

A P P E N D I X H

MITIGATION MONITORING  
AND REPORTING PROGRAM





# ***Mitigation Monitoring and Reporting Program***

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This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Strive San Mateo General Plan 2040 and Climate Plan Update, herein referred to as the “proposed project” or “project.” The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the proposed project. The MMRP includes the following information:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measures;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

The City of San Mateo (City) must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

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Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
<b>AIR QUALITY</b>					
<p><b>AQ-2:</b> Prior to discretionary approval by the City for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), future project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City for review and approval. The evaluation shall be prepared in conformance with Bay Area Air Quality Management District (BAAQMD) methodology for assessing air quality impacts identified in BAAQMD’s <i>CEQA Air Quality Guidelines</i>. If construction-related criteria air pollutants are determined to have the potential to exceed the BAAQMD-adopted thresholds of significance, the City shall require feasible mitigation measures to reduce air quality emissions. Measures shall require implementation of the BAAQMD Best Management Practices for construction-related fugitive dust emissions; examples of best management practices include:</p> <ul style="list-style-type: none"> <li>▪ Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) at least twice daily or as often as needed to control dust emissions.</li> <li>▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>▪ All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.</li> <li>▪ All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>▪ All roadways, driveways, sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seedling or soil binders are used.</li> </ul>	Construction Contractors/ Project Applicants	Prior to Discretionary Approval; Appropriate Implementation during Construction	City of San Mateo Planning and Building Divisions	Review Technical Assessment and Construction Documents	Once with Planning Application; Once prior to Building Permit Issuance

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<ul style="list-style-type: none"> <li>▪ All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</li> <li>▪ All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</li> <li>▪ Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compact layer of wood chips, mulch, or gravel.</li> <li>▪ Prior to the commencement of construction activities, individual project proponents shall post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul> <p>Measures shall be incorporated into appropriate construction documents (e.g., construction management plans) and shall be verified by the City.</p>					
<p><b>AQ-3:</b> Prior to discretionary approval by the City for development projects subject to California Environmental Quality Act (CEQA) review (i.e., nonexempt projects), future project applicants shall prepare and submit a technical assessment evaluating potential project operational air quality impacts to the City for review and approval. The evaluation shall be prepared in conformance with Bay Area Air Quality Management District (BAAQMD) methodology in assessing air quality impacts identified in BAAQMD's current <i>CEQA Air Quality Guidelines</i> at the time that the project is considered.</p> <p>If operation-related air pollutants are determined to have the potential to exceed the BAAQMD-adopted thresholds of significance, the City shall require the project applicant(s) to incorporate mitigation measures to reduce air pollutant</p>	Construction Contractors/ Project Applicants	Prior to Discretionary Approval; Appropriate Implementation during Construction	City of San Mateo Planning and Building Divisions	Review Technical Assessment and Mitigation Measure(s)	Once

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<p>emissions during operational activities. The identified measures shall be included as part of the conditions of approval or a mitigation monitoring and reporting plan adopted for the project as part of the project CEQA review. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Implementing commute trip reduction programs.</li> <li>▪ Unbundling residential parking costs from property costs.</li> <li>▪ Expanding bikeway networks.</li> <li>▪ Expanding transit network coverage or hours.</li> <li>▪ Using cleaner-fueled vehicles.</li> <li>▪ Exceeding the current Title 24 Building Envelope Energy Efficiency Standards.</li> <li>▪ Establishing on-site renewable energy generation systems.</li> <li>▪ Requiring all-electric buildings.</li> <li>▪ Replacing gas-powered landscaping equipment with zero-emission alternatives.</li> <li>▪ Implementing organics diversion programs.</li> <li>▪ Expanding urban tree planting.</li> </ul>					
<p><b>AQ-4:</b> Prior to discretionary approval by the City, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes) or Overburdened Community (as defined by the Bay Area Air Quality Management District [BAAQMD] Community Air Risk Evaluation Program), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City for review and approval. The HRA</p>	Project Applicant	Prior to Discretionary Approval; Appropriate Implementation of Mitigation Measures and Conditions of Approval	City of San Mateo Planning and Building Divisions	Review Health Risk Assessment, Mitigation Measures, and Conditions of Approval	Once

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<p>shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and BAAQMD. If the HRA shows that the cumulative and project-level incremental cancer risk, noncancer hazard index, and/or PM<sub>2.5</sub> exceeds the respective threshold, as established by BAAQMD (all areas of the City and Sphere of Influence) and project-level risk of 6.0 in Equity Priority Communities (as defined in the City of San Mateo General Plan) at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T-BACTs) and appropriate enforcement mechanisms, and demonstrate that they are capable of reducing potential cancer, noncancer risks, and PM<sub>2.5</sub> to an acceptable level. T-BACTs may include but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Restricting idling on-site beyond Air Toxic Control Measures idling restrictions</li> <li>▪ Electrifying warehousing docks</li> <li>▪ Requiring use of newer equipment</li> <li>▪ Requiring near-zero or zero-emission trucks for a portion of the vehicle fleet based on opening year.</li> <li>▪ Truck Electric Vehicle (EV) Capable trailer spaces.</li> <li>▪ Restricting off-site truck travel through the creation of truck routes.</li> </ul> <p>T-BACTs identified in the HRA shall be included as part of the conditions of approval or a mitigation monitoring and reporting plan adopted for the project as part of the project CEQA review.</p>					
<p><b>AQ-6:</b> Implement Mitigation Measures AQ-2, AQ-3, and AQ-4.</p>					

*See Mitigation Measures AQ-2, AG-3, and AQ-4.*

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