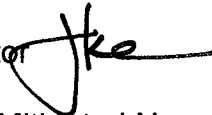




COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: December 3, 2010
BOARD MEETING DATE: December 14, 2010
SPECIAL NOTICE/HEARING: Noticed Public
Hearing/Adjacent
Property Owners
and Occupants
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors
FROM: Jim Eggemeyer, Community Development Director 
SUBJECT: Public hearing to adopt a Resolution certifying a Mitigated Negative Declaration, and adopting a Mitigation Monitoring and Reporting Program, for the Replacement Jail Project at Woodhouse Industrial Park in Redwood City.

County File Number: PLN 2010-00377

RECOMMENDATION:

Adopt a Resolution certifying the Mitigated Negative Declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines, and adopting the Mitigation Monitoring and Reporting Program.

BACKGROUND:

At its October 19, 2010 meeting, your Board approved the Pre-architectural Program and authorized the Sheriff, with support of County staff, to proceed with all necessary steps to bring a proposed Replacement Jail Project at what is now referred to as the "Woodhouse Industrial Park site" (the Property) to this Board for its consideration.

Since that time, with the approval of this Board, the County has executed a Memorandum of Understanding ("MOU") with Redwood City which evidences and recognizes the relationship and commitments between Redwood City and the County regarding the acquisition of the Property.

Prior to any final actions taken by the Board of Supervisors or delegated to the County Manager, conformance with the California Environmental Quality Act (CEQA) is required for this project.

DISCUSSION:

An Initial Study was completed and a Notice of Intent to Adopt a Mitigated Negative Declaration was issued in conformance with the California Environment Quality Act (CEQA) Guidelines for this project. The Notice of Intent was recorded with the San Mateo County Recorder's Office and the public review period for this document was November 10, 2010 to December 9, 2010. Copies of the documents were made available to the public at San Mateo County Planning and Building Department, 455 County Center, Redwood City and San Mateo County Sheriff's Office, Jail Planning Unit, 1390 El Camino Real, Suite 100, San Carlos. No public comments were received as of the date of this report. Any public comments received after the issuance of this report will be addressed at the public hearing. Copies of the Initial Study and Mitigated Negative Declaration were also delivered to the State Clearinghouse on November 10, 2010, for circulation to other State and local agencies. Responsible agencies listed in the Mitigated Negative Declaration included the Bay Area Air Quality Management District, Corrections Standards Authority, City of Redwood City, Department of Toxic Substances Control/San Francisco Bay, and Regional Water Quality Control Board (RWQCB). Public notification of availability was published in the San Mateo Times and sent to adjacent property owners as required by CEQA.

The environmental factors potentially affected and identified in the Initial Study/Mitigated Negative Declaration included: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, Transportation/Traffic, Utilities/Service Systems, and Mandatory Findings of Significance. Mitigation measures were identified in the Initial Study and incorporated into the project as agreed to by the County Sheriff's Office. Mitigation measures included, but not limited to: (1) incorporating landscaping designed to enhance views; (2) prohibiting light spillover across property lines; (3) construction mitigation to reduce dust and equipment exhaust; (4) installing air filters on the heating, venting, air conditioning (HVAC) system; (5) archaeological investigation after existing building removal; (6) building design and engineering to conform to current California Building Codes; (7) LEED Certification to include best management practices designed to reduce Greenhouse Gas emissions; (8) preparation of a site management plan to protect human health and the environment subject to the review and approval by the Regional Water Quality Control Board (RWQCB); (9) preparation of an erosion control plan; (10) determination of base flood elevations; (11) preparation of an acoustical study; (12) sound reduction measures; and (13) installation of a remotely-operated Supervisory and Data Acquisition system to monitor and control pump station operations. These measures will reduce all potential impacts to the environment and human beings to less than significant levels. The identified mitigation measures have been incorporated into a Mitigation Monitoring and Reporting Program (MMRP) in conformance with CEQA. A copy of the MMRP is attached.

Copies of the Initial Study and Mitigated Negative Declaration and MMRP have been made available to the Board of Supervisors. A copy is also available in electronic form on the County's website at:

[http://www.co.sanmateo.ca.us/Attachments/planning/PDFs/Major Projects/MSRF ISMN D110910.pdf](http://www.co.sanmateo.ca.us/Attachments/planning/PDFs/Major%20Projects/MSRF%20ISMN%20D110910.pdf)

County Counsel has reviewed and approved the resolution as to form and content.

Adoption of the Mitigated Negative Declaration for the Replacement Jail Project at Woodhouse Industrial Park and adoption of the MMRP contribute to the 2025 Shared Vision outcome of a Livable Community by insuring potential impacts to the environment and the public are minimized and less than significant.

FISCAL IMPACT:

Preparation of the Initial Study and Mitigated Negative Declaration for the Woodhouse Industrial Park site will result in a Net County Cost of approximately \$77,000.

ATTACHMENT:

A. Mitigation Monitoring and Reporting Program

**WOODHOUSE INDUSTRIAL PARK SITE
MITIGATION MONITORING AND REPORTING PROGRAM**

Introduction

This document describes the Mitigation Monitoring and Reporting Program (MMRP) for ensuring the effective implementation of the mitigation measures required for approval by San Mateo County (County) of the Maple Street Replacement Facility project now referred to as the Woodhouse Industrial Park site. The purpose of the MMRP is to ensure that measures adopted to mitigate or avoid significant environmental impacts are implemented. The MMRP will not only direct the implementation of mitigation measures by the specified responsible parties, but also facilitate the monitoring, compliance and reporting activities of the County and any monitors it may designate.

Roles and Responsibilities

As the lead agency under CEQA, the County will be responsible for ensuring full compliance with the provisions of this monitoring program and will have primary responsibility for implementation of the monitoring program. The County has the authority to halt any activity associated with the construction and operation of the project if the activity is determined to be a deviation from the approved project or the adopted mitigation measures.

Mitigation Monitoring and Reporting Program

The attached table presents a compilation of the mitigation measures in the Mitigated Negative Declaration (MND), and includes columns that show: (1) each impact identified in the MND; (2) each mitigation measure included in the MND; (3) the phase or timing for monitoring/implementing each mitigation measure; (4) the responsible entity for implementing each mitigation measure; and (5) the responsible agency for monitoring completion of each mitigation measure.

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
<p>Impact AES-1: The conceptual MSRF project site plan does not identify areas to be landscaped and could potentially degrade the existing visual character of the site and immediate project vicinity.</p>	<p>Mitigation Measure AES-1: The San Mateo County Department of Public Works (County DPW) shall incorporate landscaping designed to enhance views of the MSRF site from Maple Street and Blomquist Street into the MSRF project's final site.</p>	<p>The County DPW shall identify landscaping design features prior to development of the MSRF project's final site plan.</p>	<p>The County DPW shall include landscaping design features on the MSRF project's final site plan.</p>	<p>The County DPW shall review the MSRF project's final approved site plan for inclusion of landscaping design features.</p>
<p>Impact AES-2: The conceptual MSRF project site plan does not identify the exterior lighting features of the MSRF and could potentially introduce a source of light and glare that would adversely affect day or nighttime views of the area or be a distraction to drivers on Highway 101.</p>	<p>Mitigation Measure AES-2: The County DPW shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Sheriff's Office. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment. Reflective glass or other glaring building materials shall be discouraged and minimized.</p>	<p>The County DPW shall identify exterior lighting features prior to development of the MSRF project's final site plan.</p>	<p>The County DPW shall include exterior lighting features on the MSRF project's final site plan.</p>	<p>The County DPW shall review the MSRF project's final approved site plan for appropriate light control features.</p>
<p>Impact AIR-1: URBEMIS modeling of the MSRF project's conceptual construction design, equipment, and schedule indicates that the MSRF project has the potential to generate construction NOx emissions that exceed BAAQMD construction emissions thresholds of significance. MSRF</p>	<p>Mitigation Measure AIR-1a: As recommended by the BAAQMD, the County DPW shall implement the following Basic Construction Mitigation Measures to reduce fugitive dust and equipment exhaust emissions:</p> <ul style="list-style-type: none"> • Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) two times per day; • Cover all haul trucks transporting soil, sand, or other loose materials off-site; • Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt 	<p>Prior to any mobilization of construction equipment to the project site.</p>	<p>The County DPW shall include this measure in all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan documents for inclusion of this measure and any subsequent emission control strategies required as a result of this measure.</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
<p><i>project construction emissions estimates are, however, subject to the project's final construction design engineering (e.g., switch from cast-in-place to pre-cast structures), construction equipment (e.g., increase or decrease in fill hauling or off-road equipment operations), and schedule.</i></p>	<p>track-out adjacent to Maple Street and Blomquist Street (dry power sweeping is prohibited);</p> <ul style="list-style-type: none"> • Limit vehicle speeds on unpaved roads to 15 miles per hour; • Pave all roadways, driveways, and sidewalks as soon as possible; • Lay all building pads as soon as possible after grading unless seeding or soil binders are used; • Require a certified mechanic to check and determine that all equipment is running in proper condition prior to construction operations; • Properly maintain and tune all construction equipment in accordance with manufacturer's specifications; • Post a publicly visible sign with the telephone number and person to contact at the Department of Public Works regarding dust complaints. The DPW shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations. 			
	<p>Mitigation Measure AIR-1b: To prevent the MSRF's project construction emissions from exceeding BAAQMD construction-related thresholds of significance for NOx, the County DPW shall implement the BAAQMD Additional Construction Mitigation Measures to reduce fugitive dust and equipment exhaust emissions:</p> <ul style="list-style-type: none"> • Prohibit the simultaneous occurrence of excavation, grading, and ground-disturbing activities on the same area at any one time 			

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
	<p>and phase construction activities to reduce the amount of disturbed surfaces at any one time;</p> <ul style="list-style-type: none"> • Minimize the idling time of diesel powered construction equipment to two minutes. • Submit documentation that the project's actual on- and off-road construction equipment would not exceed BAAQMD construction-related NOx thresholds of significance of 10 tons per year (or 54 lbs/day). In order to achieve this, the County DPW would currently need to demonstrate an approximately 6% reduction in total on- and off-road NOx emissions or an approximately 15% reduction in off-road equipment NOx emissions, as compared to the current URBEMIS estimate of NOx emissions (10.6 tons per year) for the project's conceptual construction activities. Acceptable options for reducing emissions would include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofits, after-treatment products, add on devices such as particulate filters, and/or other options as available. 			
<p>Impact AIR-2: <i>BAAQMD screening data indicates that local permitted sources within 1,000 feet of the proposed MSRF site may present a potentially significant risk and hazard to the proposed MSRF project's inmates and employees.</i></p>	<p>Mitigation Measure AIR-2: The Sheriff's Office shall design the proposed MSRF HVAC system to achieve indoor PM_{2.5} concentrations that are equal to or less than 0.3 µg/m³ (the BAAQMD's significance threshold) by siting HVAC intakes a minimum of 25 feet away from potential areas of high PM_{2.5} concentrations (e.g., Highway 101, Graniterock facilities, on-site diesel engines) and installing air filters that achieve a minimum filter efficiency of 90% for particles in the range of 1.0 to 3.0 µm, which is equivalent to a National Air Filtration Association's Minimum Efficiency Reporting Value (MERV) of 13 or higher.</p>	<p>The County DPW shall review the locations of all HVAC intakes prior to approval of final building plans. The County DPW shall identify the necessary filter MERV required to achieve indoor PM_{2.5} concentrations equal to or</p>	<p>The County DPW shall review the locations of all HVAC intakes and contract with a National Air Filtration Association certified air filtration specialist to identify the necessary filter MERV required to achieve indoor PM_{2.5}</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan documents for inclusion of this measure.</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
<p>Impact BIO-1: The proposed MSRF project could result in potentially significant impacts to nesting birds from tree or shrub removal or trimming.</p>	<p>Mitigation Measure BIO-1: To avoid impacts to nesting birds, the County DPW shall schedule all vegetation removal or trimming to take place outside of the breeding season (February 15 to August 31). If tree removal or trimming is scheduled to occur during the breeding season, the County DPW shall contract with a qualified biologist to conduct a survey for nesting birds no more than three days prior to scheduled removal activities. If active nests are not present, tree removal or trimming can take place as scheduled. If active nests are detected, the County DPW should contact CDFG on how to proceed. Typically, tree removal or trimming would have to be delayed until chicks have fledged, and a no-work buffer would be established around the nest. CDFG usually accepts a 50-foot radius buffer around passerine and non-passerine nests, and up to a 250-foot radius for raptors.</p>	<p>less than 0.3 $\mu\text{g}/\text{m}^3$ prior to building occupancy.</p> <p>If tree removal or trimming cannot occur outside the breeding season (February 15 to August 31), the nesting bird survey shall occur no more than three days prior to tree removal or trimming.</p>	<p>concentrations equal to or less than 0.3 $\mu\text{g}/\text{m}^3$.</p> <p>The County DPW shall include this measure in all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans) documents for inclusion of this measure.</p>
<p>Impact CUL-1: The MSRF project could uncover historical materials associated with the nearby former tannery complex.</p>	<p>Mitigation Measure CUL-1: The County DPW shall contract with a qualified archaeologist to inspect the MSRF site after the existing buildings have been removed to search for potentially significant historical deposits. In the event that any such deposits are noted, the County DPW shall develop a plan for their evaluation. If evaluative testing demonstrates that additional construction related earthmoving would affect materials eligible for inclusion on the California Register of Historic Resources, the County DPW shall develop a plan for mitigating potential impacts (normally through limited hand excavation to retrieve a sample of</p>	<p>Prior to site preparation activities.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid contract, and engineering and site plan (e.g., building, grading, improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans) documents for inclusion of this measure.</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
<p>Impact CUL-2: Construction activities at the MSRF site may uncover previously unknown buried human remains.</p>	<p>materials for analysis) before work is allowed to recommence inside the project area.</p> <p>Mitigation Measure CUL-2: In accordance with Public Resource Code Section 5097.98, should human remains be found on the site no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be disturbed until:</p> <ol style="list-style-type: none"> 1) The San Mateo County Coroner is contacted to determine that no investigation of the cause of death is required, and 2) If the Coroner determines the remains to be Native American then: (1) the Coroner shall contact the Native American Heritage Commission within 24 hours; (2) the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased native American; (3) the most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	<p>During construction.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans) documents for inclusion of this measure.</p>
<p>Impact GEO-1: The project site is located in an area of strong seismic ground shaking and an earthquake could damage the MSRF structures.</p>	<p>Mitigation Measure GEO-1: The County DPW shall contract with a qualified engineering firm to prepare a comprehensive site specific geotechnical analysis of the project site and the proposed MSRF that shall identify potential geologic hazards and impacts and recommend appropriate building design and construction measures consistent with the International Building Code seismic safety</p>	<p>The site specific geotechnical analysis shall be prepared prior to the completion of the design of the MSRF so that all geotechnical</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF construction-related bid, contract, and engineering and</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans)</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
	standards for construction and the California Building Code. All recommendations provided in the geotechnical analysis shall be incorporated into the design, construction plans, and contracts.	recommendations may be incorporated into construction plans and contracts prior to going to bid.	site plan (e.g., building, grading, improvement plans) documents.	documents for inclusion of geotechnical recommendations.
<p>Impact GHG-1: Construction and operation of the MSRF would result in GHG emissions that are below BAAQMD GHG emission thresholds of significance; however, the conceptual construction design and site plan does not include best management practices designed to reduce GHG emissions.</p>	<p>Mitigation Measure GHG-1: The Sheriff's Office and County DPW shall design and construct the project to achieve LEED Certification.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (building, grading, improvement plans) documents.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (building, grading, improvement plans) documents.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (building, grading, improvement plans) documents.</p>
<p>Impact HAZ-1: The proposed project would conflict with the existing land use covenants established by the DTSC for 70 Chemical Way. Construction of the MSRF would encounter contaminated soil and/or groundwater associated with historical activities at 70 Chemical Way and could potentially result in the release of hazardous materials that</p>	<p>Mitigation Measure HAZ-1: The County DPW shall prepare a Site Management Plan (SMP) for the proposed MSRF project that ensures continued protection of human health and the environment. The SMP shall be subject to review and approval by the appropriate RWQCB and DTSC staff, and shall be the basis for new land use covenants restricting use of the MSRF site. The SMP shall at a minimum:</p> <ul style="list-style-type: none"> • Provide information related to the known environmental conditions at the proposed MSRF site. • List the objectives of the management plan. 	<p>The County DPW shall have a final approved Site Management Plan for the project prior to release of MSRF bid documents.</p>	<p>The County DPW shall incorporate the Site Management Plan requirements into all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan documents for inclusion of Site Management Plan requirements.</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
<p>would impact human health and the environment.</p>	<ul style="list-style-type: none"> Provide management measures that shall be implemented during site construction and, if required by the RWQCB and/or DTSC, operation of the project. The SMP shall (as applicable) include measures related to health and safety notification, equipment decontamination, soil management (testing, excavation, stockpiling, reuse, disposal, and dust control), groundwater management (dewatering), stormwater management (BMPs), discovery of unanticipated subsurface conditions, maintenance and operation of any vapor or other control system, and any ongoing monitoring requirements established by the RWQCB and/or the DTSC. Establish the party or entity responsible for managing the SMP. Satisfy all requirements of the RWQCB and/or DTSC. 			
<p><i>Impact HYD-1: Runoff from the construction site could impact nearby sensitive resources, including Redwood Creek and ultimately San Francisco Bay.</i></p>	<p>Mitigation Measure HYD-1: The County DPW shall prepare a comprehensive erosion control plan and SWPPP. Potential construction-phase and post-construction pollutant impacts from development can be controlled through preparation and implementation of an erosion control plan and a SWPPP consistent with recommended design criteria, in accordance with the NPDES permitting requirements enforced by SMCWPPP and the San Francisco Bay RWQCB. The erosion control plan forms a significant portion of the construction-phase controls required in a SWPPP, which also details the construction-phase housekeeping measures for control of contaminants other than sediment, as well as the treatment measures and BMPs to be implemented for control of pollutants once the project has been constructed. The SWPPP</p>	<p>The comprehensive erosion control plan and SWPPP shall be prepared prior to the finalization of the construction contract. The BMPs recommended in these reports shall be in place during all phases of construction.</p>	<p>The County DPW shall incorporate these measures into construction plans and contracts.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, improvement plans) documents for inclusion of this measure.</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
	<p>also sets forth the BMP monitoring and maintenance schedule and identifies the responsible entities during the construction and post-construction phases.</p>			
<p>Impact HYD-2: <i>The MSRF site is located in an area vulnerable to a predicted 20-inch mid-century sea level rise. As sea level rises, the MSRF site would become impacted by increased risks of flooding associated with future sea levels and storm events.</i></p>	<p>Mitigation Measure HYD-2: In order to minimize increased flooding risks associated with predicted mid-century sea level rise estimates, the County DPW shall place structures at elevations above those likely to be adversely affected by flooding during a 100-year flood event associated with a 20-inch rise in sea level and/or design structures to allow swift water to flow around, through, or underneath without causing collapse or damage. Other features to be considered may include buffer zones and securing foundations of expendable structures so as not to add to debris in the flowing waters. Alternatively, the County DPW shall determine the appropriate elevation for structures to withstand adverse effects of a 20-inch sea level rise coupled with a 100-year flood event.</p>	<p>The County DPW shall determine the future base flood elevation at the MSRF site prior to the final design of the MSRF to ensure that design measures are incorporated into construction plans and documents.</p>	<p>The County DPW shall determine future base flood elevations associated with mid-century sea level rise projections and incorporate design measures into all MSRF construction-related bid, contract, and engineering and site (building, grading, improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site (building, grading, improvement plans) documents for inclusion of this measure.</p>
<p>Impact NOI-1: <i>Interior MSRF noise levels may exceed 45 dBA CNEL without proper construction and/or building techniques to reduce exterior ambient noise levels.</i></p>	<p>Mitigation Measure NOI-1: The County DPW shall prepare an acoustical study for the MSRF in accordance with State Title 24 requirements. The study shall take into account any outside mechanical appurtenances (sanitary sewer grinder, generators, etc.) built as part of the MSRF. The study shall document that noise insulation features and other elements (e.g., forced-air mechanical ventilation, sound-rated windows) to be included in the design of the MSRF's housing structures are sufficient to maintain interior noise levels at or below State standards (45 dBA CNEL).</p>	<p>The County DPW shall prepare the acoustical study prior to final design of the MSRF project.</p>	<p>The County DPW shall identify the noise insulation features necessary to comply with standards for interior noise.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site (building, grading, improvement plans) documents for inclusion of noise insulating measures.</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
<p>Impact NOI-2: <i>The exterior features of the MSRF could result in noise levels that exceed Redwood City's noise standard for industrial land use compatibility with adjacent land uses.</i></p>	<p>Mitigation Measure NOI-2: If manufacturer specifications indicate noise generating equipment would exceed exterior ambient noise levels established for industrial uses as set forth in Redwood City's General Plan Land Use Compatibility table (75 dB at the property boundary), the equipment shall be housed or otherwise screened from the affected adjacent land use so that the noise does not exceed 75 dB at the property boundary.</p>	<p>The County DPW shall identify necessary sound reducing measures prior to final site plan approval.</p>	<p>The County DPW shall incorporate necessary sound reducing measures into all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan documents for inclusion of this measure.</p>
<p>Impact TRAF-1: <i>Allowing parking in the vicinity of the Chemical Way and Maple Street intersection could limit lines of sight to oncoming traffic on Maple Street.</i></p>	<p>Mitigation Measure TRAF-1: On-street parking in the vicinity of Chemical Way and Maple Street shall be prohibited.</p>	<p>Prior to approval of final plans.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents for inclusion of this measure.</p>
<p>Impact TRAF-2: <i>The MSRF project's conceptual site plan does not provide sufficient detail regarding on-site circulation.</i></p>	<p>Mitigation Measure TRAF-2: The County DPW shall design and construct the MSRF to account for various modes of transportation on-site including pedestrians and bicycles.</p>	<p>The County DPW shall include on-site circulation infrastructure for pedestrians and bicycles as part of the MSRF project's final approved site plan.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (grading, building, and improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (grading, building, improvement plans) documents for inclusion of this measure.</p>

Impact	Mitigation Measure	Monitoring Phase/Timing	Implementing Agency	Monitoring Agency
<p>Impact TRAF-3: <i>The lack of a sidewalk on Maple Street presents a safety hazard to pedestrians as there is no safe connection between the MSRF project site and adjacent land uses.</i></p>	<p>Mitigation Measure TRAF-3: The County DPW shall construct a sidewalk along the project's frontage on Maple Street to provide workers and visitors with a safe connection between the project site and the other surrounding uses in the area.</p>	<p>The County DPW shall depict the Maple Street sidewalk on the project's final approved site plan.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (grading, building, and improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (grading, building, improvement plans) documents for inclusion of this measure.</p>
<p>Impact UTL-1: <i>The operation of both the MSRF Pump Station and Redwood City's upstream Marina Pump Station at the same time could disrupt sanitary sewer system dynamics and result in lower pump flow rates at both pump stations, necessitating additional storage capacity at these facilities.</i></p>	<p>Mitigation Measure UTL-1: The Sheriff's Office shall install a remotely-operated Supervisory Control and Data Acquisition (SCADA) system to monitor and control pump station operations in order to coordinate with Redwood City and ensure that the MSRF and Marina Pump Stations do not run concurrently. Alternatively, the Sheriff's Office shall provide wet well storage capacity equivalent to 150% of the design storage capacity to accommodate reduce pump flow rates that could occur with simultaneous operation of the MSRF and Redwood City Marina Pump Stations.</p>	<p>The County DPW shall identify the SCADA design and/or additional capacity needs of the MSRF Pump Station identified prior to MSRF bid release.</p>	<p>The County DPW shall incorporate this measure into all appropriate MSRF bid, contract, and engineering and site plan (e.g., grading, building, improvement plans) documents.</p>	<p>The County DPW shall review all appropriate MSRF bid, contract, and engineering and site plan (e.g., grading, building, improvement plans) documents for inclusion of this measure.</p>