

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF FINDINGS**

The Department of Toxic Substances Control (DTSC) has issued Findings for this project pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Division 13, Section 21081) and implementing Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15091 et seq.)

A. PROJECT SUBJECT TO DTSC APPROVAL

PROJECT TITLE: Elco Yards Response Plan		SITE CODING: 202320
PROJECT ADDRESS: 113-121 Beech Street, 111 Cedar Street, 150 Elm Street, 1555-1601 El Camino Real, 101 Lathrop Street and 1303-1401 Main Street	CITY: Redwood City	COUNTY: San Mateo County
PROJECT SPONSOR: IQHQ Elco Yards, LP	CONTACT: Kelley Gallese	PHONE/ EMAIL: (650) 350-8801 kgallese@iqhqreit.com
Approval Action Under Consideration by DTSC:		
<input type="checkbox"/> Removal Action Workplan <input type="checkbox"/> Interim Removal <input type="checkbox"/> Initial Permit Issuance <input type="checkbox"/> Permit Re-Issuance <input type="checkbox"/> Corrective Measure Study/Statement of Basis <input type="checkbox"/> Permit Modification <input type="checkbox"/> Closure Plan <input type="checkbox"/> Remedial Action Plan <input type="checkbox"/> Regulations <input checked="" type="checkbox"/> Other (specify): Response Plan		
STATUTORY AUTHORITY:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):		
PROJECT DESCRIPTION (List Specific Activities Proposed to be Undertaken):		
<p>The Department of Toxic Substances Control (DTSC) is considering approval of the Elco Yards (Site) Response Plan (RP) to address the contaminated soil and groundwater. The Cleanup Decision document, referred to as a Response Plan summarized the previous environmental investigations at the Site and concluded that excavation of contaminated soil and incorporating a waterproof barrier under the foundations of future buildings with underground parking garages was required to protect human health and the environment. The following contaminants were found in groundwater: total petroleum hydrocarbons (TPH), tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene, and vinyl chloride. The following contaminants were found in soil: metals (arsenic, cobalt, lead), pesticides (chlordan and dieldrin), TPH as diesel, and semi-volatile organic compounds.</p> <p>The Site is approximately 7.86 acres and is comprised of five parcel groups, Parcel A through E. The Site is located approximately 25 miles southeast of San Francisco. Portions of the Site have been developed since at least the 1880's for residential purposes as well as various commercial and industrial purposes including a lumber yard, tannery, automobile service and repair operations, and a fuel and feed yard. The Site is currently developed with two car dealerships with associated service centers and a body shop. In addition, the site is developed with two storage warehouses, two car washes, a vacant roller rink, a vacant commercial warehouse, and a vacant car repair business.</p> <p>The proposed remedy includes:</p> <ol style="list-style-type: none"> 1) Targeted Shallow Soil Excavations <ul style="list-style-type: none"> • Excavating eight localized areas of soil to depths of up to approximately 5 feet deep that are contaminated with metals, pesticides, TPH and/or semi-volatile organic compounds. Approximately 1,650 cubic yards (102 truckloads) of contaminated soil would be excavated and transported to a permitted disposal facility. 		

2) Waterproofing and Vapor Intrusion Barrier

- Incorporating a waterproof barrier that is volatile organic compound (VOC) resistant under the foundations of future buildings with underground parking garages.
- Assessing soil vapor conditions for the building located at the intersection of Chestnut and Main Street. Soil vapor concentrations would be compared to screening criteria to determine if a vapor intrusion mitigation system (VIMS) would be required. If required, a VIMS would be installed under the foundation of the building. The VIMS would consist of an engineered barrier and piping that allows contaminants in soil vapor to be vented into the atmosphere above the building where they would naturally dissipate.
 - If the VIMS is installed at the Chestnut and Main Street building, ongoing monitoring and maintenance of the system would be required to ensure the engineering controls remain effective.

- ## 3) Recording a Land Use Covenant (LUC) with San Mateo County to restrict groundwater use at the Site, restrict penetration of the waterproofing membrane barriers around each underground parking garage, and require DTSC approval for any post development construction of new enclosed building for human occupancy at the Site.

It is anticipated that the excavation of contaminated would begin in Summer 2022. A work notice would be mailed to the community prior to the start of work.

To protect the health of the community during this work, the following engineering controls and safety measures that are stipulated in the Site Management Plan would be used.

- Active work areas would be fenced off and include signage with a phone number to report any concerns.
- Dust and air monitoring would occur upwind and downwind of excavation areas and along the Site perimeter.
- Water, spray foam, and plastic sheeting would be used to control dust and odors.
- Truck loads would be covered, tires cleaned, and trucks inspected prior to leaving the Site.
- Flaggers would be on-site, as needed, to manage vehicle and pedestrian traffic when trucks are entering and exiting the Site.

The City of Redwood City, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) certified the South Main Mixed-Use Development Project Environmental Impact Report (EIR) (State Clearinghouse Number 2019070208) on November 16, 2020. The Project would include 540 residential units (including 147 affordable residential units), approximately 530,000 square feet of office uses, an 8,400 square foot childcare facility, and 28,800 square feet of retail uses, including 40,000 square feet of public open space proposed throughout the site which would include a public creek walk and a park at Shasta Street and Chestnut Street.

Subsequent to the South Main Mixed-Use Development Project EIR, the Elco Yards Response Plan was prepared for the Elco Yards mix-use development.

DTSC utilized the previously approved CEQA documents in evaluating the potential environmental effects of the proposed remediation and to determine if those potential environmental impacts were addressed. DTSC prepared a Statement of Findings concluding that the Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project Site.

B. LEAD AGENCY ENVIRONMENTAL DOCUMENT REVIEWED

Lead Agency: City of Redwood City
Lead Agency’s Environmental Document: South Main Mixed-Use Development Project
Date Certified: November 16, 2020
State Clearinghouse Number: 2019070208

C. STATEMENT OF FINDINGS AND FACTS FOR ADEQUACY OF LEAD AGENCY ENVIRONMENTAL DOCUMENT

Using its independent judgment, DTSC makes the following findings:

- The Lead Agency Final Environmental Document includes a description of the Project now before DTSC for decision
- The Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project before DTSC for decision.
- DTSC concurs with the findings made by the Lead Agency Final Environmental Document relating to the Project before DTSC for decision.
- Mitigation measures are included in the Lead Agency Final Environmental Document for the following resources that would potentially be affected by the DTSC project.

<input type="checkbox"/> Aesthetics	Mitigation Measure: None
<input type="checkbox"/> Agricultural Resources	Mitigation Measure: None
<input checked="" type="checkbox"/> Air Quality	Mitigation Measure: See Attached
<input type="checkbox"/> Agricultural Resources	Mitigation Measure: None
<input checked="" type="checkbox"/> Biological Resources	Mitigation Measure: See Attached
<input checked="" type="checkbox"/> Cultural Resources	Mitigation Measure: See Attached
<input type="checkbox"/> Energy	Mitigation Measure: None
<input checked="" type="checkbox"/> Geology / Soils	Mitigation Measure: See Attached
<input type="checkbox"/> Greenhouse Gas Emissions	Mitigation Measure: None
<input type="checkbox"/> Hazards / Hazardous Materials	Mitigation Measures: None
<input type="checkbox"/> Hydrology / Water Quality	Mitigation Measure: None
<input type="checkbox"/> Land Use / Planning	Mitigation Measure: None

<input type="checkbox"/> Mineral Resources	Mitigation Measure: None
<input checked="" type="checkbox"/> Noise	Mitigation Measure: See Attached
<input type="checkbox"/> Population / Housing	Mitigation Measure: None
<input type="checkbox"/> Public Services	Mitigation Measure: None
<input type="checkbox"/> Recreation	Mitigation Measure: None
<input type="checkbox"/> Transportation / Traffic	Mitigation Measure: None
<input checked="" type="checkbox"/> Tribal Cultural Resources	Mitigation Measure: See Attached
<input type="checkbox"/> Utilities / Service Systems	Mitigation Measure: None
<input type="checkbox"/> Wildfire	Mitigation Measure: None

Mitigation measures identified in the Lead Agency Final Environmental Document have been adopted by DTSC for this Project and will be implemented to avoid, reduce, or substantially lessen the project impacts. No additional mitigation measures are necessary, and no additional mitigation monitoring plan is required pursuant to CEQA.

For each significant environmental effect identified for the Project:

- Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Lead Agency Final Environmental Document.
- Such changes or alterations are within the responsibility and jurisdiction of the City of Redwood City, not DTSC.
- Such changes have been adopted by this public agency or can and should be adopted by this public agency.
- Mitigation measures included in the Lead Agency Final Environmental Document are infeasible, and therefore, will not be incorporated into the DTSC Project for the following reasons: N/A

BASED ON THE ABOVE FINDINGS, DTSC CONCLUDES:

The proposed Project will not result in significant and unavoidable effects to the environment.

The proposed Project will result in significant and unavoidable effects to the following environmental resources:

<input type="checkbox"/> Air Quality	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services
<input type="checkbox"/> Energy	<input type="checkbox"/> Recreation
<input type="checkbox"/> Geology/ Soils	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Tribal Cultural Resources

- | | |
|--|---|
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Utilities/ Service Systems |
| <input type="checkbox"/> Hydrology/ Water Quality | <input type="checkbox"/> Wildfire |

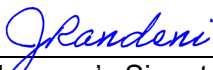
Impacts to these resources would remain significant even after applying mitigation measures described in the Lead Agency Final Environmental Document, or there is no feasible mitigation available.

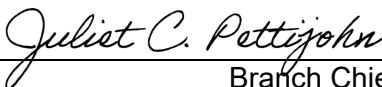
In accordance with Cal. Code of Regs., title 14, section 15093, a Statement of Overriding Considerations was adopted by the Lead Agency for these resources. DTSC adopts a Statement of Overriding Considerations for these resources having determined that the DTSC Project benefits outweigh the significant environmental effects for the following reasons: The DTSC remedial actions reduce the exposure of contaminated soil, soil gas, and groundwater in order to render it safe for Site occupants. The DTSC remedial project also serves to protect human health and the environment, which are DTSC's responsibilities under the California Health and Safety Code.

None of the conditions requiring a subsequent EIR or Negative Declaration pursuant to Cal. Code Regs., tit. 14 Section 15162 exist.

In accordance with Cal. Code of Regs., title 14, section 15093, a Notice of Determination indicating the results of said Findings will be filed with the Governor's Office of Planning and Research / State Clearinghouse.

D. CERTIFICATION

		<u>6/13/2022</u>
Project Manager's Signature		Date
Jayantha Randeni	Senior Hazardous Substances Engineer	510-540-3806
Project Manager's Name	Title	Phone #

		<u>06/13/2022</u>
Branch Chief's Signature		Date
Julie Pettijohn	Branch Chief	(510) 516-5894
Branch Chief's Name	Title	Phone #

ATTACHMENT
Elco Yards, Redwood City, CA

Table 5-1 South Main Mixed-Use Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
EIR AND INITIAL STUDY MITIGATION MEASURES					
Air Quality					
<p>Mitigation Measure AQ-2a: The construction contractor shall comply with the following Bay Area Air Quality Management District (BAAQMD) Best Management Practices for reducing construction emissions of uncontrolled fugitive dust (particulate matter 10 microns in diameter or less [PM₁₀] and particulate matter 2.5 microns in diameter or less [PM_{2.5}]):</p> <p>(A) All exposed surfaces (e.g., parking areas, staging areas, soil piles, stockpiles, graded areas, and unpaved access roads) shall be watered two times daily, or as often as needed, or apply non-toxic soil stabilizers or be covered to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water shall be used whenever possible.</p> <p>(B) All haul trucks transporting soil, sand, or other loose material off site shall be covered, or will be required 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).</p> <p>(C) All visible mud or dirt track-out onto adjacent public roads and paved access roads shall be removed using wet power (with reclaimed water, if possible) vacuum street sweepers at least once per day, or as often as needed. The use of dry power sweeping is prohibited.</p> <p>(D) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.</p> <p>(E) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</p> <p>(F) Install sandbags or other erosion control measures to prevent silt runoff from public roadways.</p> <p>(G) Pave all roadways, driveways, and sidewalks as soon as possible, or apply water twice daily or as often as necessary to control dust.</p>	Project Applicant/ Construction Contractor	During construction	City of Redwood City Community Development Department	Review Construction Plans and Specifications/ Conduct Site Inspections	Prior to Site Work/ During Scheduled Construction Site Inspections

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.</p> <p>(H) Idling times shall be minimized either by shutting equipment off when not in use or by reducing the maximum idling time to 5 minutes (as required by California Airborne Toxics Control Measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</p> <p>(I) All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>(J) A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number also shall be visible to ensure compliance with applicable regulations.</p> <p>The City of Redwood City's (City's) Building Inspection and Code Enforcement Division official or his/her designee shall verify compliance, and that these measures have been implemented during normal construction site inspections.</p>					
<p>Mitigation Measure AQ-2b: Construction contractors shall use equipment that meets the Air Resources Board's (ARB's) and/or United States Environmental Protection Agency's (EPA's) Tier 4 Final emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower for all construction activities, unless it can be demonstrated to the City's Planning and Housing Division that such equipment is not available. Documentation shall consist of signed written statements from at least two construction equipment rental firms. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 Final emissions standards for a similarly sized engine, as defined by ARB or EPA regulations. For any substitute emissions control device employed, the contractor shall provide documentation that the associated emissions reductions are no less than what could be achieved by Tier 4 Final emissions standards for a similarly sized engine.</p>	Project Engineer/ Construction Contractor	Prior to construction	City of Redwood City Community Development Department	Review Construction Plans and Specifications/ Conduct Site Inspections	Prior to Issuance of Building Permits/During Scheduled Construction Site Inspections

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Prior to construction, the project engineer shall ensure that all construction (e.g., demolition and grading) plans clearly show the requirement for EPA Tier 4 Final emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City.</p> <p>The construction equipment list shall state the makes, models, and numbers of construction equipment on site, in addition to the engine tier rating and California ARB engine identification number for each piece of construction equipment.</p>					
<p>Mitigation Measure AQ-3 (operation): The project applicant shall ensure one of the following two requirements will be fulfilled as the emergency generators are installed or permitted:</p> <p>(a) The ground-level generator adjacent to Building E (south) will meet the EPA's Tier 4 Final emissions standards; or</p> <p>(b) The four emergency generators at building E will be permitted to operate up to 26 hours per year for maintenance and testing, which is below the BAAQMD requirement of 50 hours per year.</p>	Project Applicant	Prior to and during construction	City of Redwood City Community Development Department	Review Construction Plans and Specifications/ Conduct Site Inspections	Prior to Issuance of Building Permits/During Scheduled Construction Site Inspections
Biological Resources					
<p>Mitigation Measure BIO-1: Nesting Birds Surveys. If construction activities are scheduled during the nesting season, a qualified biologist shall perform pre-construction surveys for nesting birds no more than 7 days prior to the initiation of demolition/construction activities during the period of January through early September.</p> <p>A qualified biologist shall inspect all trees in and immediately adjacent to the impact areas for nests. If an active nest is found in proximity to the project area with potential to be disturbed by these activities, the biologist, in consultation with the California Department of Fish and Wildlife (CDFW), shall determine the extent of the construction-free buffer zone to be established around the nest.</p> <p>The buffer zones shall remain in place until the young have fledged and are foraging independently and able to disperse from the area of their own ability. A qualified biologist shall monitor the active nests until it is determined the nest is no longer active, at which time construction activities may commence in the buffer area.</p>	Qualified Biologist	Prior to tree or shrub removals, if during the nesting season	City of Redwood City Community Development Department	Review and Confirm Survey	Once for Survey/ Ongoing if Nesting Birds Identified and Until They Have Left the Nest

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Mitigation Measure BIO-2: Roosting Bats.</p> <p>(1) Preconstruction Surveys. A qualified biologist shall conduct a preconstruction survey during seasonal periods of bat activity (mid-February through mid-October) to determine suitability of structure(s) or trees as bat roost habitat.</p> <p>(2) Protective Buffer Zone(s). If active bat roosts are found on-site, a suitable buffer from construction shall be established per the biologist. The biologist shall determine the species of bats present and the type of roost.</p> <p>(3) Mitigation and Exclusion. If the bats are identified as common species, and the roost is not being used as a maternity roost or hibernation site, the bats may be evicted using methods developed by a qualified biologist. If special-status bat species are found to be present, or if the roost is determined to be a maternity roost or hibernation site for any species, then the qualified biologist shall develop a bat mitigation and exclusion plan to compensate for lost roost. The site shall not be disturbed until CDFW approves the mitigation plan.</p>	Qualified Biologist	Prior to construction or tree removal, if during seasonal periods of bat activity	City of Redwood City Community Development Department	Review and Confirm Survey/Confirm Consultation with CDFW and Incorporation of Mitigation Strategies	Once for Survey and Once for Consultation/ Ongoing if Evidence of Bat Use and Mitigation Strategies
Cultural Resources					
<p>Mitigation Measure CR-1a: Perry's Fuel & Feed Shed Archival Documentation. In consultation with the City's Planning Division, the project applicant would document Perry's Fuel & Feed (shed) at 1401 Main Street prior to alteration, construction activities, removal, or demolition. A detailed archival record of the building would be prepared, so that a record of the significant resources is maintained for public information. Prior to the commencement of construction or demolition activities for the proposed project, professionals qualified under the Secretary of the Interior's Professional Qualifications Standards (in history or architectural history) (36 Code of Federal Regulations [CFR] Part 61) would prepare archival materials consistent with the standards of the National Parks Service (NPS) Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation. The record for the shed would be equivalent to HABS/HAER Level III documentation, and would consist of:</p>	Qualified historian or architectural historian	Prior to construction	City of Redwood City Community Development Department	Review and Approve Documentation/File with Repositories	Once at the Completion of Documentation

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<ul style="list-style-type: none"> • Drawings/Sketch plans (illustrating the exterior elevations of the shed may be produced in computer-assisted drafting format, or based on as-built drawings, if available). • Photographs (archival quality, photograph key, and photograph log). • Written historical data (including significance statement, narrative building description and historical context). The materials would be compiled as a detailed record that reflects the shed's historical significance. <p>If digital photography is used, the ink and paper combinations for printing photographs must be in compliance with National Register of Historic Places (NRHP) and National Historic Landmarks photo expansion policy and have a permanency rating of approximately 115 years. Digital photographs will be taken as uncompressed tagged image file (TIF) format. The size of each image will be 1,600 by 1,200 pixels at 300 pixels per inch (ppi) or larger color format. Photograph views for the dataset would include: 1) contextual views; 2) views of each side of each building and interior views, (where possible and applicable); 3) oblique views of the building; and 4) detail views of character-defining features. All views would be referenced on a photographic key. This photograph key would be on a map of the resource, and would show the photograph number with an arrow indicating the direction of the view. Efforts should be made to locate, collect, and reproduce construction drawings, plans, and historic photographs of the resources to include in the dataset. The total number of photographs in the datasets would not exceed 15 views for the shed.</p> <p>Following completion of the HABS/HAER documentation, the record would be submitted to the City's Planning Division for final approval. The final archival-quality documentation materials would be placed on file with the City, local museums, and libraries (including, at a minimum, the San Mateo County History Museum (Redwood City) and the Local History Archive Room (Karl A. Vollmayer Collection) of the Redwood City Public Library.</p>					

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Mitigation Measure CR-1b: Perry’s Fuel & Feed Shed Permanent Interpretative Display. The project applicant would be required to create a permanent interpretive display/panel/signage to the satisfaction of the City’s Planning Division for public exhibition concerning the history of Perry’s Fuel & Feed Shed, the site, and the feed and fuel industry in Redwood City. The interpretive display/panel/signage would include information from the archival documentation prepared under Mitigation Measure CR-1a. The permanent interpretive display/panel/signage would be installed in the project site in a highly visible public area on the site of the rebuilt shed structure. Displayed photographs would include information about Perry’s Fuel & Feed Shed, the date of the photograph, and photo credit/photo collection credit. The City’s Planning Division would be responsible for reviewing and approving the interpretive display. All costs associated with the development and installation of the permanent interpretive display would be borne by the project applicant.</p>	Qualified Historian or Architectural Historian/Project Applicant	Prior to construction	City of Redwood City Community Development Department	Review and Approve Interpretive Display	Once to Approve Interpretive Display and Once to Verify Installation at Project Site
<p>Mitigation Measure CR-1c: Shed Deconstruction, Architectural Salvage, and Reuse. The project applicant would be required to consult with the City’s Planning Division regarding the feasibility of potential deconstruction, salvage, and reuse of architectural features from Perry’s Fuel & Feed Shed that would serve as important artifacts and physical reminders of the shed’s material existence. Examples of the property’s character-defining features that could be potentially salvaged, reused, and integrated into the project design are the corrugated metal siding and roofing, gable roof form with louvered-sided monitor, the rectangular plan of the warehouse, and Ghost signage, which are illustrated in Appendix CR of the report titled <i>Historical Resource Inventory and Evaluation Report, South Main Mixed-Use Project</i> prepared by AECOM. To the extent that it is reasonable and feasible as determined by the City, the project applicant would, through careful methods of planned deconstruction to avoid damage and loss, salvage character-defining features and historic materials for reuse in new construction on the site. No deconstruction or salvage of architectural materials would occur until HABS documentation with photographic inventory of key exterior features and materials is completed (in accordance with Mitigation Measure CR-1a). Historic materials that are contaminated, unsound, or decayed would not be included for salvage and re-use and would be replaced with like and in-kind modern materials.</p>	Project Applicant	Prior to construction/ demolition and after HABS documentation is completed	City of Redwood City Community Development Department	Consult with Applicant and Provide Direction on Potential Deconstruction, Salvage, and Reuse of Architectural Features from Perry’s Fuel & Feed Shed	As Needed During Consultation and to Verify City’s Direction has been Implemented

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Mitigation Measure CR-1d: Historic Signage Archival Documentation. In consultation with the City’s Planning Division, the project applicant would document the “Skate” sign mounted on the former indoor roller rink at 1303 Main Street and the “Main Street Coin-Op Car Wash” sign at 1385 Main Street prior to alteration, construction activities, removal, or demolition. A detailed archival record of the signs would be prepared, so that a record of the significant resources is maintained for public information.</p> <p>Prior to the commencement of construction or demolition activities for the proposed project, professionals qualified under the Secretary of the Interior’s Professional Qualifications Standards (in history or architectural history) (36 CFR Part 61) would prepare archival materials consistent with the standards of the NPS HABS/HAER documentation. The record would be equivalent to HABS/HAER Level III documentation, and consist of:</p> <ul style="list-style-type: none"> • Drawing: sketch plan. • Photographs (archival quality, photograph key, and photograph log). • Written historical data (including significance statement, narrative description and historical context). The materials would be compiled as a detailed record that reflects the resource’s historical significance. <p>If digital photography is used, the ink and paper combinations for printing photographs must be in compliance with NRHP and National Historic Landmarks photo expansion policy and have a permanency rating of approximately 115 years. Digital photographs will be taken as uncompressed TIF file format. The size of each image will be 1,600 by 1,200 pixels at 300 ppi or larger color format. Photograph views for the dataset would include: 1) contextual views; 2) views of each side of the signs; 3) oblique views of the signs; and 4) detail views of character-defining features. All views would be referenced on a photographic key. This photograph key would be on a map of the resource, and would show the photograph number with an arrow indicating the direction of the view. Efforts should be made to locate, collect, and reproduce construction drawings, plans, and historic photographs of the signs to include in the dataset. The total number of photographs in the datasets would not exceed six views for each sign.</p>	Qualified Historian or Architectural Historian/Project Applicant	Prior to construction and after HABS/HAER documentation is completed	City of Redwood City Community Development Department	Review and Approve Documentation/File with Repositories	Once at the Completion of Documentation

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Following completion of the archival documentation, the record would be submitted to the City's Planning Division for final approval. The final archival-quality documentation materials would be placed on file with the City, local museums, and libraries (including, at a minimum, the San Mateo County History Museum (Redwood City) and the Local History Archive Room (Karl A. Vollmayer Collection) of the Redwood City Public Library).</p>					
<p>Mitigation Measure CR-1e: Historic Signage Salvage, Relocation, and Plaque Installation. Prior to demolition, the project applicant shall remove the "Skate" sign mounted on the former indoor roller rink at 1303 Main Street and the "Main Street Coin-Op Car Wash" sign at 1385 Main Street for salvage and potential reuse. The applicant shall engage a professional in the sign industry to remove the signs and prepare the signs for storage. The applicant shall store the signs either on or off site in a secure location to ensure no damage or theft occurs to the signs during construction activities.</p> <p>The applicant shall integrate the signs into the project design in outdoor or indoor spaces. Per National Park Service <i>Preservation Brief 25: The Preservation of Historic Signs</i> guidance, relocating a sign to an interior such as a lobby is less preferable than keeping a sign outside, but it does preserve the sign.</p> <p>If the applicant chooses to restore the signs, they shall engage a professional in the sign industry for repairs using the National Park Service <i>Preservation Brief 25: The Preservation of Historic Signs</i> as guidance for the work.</p> <p>The applicant shall install plaques at the relocated signs. The applicant shall engage a qualified historian or architectural historian to prepare text and content for the plaques, which would be reviewed by City's Planning Division. The plaques at the relocation sites shall include a brief history of the business the sign was associated with, the significance of the sign, why the sign was moved, the original site address, and the date of relocation. The applicant shall engage a sign-maker to fabricate the plaques for installation at the original and relocation sites of the signage. All costs associated with the development and installation of the plaques would be borne by the project applicant.</p> <p>If it is not feasible for the project applicant to integrate one or both of the signs into the project plans, the project applicant shall make the signage available to museums, archives, and curation facilities; City departments; and nonprofit organizations to preserve, interpret, and display the history of the historical resource. The applicant shall give representatives of these groups the opportunity to relocate the salvage signs for reuse in other locations.</p>	Project Applicant/ Sign Professional	Prior to construction	City of Redwood City Community Development Department	Approve Storage, Review New Signage and Plaques, or Approve Signage Donation for Reuse	As Needed for Review and Approval

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Mitigation Measure TRIBAL-1: Procedures for Inadvertent Discovery of Cultural Resources. In the event that sensitive cultural resources are identified during project site preparation or construction activities, work shall be halted until a qualified archaeologist is contacted and makes recommendations. Specifically, if deposits of prehistoric or historic archaeological resources are encountered during project construction activities, all work within an appropriate buffer area around the discovery shall be stopped, and a qualified archaeologist meeting federal criteria under 36 CFR Part 61 shall be contacted to assess the deposit(s) and make recommendations.</p> <p>If deposits of prehistoric or historic archaeological materials cannot be avoided by project activities, the City shall confirm that the project applicant has retained a qualified archaeologist to evaluate the potential historic significance of the resource(s). If the deposits are determined to be non-significant by a qualified archaeologist, avoidance is not necessary. If the deposits are determined to be potentially significant by the qualified archaeologist, the resources shall be avoided if feasible. If avoidance is not feasible, project impacts shall be mitigated in accordance with the recommendations of the archaeologist, in coordination with the City and CEQA Guidelines Section 15126.4 (b)(3)(C), which requires implementation of a data recovery plan. The data recovery plan shall include provisions for adequately recovering all scientifically consequential information from and about any discovered archaeological materials and include recommendations for the treatment of these resources. In-place preservation of the archaeological resources is the preferred manner of mitigating potential impacts, because it maintains the relationship between the resource and the archaeological context. In-place preservation also reduces the potential for conflicts with the religious or cultural values of groups associated with the resource. Other mitigation options include, but are not limited to, the full or partial removal and curation of the resource.</p> <p>The City shall confirm that the project applicant has retained a qualified archaeologist for the preparation and implementation of the data recovery plan, which shall be conducted prior to any additional earth-moving activities in the area of the resource. The recovery plan shall be submitted to the project applicant, the City, and the Northwest Information Center (NWIC). Once the recovery plan is reviewed and approved by the City and any appropriate resource recovery completed, project construction activity in the area of the find may resume. A data recovery plan shall not be required for resources that have been deemed by the NWIC as adequately recorded and recovered by studies already completed.</p>	Construction Contractor/Qualified Archaeologist/ County Coroner	During construction	City of Redwood City Community Development Department	Review and Confirm Assessment and Recommendations	As Needed if Resources are Discovered and Recommendations are Made

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Mitigation Measure TRIBAL-2: Worker Training. Prior to the issuance of grading permits, the City shall confirm the applicant has required all construction crews to undergo adequate training for the identification of federal- or state-eligible cultural resources; and that the construction crews are aware of the potential for previously undiscovered archaeological resources on site; of the laws protecting these resources and associated penalties; and of the procedures to follow should they discover cultural resources during project-related work.</p>	Project Applicant	Prior to issuance of grading permits	City of Redwood City Community Development Department	Confirm Implementation of Training Requirements	Once Prior to Permit Issuance
Geology, Soils, and Seismicity					
<p>Mitigation Measure GEO-1: Final Geotechnical Report, Plan Review, and Construction Observations. Prior to final project design, a qualified geotechnical engineer shall be retained by the applicant to provide a final geotechnical report, based on additional site investigations, including determination of the presence of expansive soils, as necessary. The final geotechnical report shall include recommendations for foundation design or other measures necessary to conform to the most recent version of the California Building Code. Recommendations of the final geotechnical report shall be implemented in the final project design, and project plans and specifications shall be reviewed by a qualified geotechnical engineer to confirm that the geotechnical recommendations have been adequately incorporated. During construction, a qualified geotechnical engineer shall be retained to observe foundation installation, ground improvements, and fill placement; and to revise geotechnical recommendations in response to site conditions encountered during construction, if necessary.</p>	Qualified Geotechnical Engineer	Prior to issuance of grading permits and during construction	City of Redwood City Community Development Department	Review and Approve Geotechnical Report and Inclusion of Appropriate Recommendations in Project Design and During Construction	Once Prior to Permit Issuance and As Needed to Verify Implementation at Project Site
<p>Mitigation Measure GEO-2: Procedures for Inadvertent Discovery of Paleontological Resources. In the event that sensitive cultural resources are identified during project site preparation or construction activities, work shall be halted until a qualified paleontologist is contacted and makes recommendations. Specifically, if deposits of paleontologist resources are encountered during project construction activities, all work within an appropriate buffer area around the discovery shall be stopped, and a qualified paleontologist meeting federal criteria under 36 CFR Part 61 shall be contacted to assess the deposit(s) and make recommendations.</p> <p>If deposits of paleontological materials cannot be avoided by project activities, the City shall confirm that the project applicant has retained a</p>	Qualified Paleontologist	During construction	City of Redwood City Community Development Department	Review and Confirm Assessment and Recommendations	As Needed if Resources are Discovered and Recommendations are Made

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>qualified paleontologist to evaluate the potential historic significance of the resource(s). If the deposits are determined to be non-significant by a qualified paleontologist, avoidance is not necessary. If the deposits are determined to be potentially significant by the qualified paleontologist, the resources shall be avoided if feasible. If avoidance is not feasible, project impacts shall be mitigated in accordance with the recommendations of the paleontologist in coordination with the City and CEQA Guidelines Section 15126.4 (b)(3)(C), which requires implementation of a data recovery plan. The data recovery plan shall include provisions for adequately recovering all scientifically consequential information from and about any discovered paleontological materials and include recommendations for the treatment of these resources. In-place preservation of the paleontological resources is the preferred manner of mitigating potential impacts, because it maintains the relationship between the resource and the context. In-place preservation also reduces the potential for conflicts with the religious or cultural values of groups associated with the resource. Other mitigation options include, but are not limited to, the full or partial removal and curation of the resource.</p>					
Hazards and Hazardous Materials					
<p>Mitigation Measure HAZ-1: Hazardous Building Materials Survey and Abatement. Prior to building permit issuance for demolition or renovation activities of any structures, the applicant shall retain a certified hazardous waste contractor to determine the presence or absence of building materials or equipment that contain hazardous materials, including asbestos and lead-based paint. If such substances are found to be present, the contractor shall properly remove and dispose of these hazardous materials in accordance with federal and state law. All removal activities shall be completed prior to permit issuance for demolition activities. Following completion of removal activities, the applicant shall submit documentation to the BAAQMD and the City verifying that all hazardous materials were properly removed and disposed.</p>	<p>Certified Hazardous Waste Contractor/ Project Applicant</p>	<p>Prior to issuance of demolition permits</p>	<p>City of Redwood City Community Development Department</p>	<p>Review and Confirm Assessment and Recommendations</p>	<p>Once to Confirm Removal and Once to Review and Approve Documentation</p>
<p>Mitigation Measure HAZ-2: Site Mitigation Plan. Prior to the issuance of a grading permit and before any substantial ground disturbance, the applicant shall hire a qualified environmental professional to prepare a Site Management Plan (SMP) for the project site. The SMP, and any remedial actions required as part of it, shall be implemented by the applicant and its</p>	<p>Project Applicant</p>	<p>Prior to issuance of grading permits and during construction</p>	<p>City of Redwood City Community Development Department</p>	<p>Review and Approve SMP</p>	<p>Once to Review SMP and As Needed if Issues are Discovered</p>

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>contractors to the satisfaction of the relevant oversight agencies (City of Redwood City Fire Department, San Francisco Bay Regional Water Quality Control Board (RWQCB), and/or designated San Mateo County or State Department oversight agency, or other appropriate agency having jurisdiction) to ensure sufficient minimization of risk to human health and the environment is completed.</p> <p>At a minimum, the SMP shall:</p> <ul style="list-style-type: none"> • Establish minimum requirements for worker training and site-specific health and safety plans, to protect the general public and workers in the construction area (note: these requirements and all previous environmental sampling results shall be provided by the applicant to all contractors, who shall be responsible for developing their own construction worker health and safety plans and training requirements). • Establish appropriate site-specific cleanup targets for site soils that are protective of human health and the environment, based on the proposed future land uses(s). At a minimum, these targets shall be equal to, or more protective than the RWQCB Ecological Screening Levels (ESLs) for Residential Use; or in the case of contaminants that have naturally occurring background levels that exceed the residential ESLs, the target shall be equal to, or more protective than, the regional background level for that contaminant. • Identify and implement measures such as excavation, containment, or treatment of the contaminated soils to achieve the plan’s cleanup targets, and/or to provide protection of future site users from exposure to remaining soil (if any) that exceed the plan’s clean-up targets, including: <ul style="list-style-type: none"> - Description of post-excavation confirmation sampling requirements. If residual contamination remains at the site above the site-specific cleanup targets, include appropriate controls, including institutional controls where and if necessary, to assure that activities by future users do not expose them to unacceptable health and safety risks. Such controls may include, but are not limited to, visual barriers over contaminated soil, followed by a cap of clean soil or hard surface materials; operation and maintenance protocols for any disturbance of contaminated soils; and recording of deed restrictions, such as activity and use limitations, with the San Mateo County Recorder’s Office to assure that the remedy is maintained. 					During Construction

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<ul style="list-style-type: none"> - If excavated soils are to be reused on site, characterization shall be undertaken to determine that such materials do not exceed the established cleanup targets for the site, or that such reused materials are subject to appropriate controls, as described in the bullet point above for addressing residual contamination. - If excess materials are off-hauled, waste profiling of the material shall be completed and documented. Materials classified as nonhazardous waste shall be transported under a bill of lading. Materials classified as hazardous waste shall be transported under a hazardous waste manifest. All materials shall be disposed of at an appropriately licensed landfill or facility. - Trucking operations shall comply with the California Department of Transportation and any other applicable regulations, and all trucks shall be licensed and permitted to carry the appropriate waste classification. The tracking of dirt by trucks leaving the project site shall be minimized by cleaning the wheels on exiting and cleaning the loading zone and exit area as needed. • Establish procedures for dewatering of construction excavations and/or dewatering of excavated sediments prior to off-hauling (if required), consistent with federal, state, and local regulations specifying methods of water collection, handling, transport, treatment, discharge, and disposal for all water produced by dewatering activities. • Identify measures to protect future site users from contact with contaminants from the regional groundwater plume, including intrusion of soil-gas vapors emitted from the plume. Such measures may include vapor extraction systems, vapor intrusion barriers, operation and maintenance protocols for any disturbance of groundwater; and recording of deed restrictions, such as activity and use limitations, with the San Mateo County Recorder's Office to assure that the implemented remedy(ies) is maintained. • Include contingency measures to address unanticipated conditions or contaminants encountered during construction and development activities. The contingency measures shall establish and describe procedures for responding in the event that unanticipated subsurface hazards or hazardous material releases are discovered during construction, including appropriately notifying nearby property owners, schools, and residents, and following appropriate site control 					

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>procedures. Control procedures would include, but not be limited to further investigation; and if necessary, remediation of such hazards or releases, including off-site removal and disposal, containment, or treatment. If unanticipated subsurface hazards or hazardous material releases are discovered during construction, the contingency measures addressing unknown contaminants shall be followed. The contingency measures shall be amended as necessary if new information becomes available that could affect implementation of the measures.</p>					
Noise					
<p>Mitigation Measure NOI-1: Noise Abatement. The project applicant shall incorporate the following practices into the construction contract agreement documents to be implemented by the construction contractor during the entire construction phase of the project:</p> <ul style="list-style-type: none"> • The project applicant and contractors shall prepare a Construction Noise Control Plan. The details of the Construction Noise Control Plan shall be included as part of the permit application drawing set and as part of the construction drawing set. • Limit construction to the hours allowed by the City (7:00 a.m. to 8:00 p.m.) and prohibit construction on Sundays and holidays. • At least 21 days prior to the start of construction activities, all off-site businesses and residents within 300 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, the hours when construction would occur, and the construction period's overall 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. • 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 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, he/she shall investigate, take appropriate corrective action, and report the action to the City. 	Project Applicant/ Construction Contractor	Prior to issuance of building permits and during construction	City of Redwood City Community Development Department	Plan Review and Approval/Site Visits	Once for Plan Review/During Scheduled Construction Site Inspections

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<ul style="list-style-type: none"> • During the entire active construction period, equipment and trucks used for project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Require the contractor to use impact tools (e.g., jackhammers and hoe rams) 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. • Include noise control requirements for equipment and tools, including concrete saws to the maximum extent feasible. Such requirements could include but are not limited to performing work in a manner that minimizes noise; and undertaking the noisiest activities during times of least disturbance to nearby sensitive receptors. • During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed in temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible. • During the entire active construction period, noisy operations shall be combined so that they occur in the same time period so that the total noise level produced would not be significantly greater than the level produced if the operations were performed separately (and the noise would be of shorter duration). • Select haul routes that avoid the greatest amount of sensitive use areas. • 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. All other equipment shall be turned off if not in use for more than 5 minutes. The sign shall be designed in accordance with the Redwood City Municipal Code Chapter 24.33. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise 					

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.</p> <ul style="list-style-type: none"> • For any construction work outside permitted hours, the applicant shall apply for a permit as outlined under the Redwood City Municipal Code Section 24.34. The applicant and construction contractor shall follow any additional noise abatement measures outlined in the permit, if granted. Prior to issuance of the permit, the applicant shall provide documentation prepared by a qualified noise consultant demonstrating that the construction activity will not result in an exceedance of the acceptable interior noise levels established by the City for residential districts (45 A-weighted decibel [dBA] interior). Any permitted nighttime construction activities shall be subject to monitoring to ensure that the acceptable noise levels prescribed by the permit are being maintained. A number of feasible methods exist to reduce nighttime construction noise, and could include a combination of the following, or others as identified by the qualified noise consultant: <ul style="list-style-type: none"> - Enclose stationary noise sources, such as pumps, compressors, and generators in shipping containers or other types of enclosures that are solid and block the line of sight between the construction equipment and sensitive receptors. - Locate noise-attenuating buffers such as structures, truck trailers, or spoil piles between noise sources and sensitive receptors to block the line of sight between the construction equipment and sensitive receptors. - Limit the operation of construction equipment to the minimum necessary to accomplish the planned work activities. - Maximize the distance between night-time construction activities and nearby residential uses. - In the event that thresholds are exceeded, the contractor will provide information to the City within 48 hours of the exceedance, identifying the source of the exceedance and corrective actions to reduce the noise. - If noise complaints are received due to night-time construction noise, the City and the contractor will meet to discuss other options that can further reduce noise levels at the sensitive receptor. One option may be acoustic barriers (e.g., lead curtains or sound barriers) that could be installed on the receptor's property, which can reduce construction noise levels by approximately 5 dBA. 					

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>Mitigation Measure NOI-2: Prepare and Implement a Vibration Control Plan. Prior to the issuance of any building permit for any phase of project development, the project applicant shall develop a Vibration Reduction Plan in coordination with an acoustical consultant, geotechnical engineer, and construction contractor, and submit the Plan to the City's Chief Building Official for review and approval. The Plan shall include measures demonstrated to ensure vibration exposure for all vibration-sensitive receptors in the vicinity of the project site is less than 80 vibration decibels (VdB). Measures and controls shall be identified based on project-specific final design plans, and may include, but are not limited to, some or all of the following to ensure compliance with the City's performance standards:</p> <ul style="list-style-type: none"> • Buffer distances, the type of equipment, and the technique of pile installation shall minimize construction vibration for adjacent existing buildings and vibration-sensitive uses, consistent with the above-described performance standards. • Designate a disturbance coordinator, and conspicuously post this person's number around the project site, in adjacent public spaces, and in construction notifications. The disturbance coordinator shall be responsible for responding to any complaints about construction activities. The disturbance coordinator shall receive all public complaints about construction disturbances; and, in consultation with the City, is responsible for determining the cause of the complaint and implementation of feasible measures to be taken to alleviate the problem. The City shall have the authority to halt vibration-generating activity if necessary to protect public health and safety. • Adjacent vibration-sensitive uses (i.e., residential, educational, religious, lodging) within 100 feet of construction activity shall be notified of the construction schedule, as well as the name and contact information of the project disturbance coordinator. 	Project Applicant/ Acoustical Consultant/ Geotechnical Engineer/ Construction Contractor	Prior to issuance of building permits	City of Redwood City Community Development Department	Review and Approve Vibration Reduction Plan	As Needed to Approve Plan, Verify Construction Techniques During Scheduled Site Visits, Address any Complaints Submitted to Disturbance Coordinator, and Confirm Notification to Adjacent Properties
Utilities and Services					
<p>Mitigation Measure UTL-1: Upgrade Existing Pipeline Infrastructure. Issuance of the project building permits is subject to completion of a utilities evaluation report, prepared by a qualified engineer and approved by the City, that substantiates the adequacy of existing utilities at the site or specifies the necessary upgrades to conform to City engineering standards. The utilities evaluation will specifically</p>	Qualified Engineer	Prior to issuance of building permits	City of Redwood City Community Development Department	Review and Approve Utilities Evaluation	Once for Evaluation Review

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
address the location and sizing of potable and recycled water, sewer, and storm utilities, and identify necessary improvements to conform with City Engineering Standards. These standards include conformance with the City's Engineering Standards Volume 3, Part V, Storm Drain Design Criteria, The City's Engineering Standards Volume 3, Part VI detailing design criteria for public and private sanitary sewer systems, Section VI and Attachment Q and L of the Redwood City Engineering Standard Design Criteria for water, and the Redwood City Recycled Water Ordinance.					
Mitigation Measure UTL-2: Emergency Water Storage. Based on the projected emergency potable water storage requirement for the proposed project, the project applicant shall contribute the funds equivalent to the cost of providing emergency water storage for all proposed uses to fund the design and construction of the planned off-site areawide storage facility. The estimated cost in 2011 dollars is approximately \$3,061 per residential unit or the office equivalent.	Project Applicant	Prior to issuance of building permits	City of Redwood City Community Development Department	Verify that Funds Have Been Received	Once for Verification of Funds
PARCEL F CONSISTENCY ANALYSIS MITIGATION MEASURES					
Air Quality					
Mitigation Measure AQ-12-1: Unless and until the same or equivalent measures are adopted with a New General Plan, the following Draft New General Plan policy and programs shall be implemented for new development in the Downtown Precise Plan (DTPP) area located within 500 feet of El Camino Real, Veterans Boulevard, and the Caltrain railway (until Caltrain electrification is completed), unless BAAQMD-approved modeling demonstrates that the measures called for in the policy and programs are unnecessary because exposure to toxic air contaminants and PM _{2.5} would be less than the BAAQMD thresholds of significance:	Project Applicant	Prior to issuance of building permits	City of Redwood City Community Development Department	Review Building Plans	Once for Review of Building Plans
<ul style="list-style-type: none"> • Require all land uses proposed within 500 feet of U.S. 101, El Camino Real, and Woodside Road that will house, accommodate, or serve sensitive receptors to incorporate appropriate design and construction features (e.g., filters on heating, ventilation and air conditioning systems) that reduce potential exposure of persons to pollutants. (Draft New General Plan Policy PS-2.6) • Sensitive Receptor Protection. Increase protection of sensitive receptors (facilities where individuals are highly susceptible to the 					

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>adverse effects of air pollutants, such as housing, childcare centers, retirement homes, schools, and hospitals) near high-volume roadways, dry cleaners using perchloroethylene, large gas stations, the Port of Redwood City, and rail yards. Amend the Zoning Ordinance and other regulations to require mitigation measures such as increased indoor air filtration to increase the protection of sensitive receptors near major emission sources. (Draft New General Plan Program PS-7)</p> <ul style="list-style-type: none"> • Sensitive Receptor Siting Requirements. Require projects proposed within 500 feet of high-volume roadways and that house or accommodate sensitive receptors to include an analysis of the potential health risks. Mitigation measures that comply with adopted standards of the BAAQMD for control of odor/toxics for sensitive receptors shall be identified to reduce these risks to acceptable levels. (Draft New General Plan Program PS-8) 					
Biological Resources					
<p>Mitigation Measure BIO-15-3: All tree removal and trimming, as well as ground-disturbing activities, shall be scheduled to take place outside of the breeding season (February 15 to August 31). If construction is unavoidable during this time, a qualified biologist shall conduct a survey for nesting birds no more than 3 days prior to the removal or trimming of any tree, and prior to the start of ground-disturbing activities. If active nests are not present, project activities can proceed as scheduled. If active nests of protected species are detected, a buffer will be established around the nest, based on consultation with CDFW, and based on CDFW standards, which buffer shall remain in place until the City has determined, in consultation with a qualified biologist, that the buffer is no longer necessary to avoid significant impacts to the nest. This measure would reduce the potential impacts of the DTPP related to migratory wildlife to a less-than-significant level.</p>	Qualified Biologist	Prior to tree or shrub removal and prior to construction or demolition if during the breeding season	City of Redwood City Community Development Department	Review and Confirm Survey	Once for Survey/ Ongoing if Nesting Birds Identified and Until They Have Left the Nest
Cultural and Tribal Cultural Resources					
<p>Mitigation Measure CUL-7-1 (TRIBAL-7-1): Implementation of the following mitigation measures would reduce potential impacts to undiscovered archaeological resources to a less-than-significant level:</p> <p>a) In the event that any deposit of prehistoric or historic archaeological materials is encountered during project construction activities, all</p>	Construction Contractor/Qualified Archaeologist/ County Coroner	During construction	City of Redwood City Community Development Department	Review and Confirm Assessment and Recommendations	As Needed if Resources are Discovered and Recommendations are Made

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>work within an appropriate buffer area around the discovery shall be stopped, and a qualified archaeologist meeting federal criteria under 36 CFR Part 61 shall be contacted to assess the deposit(s) and make recommendations. If deposits of prehistoric or historic archaeological materials cannot be avoided by project activities, the City Planning, Housing, and Economic Development Department shall confirm that the project applicant(s) have retained a qualified archaeologist to evaluate the potential historic significance of the resource(s).</p> <p>If the deposits are determined to be non-significant by a qualified archaeologist, avoidance is not necessary. If the deposits are determined to be potentially significant by the qualified archaeologist, the resources shall be avoided if feasible. If the City determines that avoidance is not feasible, project impacts shall be mitigated in accordance with the recommendations of the qualified archaeologist, in coordination with the City Planning, Housing, and Economic Development Department and CEQA Guidelines Section 15126.4 (b)(3)(C), which requires implementation of a data recovery plan. The data recovery plan shall include provisions for adequately recovering all scientifically consequential information from and about any discovered archaeological materials, and include recommendations for the treatment of these resources. In-place preservation of the archaeological resource is the preferred manner of mitigating potential impacts, because it maintains the relationship between the resource and the archaeological context. In-place preservation also reduces the potential for conflicts with the religious or cultural values of groups associated with the resource. Other mitigation options include, but are not limited to, the full or partial removal and curation of the resource. The City Planning, Housing, and Economic Development Department shall confirm that the project applicant(s) have retained a qualified archaeologist for the preparation and implementation of the data recovery plan, which shall be conducted prior to any additional earth-moving activities in the area of the resource. The recovery plan shall be submitted to the project applicant, the City Planning, Housing, and Economic Development Department, and the NWIC. Once the recovery plan is reviewed and approved by the City Planning, Housing, and Economic Development Department and any appropriate resource recovery completed, project construction activity in the area of the find may resume. A data</p>					

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>recovery plan shall not be required for resources that have been deemed by the NWIC as adequately recorded and recovered by studies already completed.</p> <p>(b) Prior to the issuance of grading permits in the DTPP area, the City Planning, Housing, and Economic Development Department shall confirm that any development applicant has required all construction crews to undergo training for the identification of federal or state-eligible cultural resources, and that the construction crews are aware of the potential for previously undiscovered archaeological resources in the plan area; of the laws protecting these resources and associated penalties; and of the procedures to follow should they discover cultural resources during project-related work. All future individual development projects proposed in the DTPP area will be subject to applicable CEQA review and evaluation requirements; and to the extent that such projects are found to have the potential to disturb or destroy archaeological resources, appropriate mitigation measures would be required to address any identified significant impacts.</p>					

Geology and Soils

<p>Mitigation Measure GEO-16-1: The detailed, design-level geotechnical investigations required by the City Building Official shall include analysis of expansive soil hazards, and recommend stabilization measures. Once grading plans have been developed, the actual use of expansive soils in engineered fill construction shall be further evaluated, and the location of primary borrow source areas for fills shall be determined. Additionally, supplemental field and laboratory testing of potential cut materials shall be completed. In addition to observing all cut-and-fill slope construction, the project geotechnical engineer shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with City-approved construction specifications. If expansive soils are not fully remediated on each lot and in the area of all public and private improvements at the time of site development, the project geotechnical engineer shall make site-specific recommendations for grading, drainage installation, foundation design, the addition of soil amendments, and/or the use of imported, non-expansive fill materials, as may be required to fully mitigate the effects of weak or expansive soils, and prevent future damage to project improvements. These</p>	Project Engineer	Prior to issuance of grading permits and during construction	City of Redwood City Community Development Department	Review Recommendations in Geotechnical Report and Perform Site Inspections	Once Prior to Permit Issuance/ During Scheduled Construction Site Inspections
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Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>recommendations shall be reviewed by a City-retained registered geologist; and following his or her approval, be incorporated into a report to be included with each building permit application, and with the plans for all public and common area improvements. In addition, because proper drainage, in particular, can improve the performance of expansive soils by significantly reducing their tendency to shrink and swell, deed restrictions shall be imposed to prohibit significant modification of finished lot grades that would adversely affect site drainage. Implementation of these measures to the satisfaction of the City, combined with conformance with standard California Building Code, State of California, City of Redwood City, and other applicable regulations, would reduce the potential effect of expansive soils to a less-than-significant level.</p>					
<p>Mitigation Measure GEO-7-5: Prior to the issuance of grading or demolition permits, the City Planning, Housing, and Economic Development Department, in coordination with a qualified paleontologist, shall assess individual development project proposals in the DTPP area for the potential to destroy unique paleontological resources. The City Planning, Housing, and Economic Development Department shall require development proposals entailing significant earthworks or deep foundations with the potential to penetrate sedimentary rock layers to incorporate a study by a professional paleontologist to assess the potential for damage of paleontological resources. Should the paleontologist determine that the proposal has the potential to damage paleontological resources, the paleontologist shall provide detailed provisions for the protection of these resources to the City Planning, Housing, and Economic Development Department. These provisions may include the complete avoidance of the resource, in-place preservation, and/or complete data recovery as discussed in Mitigation Measure CUL-7-1(a).</p>	Project Applicant/ Qualified Paleontologist	Prior to issuance of grading or demolition permits	City of Redwood City Community Development Department	Review of Paleontological Study and Incorporation of Applicable Protection Measures	Once Prior to Permit Issuance/ During Scheduled Construction Site Inspections
Noise					
<p>Mitigation Measure NOI-11-3: Reduce ground-borne vibration levels that may be generated by future site-specific demolition and construction activities by imposing conditions of approval on all future projects involving demolition and construction activities, which conditions shall require the following ground-borne vibration abatement measures:</p>	Construction Contractor/Qualified Noise Consultant	Prior to issuance of building permits and during construction	City of Redwood City Community Development Department	Conditions of Approval Noted in Building Permits/ Review Notices to Landowners/Review	Once to Review Building Plans/ Once to Review Landowner Notices/Once to Review Pre-

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<ul style="list-style-type: none"> Restrict vibration-generating activity to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday. Prohibit such activity on weekends and holidays. Notify occupants of land uses within 200 feet of pile-driving activities of the project construction schedule in writing. Investigate, in consultation with City staff, possible pre-drilling of pile holes as a means of minimizing the number of percussions required to seat the pile. Conduct a pre-construction site survey documenting the condition of any historic structure within 200 feet of pile-driving activities. Monitor pile-driving vibration levels to ensure vibration does not exceed appropriate thresholds for the building (5 millimeters per second [mm/sec] [0.20 inch/sec]) peak particle velocity (ppv) for structurally sound buildings, and 2 mm/sec (0.08 inch/sec) ppv for historic buildings. 				Pre-Construction Survey	Construction Survey/During Project Site Inspections
<p>Mitigation Measure NOI-11-4: Reduce demolition and construction noise impacts on adjacent uses by imposing conditions of approval on all future projects involving demolition and construction activities, which conditions shall require the following conventional construction-period noise abatement measures:</p> <ul style="list-style-type: none"> Construction Plan. Prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with nearby noise-sensitive facilities so that construction activities and the event can be scheduled to minimize noise disturbance. This plan shall be provided to all noise-sensitive land uses within 500 feet of the construction site. Construction Scheduling. Ensure that noise-generating construction activity is limited to between the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday. (Redwood City Municipal Code Section 24.30) Construction Equipment Mufflers and Maintenance. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. Equipment Locations. Locate stationary noise-generating equipment required on construction project sites as far as possible from 	Construction Contractor/Qualified Noise Consultant	Prior to issuance of building permits and during construction	City of Redwood City Community Development Department	Review Construction Plans/ Review and Take Action on any Complaints Submitted to the Noise Coordinator	Once to Review Building Plans/ During Project Site Inspections

Mitigation Measures	Implementation Responsibility	Implementing Timing	Agency Responsible for Implementation	Monitoring Action	Monitoring Frequency
<p>sensitive receptors when sensitive receptors adjoin or are near a construction project site.</p> <ul style="list-style-type: none"> • Construction Traffic. Route all construction traffic to and from the construction sites via designated truck routes to the maximum extent feasible. Prohibit construction-related heavy truck traffic in residential areas where feasible. • Quiet Equipment Selection. Use quiet construction equipment, particularly air compressors, wherever feasible. • Temporary Barriers. Construct solid plywood fences around construction sites adjacent to residences, operational businesses, or noise-sensitive land uses. • Temporary Noise Blankets. Temporary noise control blanket barriers should be erected along building facades of construction sites to attenuate noise from elevated activities if noise conflicts cannot be resolved by scheduling. (Noise control blanket barriers can be rented and quickly erected.) • Noise Disturbance Coordinator. For projects that would last more than 1 year, the City may choose to require project designation of 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 complaint (e.g., starting too early, bad muffler, etc.), and institute reasonable measures to correct the problem. Post in a conspicuous location a telephone number for the Disturbance Coordinator at the construction site, and include it in the notice sent to neighbors regarding the construction schedule. (The project applicant should be responsible for designating a Noise Disturbance Coordinator, posting the phone number, and providing construction schedule notices. The Noise Disturbance Coordinator would work directly with an assigned City staff member.) 					