

Chamberlain Lots 9, 10, and 11 Construction and Grading Requirements

Date: July 13, 2020

Biological Mitigation For Lot 11:

1. **Mitigation Measure BIO-2d:** Immediately preceding initial ground disturbance activities on Lot 11, a pre-construction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on Lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).
2. **Maintain fencing and signage per Mitigation Measure BIO-5a,** which requires that "Prior to the commencement of construction activities on Lot 11, the outer edge of the willow scrub habitat (facing Lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited."

Grading/Construction Traffic:

1. DPW has approved the construction management plan which limits construction traffic on Ticonderoga Road to the hours of 9:00 a.m. to 2:00 p.m. during school days (excludes non-school, summer months).
2. Per the City of San Mateo Department of Public Works, use of De Anza Boulevard is prohibited, as De Anza Boulevard is not a designated truck route.

Dust Control/Air Quality Guidelines:

Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

- a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to

avoid excessive dust. A dust control plan may be required at anytime during the course of the project.

b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department's Geotechnical Section, and the Regional Water Quality Control Board.

Mitigation Measure AQ-1: The Project Applicant shall require that the following BAAQMD recommended and additional PM10 reduction practices be implemented by including them in the contractor construction documents:

The first phase of construction shall require 30 percent of construction equipment to meet Tier 1 EPA certification standards for clean technology. The remainder of construction equipment (70 percent), which would consist of older technologies, shall be required to use emulsified fuels.

- The second phase of construction shall require 30 percent of construction equipment to meet Tier 2 EPA certification standards for clean technology and 50 percent to meet Tier 1 EPA certification standards. The remaining 20 percent of construction equipment, which would consist of older technologies, shall use emulsified fuels.
- For all larger vehicles, including cement mixers or other devices that must be delivered by large trucks, vehicles shall be equipped with CARB level three verified control devices.
- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites.
- Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads to 15 miles per hour.
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- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as soon as possible.
- Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.
- Install wind breaks at the windward sides of the construction areas.
- Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.

Noise Control:

Mitigation Measure NOI-1: The Project Applicant shall require that the following noise reduction practices be implemented by including them in the contractor construction documents:

- Equipment and trucks used for project grading and construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts.
- Equipment used for project grading and construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible.
- The grading and construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed. Noise generating grading and construction activities shall not occur at any time on Sundays, Thanksgiving and Christmas.

Winter Grading (October 1 – April 30):

1. Applicant shall obtain authorization from the Community Development Director or his designee, prior to the initiation of each phase of the winter grading plan, in order to confirm that no rain events are predicted to occur during the planned duration of that phase.
2. If the grading period for any phase must be extended, provide an updated schedule to the project planner.

3. Grading may occur only on dry days. No grading shall occur within 24-hours after a rain event.
4. All grading work shall stop 48-hours prior to a predicted major rain event and the site shall be stabilized.
5. After a major rain event, prior to re-start of grading work, the Building Inspection Section Manager or his designee shall inspect the site and identify necessary corrections. Corrections shall be completed prior to re-start of grading.
6. Applicant shall send photos of final stabilization to the project planner within one week of completion of grading.