
Mitigation Monitoring and Reporting Program

San Mateo County San Mateo County History Museum Taube Family Carriage House Addition Project



April 2021

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MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation, Monitoring and Reporting Program (MMRP) has been prepared pursuant to the CEQA Guidelines, which state:

“When adopting a mitigated negative declaration, the lead agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects” (§15074(d)) and;

“The Lead Agency may choose whether its program will monitor mitigation, report on mitigation, or both. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. “Monitoring” is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both.” (§15097 (c))

The table beginning on the next page list the impacts, mitigation measures, and timing of the mitigation measure (when the measure will be implemented) related to the San Mateo County History Museum Taube Family Carriage House Addition project. All mitigation measures listed here will be implemented by the County, Applicant (San Mateo County Historical Association, SMCHA), or by the Applicant’s appointees.

According to CEQA Guidelines section 15126.4 (a) (2), “Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design.” Therefore, all mitigation measures as listed in this MMRP will be adopted by the San Mateo County when the project is approved.

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Impact	Mitigation Measure	Implementation and Timing	Monitoring Responsibility
<p>Impact AIR-1: Project construction could result in significant dust emissions.</p>	<p>Mitigation Measure AIR-1: To reduce fugitive dust that would be generated during project construction activities, the County and/or its designated contractors, contractor’s representatives, or other appropriate personnel to implement the following BAAQMD basic dust control measures.</p> <ul style="list-style-type: none"> • Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions. • Cover all haul trucks transporting soil, sand, or other loose materials off the project site. • Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project. • Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour. • Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project • Maintain and properly tune all construction equipment in accordance with manufacturer’s specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site. • Post a publicly visible sign with the name and telephone number of the construction contractor and County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also 	<p>Implementation: The County shall ensure the San Mateo County History Association includes these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents.</p> <p>Timing: During construction activities.</p>	<p>Monitoring: The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of dust control measures.</p> <p>Initials: _____</p> <p>Date: _____</p>

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	include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations.		
<p>Impact BIO-1: Project construction activities during the nesting season could result in nest abandonment if nesting is present in nearby landscaped trees, which would have an adverse impact on bird species and could violate state and federal laws..</p>	<p>Mitigation Measure BIO-1A: Nesting Bird Survey. To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (generally prior to February 1 or after August 31). If construction and construction noise occurs within the avian nesting season (from February 1 to August 31 or according to local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer (passerines), 500-foot buffer (small raptors, such as accipiters), and 1,000 foot buffer (large raptors, such as buteos) around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than five days before commencement of any site disturbance activities and equipment mobilization. The bird survey buffer radius may be modified in consultation with CDFW. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-1b shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-1b shall not be required.</p> <p>Mitigation Measure BIO-1b: If pre-construction nesting bird surveys result in the location of active nests, no site disturbance or mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation,</p>	<p>Implementation: San Mateo County History Association or its Contractor.</p> <p>Timing: February 1 through August 31, no more than five days in advance of the start of project construction.</p>	<p>Monitoring: The biologist shall prepare a written record of survey results and implementation of any avoidance/minimization measures to be kept on file at the San Mateo County Planning Department. The biologist shall monitor any active nests to determine when young have matured sufficiently to have fledged.</p> <p>Initials: _____</p> <p>Date: _____</p>

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	<p>demolition, and grading), shall take place within 250 feet of non-raptor nests, 500-feet of small raptor nests, and 1,000 feet of large raptor nests, or as determined by a qualified biologist in consultation with CDFW, until the chicks have fledged. Monitoring shall be required to ensure compliance with the MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.</p>		
<p>Impact BIO-2: Tree removal and/or demolition could result in the removal or disturbance of bat roost habitat and may result in significant impacts to bat populations if an occupied or perennial (but unoccupied) maternity or colony roost is disturbed or removed.</p>	<p>Mitigation Measure BIO-2: To avoid impacting breeding, roosting, or hibernating bats protected by CDFW, pre-construction surveys of potential bat roost habitat will be performed in all trees and buildings subject to removal or demolition and within a 50-foot buffer for evidence of maternal or colony bat roosts (e.g., guano accumulation, acoustic, or visual detections) within 48 hours of project disturbance. If an occupied maternity or colony roost is detected or evidence of bat occupancy is found, CDFW will be consulted to determine the appropriate mitigation measures, which may include exclusion prior to removal if the roost cannot be avoided, a buffer zone, seasonal restrictions on construction work, and/or construction noise reduction measures.</p>	<p>Implementation: San Mateo County History Association or its Contractor.</p> <p>Timing: Year-round, no more than 48 hours in advance of the start of project construction.</p>	<p>Monitoring: The biologist shall prepare a written record of survey results and implementation of any avoidance/minimization measures to be kept on file at the San Mateo County Manager's Office, Project Development Unit office. The biologist shall coordinate with CDFW to determine the appropriate mitigation and monitoring if a roost is found.</p>

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			Initials: _____ Date: _____
Impact CUL-1: The Lathrop House could be accidentally damaged during construction.	Mitigation Measure CUL-1: Prior to the start of project construction, the construction contractor shall place temporary construction fencing around the Lathrop House to protect it from accidental damage from construction equipment or materials. The fencing shall be of suitable strength to provide protection from vehicle damage and placed in a location to prevent damage from occurring.	Implementation: San Mateo County History Association and its Contractor. Timing: Prior to the start of project construction and ongoing throughout construction.	Monitoring: The measure shall be placed on all construction bid documents. Once erected the suitable of the fencing shall be approved by the County. Initials: _____ Date: _____
Impact CUL-2: Potential disturbance of unknown prehistoric or historic cultural resources, including human remains, during project construction.	Mitigation Measure CUL-2a: Due to the moderate to high potential of historic and prehistoric archaeological remains existing at the project site, Archaeological Sensitivity Training shall be carried out prior to ground moving activity by a qualified archaeologist for all construction personnel who will engage in or supervise ground disturbing activities on the site. Mitigation Measure CUL-2B: In the event archaeological remains from either a historic or prehistoric period are discovered (or have been suspected to have been discovered) during project construction, all ground disturbing work within a 100' radius buffer of the discovery will cease. An	Implementation: San Mateo County History Association and its Contractor. Timing: Prior to the start of project construction and	Monitoring: The archaeologist shall, if applicable, prepare a written record of survey results, archaeological discovery, and evaluation

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	<p>archaeologist who meets the Secretary of the Interior’s Standards for Archaeology will be brought in to assess the discovery before any additional ground disturbing work within the 100’ buffer will be allowed to continue. No further ground disturbing work will be allowed to continue until the archaeologist has fully evaluated the find and permits work to continue. Dependent on the evaluation by the archaeologist, archaeological excavation and recordation may be required before construction can continue. Archaeological monitoring will be enacted on the site at the discretion of the archaeologist.</p> <p>Should the newly discovered artifacts be determined to be Native American in origin, Native American Tribes/Representatives will be contacted and consulted as directed by the NAHC and Native American construction monitoring will be initiated. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) as directed by the NAHC.</p> <p>In the event of an archaeological discovery, the County shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. An archaeological report will be written detailing all archaeological finds and submitted to the County and the Northwest Information Center.</p>	<p>ongoing throughout ground moving activity.</p>	<p>methodology to be submitted to the County and the Northwest Information Center. The Native American monitor shall, if applicable, record tribal resources for submittal to the Native American Heritage Commission.</p> <p>Initials: _____</p> <p>Date: _____</p>