

MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that a Lead Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Public Resources Code Section 21081.6 (a) (1)) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted at the time that the agency determines to carry out a project for which an Initial Study has been prepared, to ensure that mitigation measures identified in the Initial Study are fully implemented.

The MMRP for the Finger Avenue Planned Development project is presented in **Table 1** and includes the full text of project-specific mitigation measures identified in the Initial Study. The MMRP describes implementation and monitoring procedures, responsibilities, and timing for each mitigation measure identified in the Initial Study, including:

Significant Impact: Identifies the Impact Number and statement from the Initial Study.

Mitigation Measure: Provides full text of the mitigation measure as provided in the Initial Study.

Monitoring/Reporting Action(s): Designates responsibility for implementation of the mitigation measure and when appropriate, summarizes the steps to be taken to implement the measure.

Responsible Agency: A public agency with discretionary approval authority over a portion of a CEQA project.

Mitigation Timing: Identifies the stage of the project during which the mitigation action will be taken.

Monitoring Schedule: Specifies procedures for documenting and reporting mitigation implementation.

The City of Redwood City may modify the means by which a mitigation measure will be implemented, as long as the alternative means ensure compliance during project implementation. The responsibilities of mitigation implementation, monitoring, and reporting extend to several City of Redwood City departments and offices. The manager or department lead of the identified unit or department will be directly responsible for ensuring the responsible party complies with the mitigation. The Planning Division (Division) is responsible for the overall administration of the program and for assisting relevant departments and project managers in their oversight and reporting responsibilities. The Division is also responsible for ensuring the relevant parties understand their charge and complete the required procedures accurately and on schedule.

Table 1
Mitigation Monitoring and Reporting Program

Significant Impact	Mitigation Measure	Monitoring/ Reporting Action(s)	Responsible Agency	Mitigation Timing	Monitoring Schedule
AESTHETICS					
AES-1:	All exterior lighting shall be below the tree line and shielded to prevent spill of direct light rays beyond the project site boundaries. The applicant shall include lighting details on the building plans for review and approval by the Planning Division prior to issuance of grading or building permits.	Review of final lighting plan and inspection of installed light	City of Redwood City Planning Division and Building and Inspection	Prior to issuance of building permit and after the installation of lighting	Inspection after construction

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AIR QUALITY					
AIR-1:	<p>The following control measures shall be incorporated on the grading and building plans prior to issuance of grading or building permits and the measures shall be implemented during all construction activities:</p> <ul style="list-style-type: none"> • Water all active construction and disturbed areas at least twice daily during dry periods; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; • Pave, apply water three times daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites; • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. Dust, sediment, and debris shall not be washed into the storm drain system; • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. Dust, sediment, and debris shall not be washed into the storm drain system; and • Excavation and grading activities shall be suspended and dust control measures shall be implemented when winds exceed 25 miles per hour. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas. • Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles dirt, sand, etc. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. 	Submittal of dust control plan	City of Redwood City Planning Division	Prior to issuance of grading or building permits	Confirm during construction inspections

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BIOLOGICAL RESOURCES					
BIO-1:	Preconstruction nesting bird surveys shall be conducted by a qualified wildlife biologist within two weeks of demolition/construction activities scheduled to take place between February 1 and July 31 (breeding season). All trees within the project area shall be surveyed. If active raptor or passerine nests are detected during the pre-construction surveys, a no-disturbance buffer zone shall be designated and maintained around the nest until a qualified biologist has determined that the young have fledged from the nest. The size of the no disturbance zone shall be determined in consultation with the CDFG.	Applicant will have a qualified biologist conduct the survey of potential nesting habitat and submit a written report to the City	City of Redwood City Planning Division	Survey shall be conducted no more than 14 days prior to commencement of construction activities.	Prior to construction
BIO-2:	A minimum of one preconstruction bat survey shall be conducted by a qualified bat biologist (a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle and collect bats) shall be conducted prior to demolition activities. If no bats are detected, then no further surveys are required. However, if bats are detected in a tree or structure on site, the bats shall be passively excluded/evicted from the roost area for two consecutive days. Tree removal and/or demolition shall occur not less than the day following the two consecutive days of exclusion/eviction.	Applicant will have a qualified biologist conduct the conduct survey of potential bat habitat and submit a written report to the City	City of Redwood City Planning Division	Survey shall be conducted prior to tree removal or building demolition	Prior to tree removal or building demolition
BIO-3:	Prior to removing any trees defined as a Heritage Tree under the City of Redwood City's Tree Preservation Ordinance, the applicant shall apply for a tree removal permit. Under the Ordinance, the value of the tree to be removed, as determined by a certified arborist, must be replaced with the planting of new trees. The replanting of a minimum of one new tree for each tree removed is a general condition of a tree removal permit.	To be reviewed and considered as part of final landscaping plan	City of Redwood Public Works Division	Prior to approval of landscaping plan	Inspection of installed landscaping
CULTURAL RESOURCES					
CUL-1:	Prior to issuing a building permit, a screening plan shall be developed by a qualified landscape architect and approved by City's Planning Division. The screening plan shall identify the appropriate height for screening vegetation that would completely obscure the views of the proposed home on lot 9 (or the proposed home adjacent to the Finger Farmhouse) from views from the Finger Farmhouse property adjacent to the historic house. The screening plan shall include a maintenance and monitoring program to ensure that the screening of the new home is maintained and successful. If it is determined by the screening plan	Shall install screening vegetation	City of Redwood Public Works Department and Planning Division	Prior to final inspection or release of subdivision surety	Complete upon documentation of compliance with appropriate measures

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	that the new home on lot 9 cannot be fully screened from views on the Finger Farmhouse property, the City shall require the applicant to modify the project design to ensure that the new home on lot 9 will be appropriately screened from the Finger Farmhouse.				

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<p>CUL-2:</p>	<p>The project applicant shall identify a qualified archaeologist prior to any demolition, excavation, or construction. The City shall approve the selected archaeologist prior to issuance of the grading permit. The project archaeologist shall attend the pre-grading meeting to discuss how to recognize archaeological resources in the soil during grading activities. The prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, and other cultural materials from the project site.</p> <p>The archaeologist shall perform spot check monitoring during grading and subsurface construction and watch for and evaluate artifacts or resources that may be uncovered. The archaeologist shall also have the authority to temporarily halt excavation and construction activities in the immediate vicinity (within a 50-meter radius) of a find if significant or potentially significant cultural resources are exposed and/or adversely affected by construction operations.</p> <p>Reasonable time will be allowed for the qualified archaeologist to notify the proper authorities for a more detailed inspection and examination of the exposed cultural resources. During this time, excavation and construction would not be allowed in the immediate vicinity of the find; however, those activities could continue in other areas of the project site.</p> <p>If any find were determined to be significant by the qualified archaeologist, representatives of the project applicant or construction contractor and the City, and the qualified archaeologist, will meet to determine the appropriate course of action.</p> <p>All cultural materials recovered as part of the monitoring program will be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.</p> <p>If human remains are discovered at the project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the San Mateo County coroner shall be immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.</p>	<p>Shall provide documentation of an archaeological agreement</p>	<p>City of Redwood City Planning Division</p>	<p>Prior to start of excavation and during construction</p>	<p>Complete upon documentation of compliance with appropriate measures</p>

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<p>CUL-3:</p>	<p>The project applicant shall identify a qualified paleontologist prior to any excavation or construction. The City shall approve the selected paleontologist prior to issuance of the grading permit. The project paleontologist shall attend the pre-grading meeting to discuss how to recognize paleontological resources in the soil during grading activities. The prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying paleontological resources or removing paleontological resources from the project site.</p> <p>If paleontological resources are encountered during the course of site development activities, work in that area shall be halted and the project paleontologist shall be notified of the find. The project paleontologist shall have the authority to temporarily divert or redirect grading to allow time to evaluate any exposed fossil material.</p> <p>If the project paleontologist determines that the resource is significant, the project paleontologist shall properly collect any scientifically significant specimens. During collection activities, contextual stratigraphic data shall also be collected. The data will include lithologic descriptions, photographs, measured stratigraphic sections, and field notes.</p> <p>Scientifically significant specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and offered for curation to a suitable repository that has a retrievable storage system, such as the University of California, Berkeley, Museum of Paleontology.</p> <p>The project paleontologist shall prepare a final report at the end of the earthmoving activities; the report shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. The project paleontologist shall send one copy of the report to the City; another copy shall accompany any fossils, along with field logs and photographs, to the designated repository</p>	<p>Shall provide documentation of a paleontological agreement</p>	<p>City of Redwood City Planning Division</p>	<p>Prior to start of excavation and during construction</p>	<p>Complete upon documentation of compliance with appropriate measures</p>

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GEOLOGY AND SOILS					
GEO-1:	Prior to issuance of a grading or building permit, the project applicant shall submit to the City for review and approval a final site-specific, design-level geotechnical report, to be prepared by a licensed professional. The geotechnical report shall include recommendations for grading, avoidance of settlement, the effects of expansive soils, and differential settlement of infrastructure and buildings. The report shall also identify the specific design parameters for foundations systems to ensure that such systems will not be affected by liquefaction that could occur on the site. Building plans submitted to the City shall incorporate the foundation design parameters identified in the evaluation.	Shall follow recommendations of geotechnical report	City of Redwood City Planning Division and Building and Inspection	During final project design, prior to start of excavation, and during construction	Complete upon construction in compliance with geotechnical report
GEO-2:	If any structures are sited less than 30 feet from the toe of the Cordilleras Creek embankment, the foundations for such structures shall be supported on drilled pier and grade beam foundation systems, designed as recommended in the BAGG Geotechnical Report.	Shall follow recommendations of geotechnical report	City of Redwood Engineering and Construction and Building and Inspection	During final project design, prior to start of excavation, and during construction	Complete upon documentation of compliance with appropriate measures
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1:	Prior to commencing the demolition of the buildings on the project site, the applicant shall demonstrate compliance with Section 19827.5 of the California Health and Safety Code Title 17 regarding the presence of asbestos in the buildings and the California Code of Regulations (CCR), Division 1, Chapter 8: Accreditation, Certification, and Work Practices for Lead-Based Paint and Lead Hazards in the buildings.	Shall conduct asbestos and lead-based paint surveys, submit for review and approval by appropriate agencies and provide written documentation of compliance to the City	City of Redwood City Building and Inspection	Prior to issuance of building demolition permit and during demolition.	Complete upon documentation of compliance with appropriate measures

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HAZ-2:	The primary contractor responsible for construction shall prepare a safety plan. The safety plan shall include measures to reduce and minimize accidents on-site (housekeeping), and measures that address the proper procedures to clean up and contain spills. The safety plan shall be approved by the City's Building Department prior to the start of construction activity on the site.	Submittal of safety plan	City of Redwood Building and Inspection Department	Prior to issuance of building permit and construction	Prior to construction and during construction
HYDROLOGY AND WATER QUALITY					
HYD-1:	Prior to submittal of a grading permit, to the City Engineer or designee for review and approval, or such other site improvement permit that is a requisite prior to the start of project site grading, the applicant shall prepare a SWPPP that is consistent with applicable requirements and regulations. The SWPPP shall be approved by the City Engineer or designee concurrent with the approval of a grading permit, or such other site improvement permit that is a requisite prior to the start of project site grading.	Submittal of SWPPP	City of Redwood City Public Works Department	During permit review process and during construction	Complete upon documentation of compliance with appropriate measures
HYD-2:	Prior to recordation of the final map, the applicant shall enter into an Operation and Maintenance Agreement, including a maintenance plan, with the City to ensure the ongoing operation and maintenance of treatment controls for the on-site drainage system.	Shall execute and record Operation and Maintenance Agreement	City of Redwood City Public Works Department	Prior to recordation of the final map or the commencement of construction	Complete upon documentation of compliance with appropriate measures

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NOISE					
NOI-1:	<p>The following construction noise control measures shall be implemented to limit noise generated during the construction period.</p> <ul style="list-style-type: none"> • Limit construction to daytime hours (7:00 AM to 8:00 PM) Monday through Friday, with no construction activities on weekends or holidays per Sec. 24.32 of the City of Redwood City Municipal Code. • Construction activities or equipment shall not generate noise levels exceeding 110 dB(A) per Sec. 24.31 of the City of Redwood City Municipal Code. • Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • Prohibit unnecessary idling of internal combustion engine. • Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Locate stationary noise generating equipment as far as possible from noise sensitive receptors. • Designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site. 	Shall follow noise attenuation measures	City of Redwood Building and Inspection	During construction	Confirm and document during construction