
Mitigation Monitoring and Reporting Program

Town of Colma
775 Serramonte Blvd. Colma Car
Dealership



June 2020

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 775 Serramonte Blvd. Colma Car Dealership (Project). All mitigation measures listed here will be implemented by the Town, or by the Town’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 Town of Colma when the Project is approved.

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Impact	Mitigation Measure	Implementation and Timing	Monitoring Responsibility
<p>Impact AES-1: The Project has the potential to create a new source of substantial light or glare which would adversely affect nighttime views in the area.</p>	<p>Mitigation Measure AES-1: The Project applicant shall submit a lighting plan to the Town of Colma Planning Department prior to obtaining a building permit. The lighting plan shall demonstrate that proposed lighting has been designed to minimize spillover lighting to all surrounding properties immediately adjacent to the Project site. If spillover beyond what is approved is observed during operation, the Project applicant shall be required to correct the lighting by one or more of the following measures: adjusting light fixtures to reduce lighting levels; adding diffusers or hoods; or reducing wattage of bulbs.</p>	<p>Implementation: The Applicant and its contractor.</p> <p>Timing: Prior to issuance of building permit.</p>	<p>Monitoring: The Town will approve the lighting plan before the building permit is approved.</p> <p>Initials: _____</p> <p>Date: _____</p>
<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 Town shall require the Applicant 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. 	<p>Implementation: The Applicant shall include these measures on all appropriate plans (e.g., building, grading, and improvement plans) documents.</p> <p>Timing: During construction activities.</p>	<p>Monitoring: The Town shall review all plans for inclusion of dust control measures.</p> <p>Initials: _____</p> <p>Date: _____</p>

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	<ul style="list-style-type: none"> 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 Town staff person to contact regarding dust complaints. This person 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>Impact BIO-1: The proposed Project could impact nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game code. Birds could nest in the vacant building or in trees or shrubs bordering the site.</p>	<p>Mitigation Measure BIO-1A: <u>Pre-Construction/Pre-Disturbance Survey for Nesting Birds</u>. To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside of the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game code would be avoided. The nesting season for this Project extends from February 1 through August 31.</p> <p>If it is not possible to schedule construction activities between September 1 and January 31, then a preconstruction survey for nesting birds will be conducted by a qualified biologist to ensure that nesting will not be disrupted during Project implementation. A qualified biologist is a biologist with experience in nesting bird surveys, and who is familiar with bird species present in the Project area. This survey will be conducted no more than five days prior to the initiation of any site disturbance activities and equipment mobilization. If Project activities are delayed by more than five days, an additional nesting bird survey will be performed. During the survey, the biologist will inspect the vacant building and all trees</p>	<p>Implementation: The Applicant and its contractor.</p> <p>Timing: Pre-construction phase (no more than five days prior to site disturbance) and construction phase (if nest monitoring is required).</p>	<p>Monitoring: Town acceptance of a report provided by the qualified biologist. The qualified biologist's written report will include all survey and monitoring results, and implementation of any avoidance and minimization measures</p> <p>Initials: _____</p>

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	<p>and shrubs in and immediately adjacent to the impact area, for nests. Active nesting is present if a bird is building a nest, 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 survey will be documented.</p> <p>If active nests are observed within the Project site or immediately adjacent to the impact area, Mitigation Measure BIO-1B shall apply.</p> <p>Mitigation Measure BIO-1B: Active Nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the biologist will determine the extent of a construction-free buffer zone to be established around the nest, to ensure that active nesting protected by the MBTA and California Fish and Game Code will not be disturbed during construction. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, demolition, and grading will be permitted until the chicks have fledged. Monitoring will be required to ensure compliance with MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings will be documented.</p>		<p>Date: _____</p>
<p>Impact BIO-2: The proposed Project has the potential to impact bats roosting in the vacant building which are protected by California Fish and Game code. Although unlikely, this could include</p>	<p>Mitigation Measure BIO-2A: <u>Pre-Construction Survey for Roosting Bats.</u> A survey of the vacant building and any trees with cavities, cervices, or peeling bark within 50 feet of the Project site will be conducted by a qualified biologist no less than 30 days before the start of construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, tree removal, vegetation removal, fence installation, demolition, and grading). A qualified biologist is a biologist with experience in day and night surveys for roosting bats, bat ecology, and bat species present in the Project area. If construction activities are delayed by more than 30 days, an additional bat survey will be performed.</p>	<p>Implementation: The Applicant and its contractor.</p> <p>Timing: Pre-construction phase, no less than 30 days before the start of</p>	<p>Monitoring: Monitoring reports, and exclusion recommendations. The qualified biologist shall prepare a written record of all survey and monitoring</p>

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<p>special-status bats listed under the federal or California Endangered Species Acts or listed as a California species of special concern.</p>	<p>The survey may be conducted at any time of year but should be conducted in such a way to allow sufficient time to determine if special-status bats or maternity colonies are present on the site, provide replacement habitat (if required), and exclude bats during the appropriate time of year (e.g. outside the maternity season from March 1 to August 31). The results of the survey will be documented.</p> <p>If no signs of bats are detected during the habitat suitability survey, no further surveys are warranted. If signs of bat occupancy (e.g., guano pellets or urine staining) are detected, Mitigation Measure BIO-2B shall apply.</p> <p>Mitigation Measure BIO-2B: If an occupied maternity or colony roost is detected or evidence of bat occupancy is found, the California Department of Fish and Wildlife 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, construction noise reduction measures, and construction of an alternate roost structure.</p>	<p>construction-related activities.</p>	<p>results, including the implementation of any avoidance and minimization measures for the Town's review. If bats are detected and an exclusion plan is warranted, the qualified biologist shall prepare the bat exclusion plan, including the exclusion methods and the type of replacement roost habitat to be used. If a replacement roost habitat will be required, it shall be monitored according to California Department of Fish and Wildlife recommendations. The qualified biologist shall prepare a written</p>

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			record of the monitoring results. Initials: _____ Date: _____
<p>Impact CUL-1: Ground moving activity below the existing topsoil may unearth previously unidentified buried cultural resources during Project construction.</p>	<p>Mitigation Measure CUL-1: In the event archaeological resources are unearthed during ground-disturbing activities, all ground-disturbing activities within 100 feet of the find shall be halted so that the find can be evaluated. Ground moving activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find.</p> <p>All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards. In anticipation of additional discoveries during construction, Archaeological Sensitivity Training shall then be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site.</p> <p>All Native American artifacts (tribal finds) shall be considered as a significant Tribal Cultural Resource, pursuant to PRC 21074 until the lead agency has enough evidence to make a determination of significance.</p> <p>The Town 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. If appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds and submitted to the Town and the Northwest Information Center.</p>	<p>Implementation: The Applicant and/or its contractor(s) shall implement this measure in the event archaeological resources are unearthed.</p> <p>Timing: During all earth disturbing phases of Project construction.</p>	<p>Monitoring: An archaeological report, if appropriate, will be written detailing all archaeological finds and submitted to the Town and the Northwest Information Center.</p> <p>Initials: _____</p> <p>Date: _____</p>

Impact	Mitigation Measure	Implementation and Timing	Monitoring Responsibility
<p>Impact CUL-2: Ground moving activity below the existing topsoil may disturb human remains during Project construction.</p>	<p>Mitigation Measure CUL-2: If human remains are unearthed during ground-disturbing activities, Section 7050.5(b) of the California Health and Safety code will be implemented. Section 7050.5(b) states:</p> <p>In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.</p> <p>The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the NAHC within 24 hours. The Commission has various powers and duties, including the appointment of a Most Likely Descendant (MLD) to the Project. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains.</p>	<p>Implementation: The Applicant and/or its contractor(s) shall implement this measure in the event human remains are discovered.</p> <p>Timing: During all earth disturbing phases of Project construction.</p>	<p>Monitoring: The County Coroner will detail the findings in a coroner's report.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p>Impact GEO-1: Project construction could unearth paleontological resources, including fossils.</p>	<p>Mitigation Measure GEO-1: If paleontological resources are discovered during construction, ground-disturbing activities shall halt immediately until a qualified paleontologist can assess the significance of the discovery. Depending on determinations made by the paleontologist, work may either be allowed to continue once the discovery has been recorded, or if recommended by the paleontologist, recovery of the resource may be required, in which ground-disturbing activity within the area of the find would be temporarily halted until the resource has been recovered. If treatment and salvage is required, recommendations shall be consistent</p>	<p>Implementation: The Applicant and/or its contractor(s) shall implement this measure in the event any paleontological resources are discovered.</p>	<p>Monitoring: If paleontological resources are uncovered, a report shall be prepared by the qualified paleontologist describing the</p>

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	<p>with Society of Vertebrate Paleontology guidelines and current professional standards.</p> <p>The Town will ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.</p>	<p>Timing: During all earth disturbing phases of Project construction.</p>	<p>find and its deposition.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p>Impact TRA-1: The Project could conflict with an existing plan; the Serramonte Boulevard and Collins Avenue Master Plan.</p>	<p>Mitigation Measure TRA-1: To meet consistency with the Serramonte Boulevard and Collins Avenue Master Plan Project, the applicant will share in the cost of the installation of a traffic signal at the intersection of Serramonte Boulevard/Serra Center Driveway. Based on the volume of traffic the Project will contribute to the intersection, the applicant will pay 4.3 percent of the cost of the installation of the traffic signal.</p>	<p>Implementation: The Applicant will pay 4.3 percent of the cost of the signalization of the Serramonte Boulevard/Serra Center Driveway</p> <p>Timing: Prior to Project occupancy.</p>	<p>Monitoring: The Town will not grant a certificate of occupancy until payment from the applicant has been formally received.</p> <p>Initials: _____</p> <p>Date: _____</p>
<p>Impact TRA-2: Proposed signage and landscaping could obscure views of traffic leaving the car dealership and increase hazards as a result of a design feature.</p>	<p>Mitigation Measure TRA-2: Recommendations set out in the Project specific traffic report relating to Project signage and landscaping will be followed to ensure safe design of the Project frontage. Landscaping and signage will be placed back from the frontage to allow unobstructed views from both entrances to the site along Serramonte Boulevard.</p> <p>The Town will approve the final signage and landscaping design prior to Project approval.</p>	<p>Implementation: The applicant will design the landscaping and signage to be compliant with the mitigation measure.</p> <p>Timing: At the design phase, prior to Project approval.</p>	<p>Monitoring: The Town will approve the signage and landscaping plan prior to building permit issuance.</p> <p>Initials: _____</p> <p>Date: _____</p>

