> <li>▪ Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. The signs shall note that all other equipment shall be turned off if not in use for more than 5 minutes. The construction manager shall be responsible for enforcing these noise reduction requirements.</li> <li>▪ Construction trucks and equipment shall utilize the best available noise control techniques including improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible.</li> <li>▪ The contractor shall use impact tools that are hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.</li> <li>▪ Stationary noise sources (e.g., generators and air compressors) shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, insulation barriers, or other measures to reduce noise levels.</li> <li>▪ Stockpiling of materials shall be located as far as feasible from nearby noise-sensitive receptors.</li> <li>▪ During the entire active construction period, the use of noise-producing signals—including horns, whistles, alarms, and bells—shall be for safety warning purposes only. The construction manager shall require the use of smart back-up alarms on equipment. (These devices automatically adjust the alarm level based on the background noise level.) Alternately, equipment back-up alarms may be turned off and replaced with human spotters in compliance with all safety requirements and laws.</li> </ul>
<b>NOI-1.2:</b> The proposed project would include rooftop decks, the usage of which could generate ambient noise levels that exceed the City's noise standards during operation of the project.	<b>NOI-1.2:</b> The project site plan shall be redesigned to remove rooftop decks from townhomes within 150 feet of existing residential properties (as measured from the adjacent property line).

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<b>NOI-4:</b> Construction of the proposed project, together with the construction of cumulative development, could generate a substantial temporary increase in ambient noise levels during construction.	<b>NOI-4:</b> Implement Mitigation Measure NOI-1.1.
<b>Transportation</b>	
<b>TRAN-1:</b> The proposed project does not include construction of pedestrian facilities at the project site entrance.	<b>TRAN-1:</b> Prior to occupancy of the proposed project, the proposed project shall construct all pedestrian facilities shown on the project site plans, including a crosswalk across the project driveway entrance and a crosswalk with Rectangular Rapid Flashing Beacons across Alameda de las Pulgas at its intersection with the project entrance.
<b>TRAN-3:</b> Sight distance would be inadequate for southbound traffic on Alameda de las Pulgas approaching the project entrance driveway, and proposed on-site driveways for Lot 1 and Lots 15 through 21 do not comply with applicable safety-related code requirements.	<p><b>TRAN-3a:</b> The proposed project shall be designed to achieve adequate stopping sight distance for both northbound and southbound traffic on Alameda de las Pulgas. This can be achieved through removal of vegetation obstructing roadway views. A qualified traffic engineer shall verify sight distance upon removal to confirm that adequate sight distance has been achieved.</p> <p>Vegetation along Alameda de las Pulgas off of the project site shall be maintained to ensure it does not exceed 3 feet in height within sight distance triangles. The City of San Carlos shall be responsible for removing and maintaining vegetation within the public right of way, and the private property owner(s) shall be responsible for removing and maintaining vegetation within private property. The City shall enforce this requirement through its existing code enforcement procedures.</p> <p><b>TRAN-3b:</b> Prior to issuance of grading permits, the project applicant shall demonstrate compliance with the site safety provisions in applicable code requirements (such as Municipal Code Sections 18.15.130 and 12.20.040).</p>
<b>TRAN-4:</b> The proposed emergency vehicle access does not comply with applicable code requirements related to fire safety, and the project has inadequate emergency access due to the lack of a second emergency egress point.	<p><b>TRAN-4a:</b> Prior to issuance of building permits, the project sponsor shall obtain final approval of an Alternative Materials and Methods Request(s) from the City of San Carlos.</p> <p><b>TRAN-4b:</b> Prior to the issuance of permits that allow for any combustible construction on the project site (e.g., grading or building permits), the project sponsor shall construct an access road connecting the project site to Coronado Avenue. The Redwood City-San Carlos Fire Department shall review and approve the roadway plans to ensure that the road is adequately designed to accommodate emergency vehicle apparatus. The road shall provide emergency vehicle access to the project site as well as site evacuation in the event of an emergency. Construction of the roadway is not required in the event that a roadway connection to Coronado Avenue has already been established by another party prior to issuance of building permits.</p>
<b>Tribal Cultural Resources</b>	
<b>TCR-1.1:</b> Implementation of the proposed project may cause a substantial adverse change in the significance	<b>TCR-1.1:</b> Implement Mitigation Measure CULT-2.

## Summary of Mitigation Measures

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of a TCR, as defined in Public Resources Code Section 21074.	
<b>TCR-1.2:</b> Implementation of the proposed project could cause a substantial adverse change in the significance of a tribal cultural resource, pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	<b>TCR-1.2:</b> Implement Mitigation Measure CULT-3.
<b>Wildfire</b>	
<b>WILD-2:</b> Proposed project landscaping plans are not consistent with applicable defensible space requirements. Therefore, the project has the potential to exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire.	<b>WILD-2:</b> Prior to issuance of building permits, the applicant shall submit revised landscape plans as well as a vegetation management plan to the Redwood City-San Carlos Fire Department for review and approval. The landscape plans shall reflect that vegetation within 100 feet of structures incorporates vertical and horizontal spacing strategies for reducing fuels. The vegetation management plan shall include strategies such as the trimming of grasses; removal of dead or dying fuels; removal of fallen leaves, needles, etc.; removal of combustible items near or under balconies, decks, stairs, etc.; as well as any additional strategies required to maintain defensible space, as directed by the City of San Carlos and/or the Redwood City-San Carlos Fire Department. Vegetation management activities shall comply with Public Resources Code Section 4442, which requires that engines that use hydrocarbon fuels be equipped with a spark arrester, and that these engines be maintained in effective working order to help prevent fire. The project site plan shall be revised, if necessary, to conform to the revised landscaping plan and vegetation management plan.