

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) for the Hillsdale Shopping Center North Block Reconfiguration Project reflects the analysis of impacts and mitigation measures included in the Initial Study/Mitigated Negative Declaration (IS/MND).

The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the Project. The MMRP includes the following information:

- A list of impacts and their corresponding mitigation measures.
- The party responsible for implementing the mitigation measures.
- The timing and procedure for implementation of the mitigation measure.
- The agency responsible for monitoring the implementation.
- The timing or frequency of monitoring activities.

PUBLIC RESOURCES CODE SEC. 21081.6(A) REQUIRES AN AGENCY TO ADOPT A PROGRAM FOR REPORTING OR MONITORING MITIGATION MEASURES THAT WERE ADOPTED OR MADE CONDITIONS OF PROJECT APPROVAL. THE CITY OF SAN MATEO WOULD ADOPT THIS MMRP, OR AN EQUALLY EFFECTIVE PROGRAM, IF IT APPROVES THE PROPOSED PROJECT WITH THE MITIGATION MEASURES INCLUDED IN THE

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TABLE E-1 MITIGATION MONITORING AND REPORTING PROGRAM (CONTINUED)

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measures	Implementing Party	Implementation Trigger/Timing	Monitoring Party	Monitoring/Reporting Action	Monitoring Frequency/Timing	Verified Implementation
AIR QUALITY						
AIR-1: During construction activities, the Project Applicant and/or its contractor shall ensure that off-road diesel-fueled equipment (e.g., rubber-tired dozers, graders, scrapers, excavators, asphalt paving equipment, cranes, and tractors) is California Air Resources Board (CARB) Tier 3 Certified or better. ¹ The City of San Mateo Community Development Department Building Division shall verify that these measures have been implemented during normal construction site inspections.	Project Applicant/Contractor	During construction	City of San Mateo Community Development Department Building Division	Regularly scheduled site inspections	Ongoing throughout construction	Initials: _____ Date: _____
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1: Prior to issuance of building permits for improvements in the area of the Project site with known, suspected or potential residual environmental contamination, the property owner shall to the extent such activities have not been performed by the property owner pursuant to the requirements of the RWQCB or other overseeing agency (Oversight Agency) under applicable environmental laws do all of the	Project developer	Prior to issuance of building permits	City of San Mateo Community Development Department Building Division	Verify that measures have been completed and retain for administrative record	Once, prior to issuance of building permits	Initials: _____ Date: _____

¹ The Clean Air Act of 1990 directed the EPA to study, and regulate if warranted, the contribution of off-road internal combustion engines to urban air pollution. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the EPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the EPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 horsepower and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards.

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following:						
1. Summarize available data regarding the extent and magnitude of soil and groundwater contamination at the subject property;						
2. Perform a data gap analysis;						
3. Based on the results of the data gap analysis determine whether additional investigation is needed to fill data gaps and if so, propose and perform such investigation with the approval of the Oversight Agency;						
4. Provide either a health risk assessment (HRA) or Feasibility Study (FS) containing a health risk assessment to summarize potential risks to human health and the environment posed by the contamination with respect to the proposed development;						
5. Based on the HRA or as set forth in the FS, develop remedial actions to address the identified risks based upon the proposed development, which remedial option may include engineering and institutional controls, and tentatively select the most appropriate remedial option to ensure that the proposed development will not present an unacceptable risk to human health and environment as required by applicable environmental laws, as well as procedures for proper management of contaminated soil and groundwater that may be encountered during development;						

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<p>and</p> <p>6. Submit a report to the Oversight Agency for review and regulatory approval of the proposed remedial plan, including engineering and/or institutional controls, under applicable environmental laws.</p> <p>The City of San Mateo Community Development Department Building Division shall verify that these measures have been completed prior to issuance of the building permits for improvements in the area of the Project site with known, suspected or potential residual environmental contamination.</p>						
LAND USE AND PLANNING						
<p>LU-1: The Project Applicant shall comply with the Tree Preservation Guidelines as listed in the Arborist Report prepared for this Project and the standard measures in SMMC 13.52.025. The recommendations in this section serve as general design guidelines and pre-construction treatments and recommendations to help mitigate or avoid impacts to trees being retained. These measures are subject to revision upon reviewing the updated project design, and the Arborist should be consulted in the event any cannot be feasibly implemented. The City of San Mateo Building Division shall verify compliance with the Arborist Report prior to issuance of building permits.</p>	Project Applicant, project contractor	Prior to issuance of building permits	City of San Mateo Community Development Planning and Building Division	Verify that measures have been completed and retain for administrative record	Once, prior to issuance of building permits	Initials: _____ Date: _____
NOISE						

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<p>NOISE-1: Develop a construction mitigation plan in close coordination with adjacent noise-sensitive land uses so that construction activities can be scheduled to minimize noise disturbance. The construction mitigation plan shall consider the following available controls to reduce construction noise levels as low as practical.</p> <ul style="list-style-type: none"> ▪ Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. ▪ Construction equipment must be well maintained. ▪ Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. “Quiet” equipment typical generates noise levels 5 dB lower than that of conventional equipment. ▪ Locate stationary noise-generating equipment as far as feasible from sensitive receptors, e.g., residences, when these receptors adjoin or are within 200 feet of a construction Project area. ▪ Prohibit unnecessary idling of internal combustion engines. ▪ Route construction related traffic along major roadways and as far as feasible from sensitive receptors. ▪ Ensure that construction activities, including the loading and unloading of materials and truck movements, are 	Project Applicant, project contractor	Prior to issuance of building permits	City of San Mateo Community Development Department Building Division	Review construction specifications materials and retain for administrative record	Once, prior to commencement of construction activities, and during regularly scheduled site inspections	Initials: _____ Date: _____

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<p>conducted in accordance with the hours restrictions set forth in Municipal Code Section 7.30.060(e) and Section 23.06.060.</p> <ul style="list-style-type: none"> Residences or noise-sensitive land uses adjacent to the construction site should be notified of the construction schedule in writing. Designate a "Construction Liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints, e.g., starting too early, bad muffler, etc., and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the Liaison at the construction site. <p>The City of San Mateo Community Development Department Building Division shall verify that these measures have been implemented during normal construction site inspections.</p>						
TRANSPORTATION AND TRAFFIC						
<p>TRANS-1: The Project Applicant shall install a four-way stop or a traffic signal at the intersection of East Sailer Drive and 31st Avenue. The City of San Mateo Community Development Planning Division shall review and approve plans for traffic control at the intersection prior to issuance of building permits.</p>	Project Applicant	Prior to issuance of building permits	City of San Mateo Community Development Public Works Division	Plan review	Once, prior to issuance of building permits	Initials: _____ Date: _____

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<p>TRANS-2: The Project Applicant shall employ a traffic consultant to monitor the 31st Avenue/East Sailer Drive crosswalks following full occupancy of the Project site. The traffic consultant shall monitors the crosswalks during anticipated peak periods (i.e. holiday shopping season) to identify pedestrian and vehicle conflicts that reduce the efficiency on 31st Avenue. The traffic consultant shall prepare a report describing the operations of the driveways and provide solutions to inefficiencies including, but not limited to the following:</p> <ul style="list-style-type: none"> ▪ Stationing personnel to monitor and direct traffic and pedestrians ▪ Installation of crosswalk signals, including lighting, crosswalk controls, and signage. ▪ On-going monitoring of traffic conditions. <p>The City of San Mateo Public Works Department shall review and approve the proposed measures prior to implementation. The Project Applicant shall be responsible for all activities associated with on-going implementation these activities.</p>	Project Applicant	After full occupancy of Project site	City of San Mateo Public Works Department	<p>Review and approval monitoring plan</p> <p>Review and approval of completed monitoring report</p> <p>Review and approval of all future monitoring reports</p>	<p>Once, prior to commencement of monitoring</p> <p>Once, following completion of monitoring report</p> <p>Following completion of all subsequent monitoring reports</p>	<p>Initials: _____</p> <p>Date: _____</p>