

**MITIGATION MONITORING AND REPORTING PROGRAM**

**City-Owned Downtown Affordable Housing and Parking  
Garage Project Site**

**CITY OF SAN MATEO**

**July 2020**

# P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study for the *City-Owned Downtown Affordable Housing and Parking Garage Project Site* concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant and for which no mitigation measures would be required.

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**CITY-OWNED DOWNTOWN AFFORDABLE HOUSING AND PARKING GARAGE PROJECT SITE (PA19-033)**

Impact	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<i>Mitigation Measures</i>				
<b>BIOLOGICAL RESOURCES</b>				
<b>Impact BIO-4:</b> Construction of the project could result in impacts to raptors and nesting birds.	<p><b>MM BIO-4.1:</b> Construction activities should be scheduled to avoid the nesting season to the extent practicable. If construction activities are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and CDFW will be avoided. The nesting season for most birds in San Mateo County extends from February 1st through August 30th.</p> <p><b>MM BIO-4.2:</b> If it is not practicable to schedule construction activities between September 1 and January 31 then preconstruction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no active nests will be disturbed during project implementation. These surveys shall be conducted no more than 14 days prior to the initiation of construction. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests)</p> <p><b>MM BIO-4.3:</b> If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that nests of species protected by the MBTA and CDFW shall not be disturbed during project implementation.</p>	Prior to issuance of demolition or grading permits, or removal or trimming of any trees.	Project Applicant / Project Contractor	Community Development Department and California Department of Fish and Wildlife

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	<b>MM BIO-4.4:</b> If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project may be removed prior to the start of the nesting season (e.g., prior to February 1st).			

**CULTURAL RESOURCES**

<b>Impact CUL-2:</b> Development of the project could result in impacts to buried prehistoric or historical archaeological deposits.	<b>MM CUL-2.1:</b> Archaeological monitoring shall occur for removal of the asphalt/concrete pavement, potholing, tree removal, and other ground disturbing activities prior to construction. If a sufficient subsurface sample has not been observed and documented by an archaeologist, mechanical presence/absence exploration shall occur to access the stratigraphy for the entire project APE. If this monitoring and trenching effort cannot be considered because of construction deadlines and methods, a suite of mechanical coring at both locations can be implemented as a logistical alternative. The depth would be commensurate with proposed impacts detailed in the vertical component to the Project APE. Given the size of the core samples, the samples may not yield sufficient information to make reliable conclusion as to the intactness of a potential archaeological resource. If archaeological deposits or features that appear eligible to the National Register of Historic Places are identified during exploration, an archaeological research design and work/treatment plan shall be prepared to facilitate archaeological excavation and evaluated any feature or deposit discovered to the National Register. Native American involvement and monitors will be needed for any Native American resources identified.	During demolition and ground disturbance.	Project Applicant / Project Contractor	Community Development Department – Building Division
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	<p>If buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 feet of the find shall cease until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. Construction and potential impacts to the area(s) within a radius determined by the archaeologist shall not recommence until the assessment is complete and accepted by the Community Development Department.</p> <p><b>MM CUL-2.2:</b> In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The San Mateo County Coroner shall be notified and make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.</p>			
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>Impact HAZ-2.1:</b> Construction and demolition activities could expose</p>	<p><b>MM HAZ-2.1:</b> One or more environmental cleanup plan(s) and a model Health and Safety Plan (HASP), to be adopted by project contractors, shall be approved by an environmental agency of applicable jurisdiction prior to issuance of a grading permit for the proposed construction. The</p>	<p>Prior to issuance of grading permits.</p>	<p>Project Applicant / Project Contractor</p>	<p>Community Development Department – Building Division</p>

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<p>construction workers to potentially unacceptable health risks from contaminated groundwater and soil vapor.</p>	<p>environmental cleanup plan(s) shall establish the measures to safely remove and or mitigate significant environmental health and safety risks (short- and long-term) potentially posed to future site users by the presence of hazardous materials in existing fill, contaminated groundwater, and soil gas beneath the site. Such environmental mitigation and or remediation approaches and techniques may include, among others, excavation of impacted media for disposal at appropriately permitted landfill facilities, engineered barriers to minimize exposure to hazardous materials. The environmental cleanup plan shall also include truck routes to avoid significant pedestrian, remediation-related truck traffic.</p> <p>The HASP, which will be adopted and implemented by the general contractor and its subcontractors, will be prepared by an appropriately credentialed individual and outline proper soil and groundwater handling procedures and other health and safety requirements for the protection of workers handling hazardous materials in fill and contaminated groundwater during construction. The HASP shall be consistent with the worker protection requirements of the Cal/OSHA Title 8 regulations for the protection of worker safety. The HASP shall also include measures and protocols for the protection of the public's environmental health which shall include among others: management of stockpiles and on site soils to prevent the mobilization of particulate matter (e.g., through windblown dust, soil tracked-out through trucks or other construction vehicles); and retention of construction water onsite.</p> <p>The presence of hazardous materials in fill and contaminated groundwater pose soil, soil gas and groundwater management</p>			

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	and potential health risks to be addressed as part of the Site development activities. The environmental cleanup plan(s) and or HASP objectives will be to protect environmental health and safety by minimizing exposure to construction workers, nearby residents and/or pedestrians, and future Site users to constituents in the soil, soil gas and groundwater.			
<b>NOISE</b>				
<b>Impact NOI-1.1:</b> Noise generated by rooftop mechanical equipment could exceed the City's ambient noise threshold.	<b>MM NOI-1.1:</b> Prior to issuance of building permits, mechanical equipment shall be selected and designed to reduce impacts on surrounding uses, in conformance with the City's requirements. A qualified acoustical consultant shall be retained by the project applicant to review mechanical noise as the equipment systems are selected in order to determine specific noise reduction measures necessary to reduce noise to comply with the noise limit of 55 dBA L50 or less at residential property lines, and 60 dBA L50 or less at commercial property lines. Noise reduction measures could include, but are not limited to the following: <ul style="list-style-type: none"> <li>• Selection of equipment that emits low noise levels;</li> <li>• Installation of additional noise barriers such as enclosures, and;</li> <li>• Increased height screening walls to block the line of sight between the noise source and the nearest receptors.</li> </ul>	Prior to the issuance of building permits.	Project Applicant / Project Contractor	Community Development Department – Building Division

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<p><b>Impact NOI-1.2:</b> Construction noise generated by the proposed project would result in a significant temporary noise impact.</p>	<p><b>MM NOI-1.2:</b> The project applicant shall incorporate the following mitigation measures into the proposed project to minimize the impact of construction noise on existing sensitive receptors.</p> <ul style="list-style-type: none"> <li>• A construction noise logistics plan shall be prepared that specifies hours of construction, noise and vibration minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints will be required to be in place prior to the start of construction and implemented during construction.</li> <li>• Construction activities shall be governed by the City’s Municipal Code, unless permission is granted with a development permit or other planning approval. All construction activities will occur within the following times: <ul style="list-style-type: none"> <li>○ Weekdays: between 7 am and 7 pm</li> <li>○ Saturdays: between 9 am and 5 pm</li> <li>○ Sundays and Holidays: between 12 pm and 4 pm or at other such hours as authorized or restricted by the permit, so long as they meet the following conditions:</li> </ul> </li> <li>• Hours for work in the City Right-of-Way are more restrictive based on Public Works Condition of Approval</li> </ul>	<p>Prior to issuance of grading and building permits and during construction activities on the site.</p>	<p>Project Applicant / Contractor</p>	<p>Community Development Department – Building Division</p>



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	<ul style="list-style-type: none"> <li>• All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) that are in good condition and appropriate for the equipment.</li> <li>• Maintain all construction equipment to minimize noise emissions.</li> <li>• Stationary equipment shall be located on the site so as to maintain the greatest possible distance to the sensitive receptors.</li> <li>• Unnecessary idling of internal combustion engines should be strictly prohibited.</li> <li>• Residential uses within 500 feet and commercial or office uses within 200 feet of the project site shall be notified of the construction schedule in writing.</li> <li>• The construction contractor shall provide the name and telephone number an on-site construction liaison. In the event that construction noise is intrusive to the community, the construction liaison shall investigate the source of the noise and require that reasonable measures be implemented to correct the problem.</li> </ul>			

<p><b>Impact NOI-2.1:</b> Groundborne vibration generated during construction of the proposed parking garage would result in a potentially significant impact on adjoining structures.</p>	<p><b>MM NOI-2.1:</b> The project applicant shall incorporate the following mitigation measures into the proposed project (parking garage) to reduce construction vibration impacts to a less than significant level.</p> <ul style="list-style-type: none"> <li>• Prior to the issuance of a grading permit, the project applicant shall submit a Construction Vibration Monitoring and Control Plan (Plan) prepared by an acoustical/vibration consultant, structural engineer or other appropriately qualified professional.</li> <li>• The Plan shall identify protocols for project construction activities to maintain vibration levels at or below the potential for building damage threshold. The protocols could include continuous vibration monitoring during the phases of construction most likely to generate high vibration levels such as excavation and foundation phases.</li> <li>• A pre-construction survey of the storage building along the project garage's property line shall also be conducted. The survey shall include photo or video documentation. The Plan shall adopt a building damage vibration threshold of PPV 0.5 inches per second or identify an alternative threshold as appropriate based on the condition of the building and the actual construction equipment/activities.</li> <li>• Because the construction vibration analysis identifies the potential for construction vibration to cause annoyance at the adjacent existing office building at 700 S. Claremont St. (i.e. calculated PPV exceeds 0.10 inches per second), the Plan shall also identify project construction methods to maintain vibration levels below the annoyance threshold. If it is not feasible to limit construction vibration level to below</li> </ul>	<p>Prior to grading permit issuance and during construction activities on the site.</p>	<p>Project Applicant / Project Contractor</p>	<p>Community Development Department – Planning Division</p>
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<b>MITIGATION MONITORING AND REPORTING PROGRAM</b> <b>CITY-OWNED DOWNTOWN AFFORDABLE HOUSING AND PARKING GARAGE PROJECT SITE (PA19-033)</b>				
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	the threshold, the Plan shall specify the expected periods that could result in annoyance and provide protocols for notifying the owner of the office building prior to those activities.			

**SOURCE:** City of San Mateo, *City-Owned Downtown Affordable Housing and Parking Garage Project Site*, May 2020.

In addition to the above mitigation measures, the project shall also implement the following as Conditions of Approval and Standard Permit Conditions.

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<b>Condition of Approval / Standard Permit Condition</b>	<b>Timeframe for Implementation</b>	<b>Responsibility for Implementation</b>	<b>Oversight of Implementation</b>
<b>BIOLOGICAL RESOURCES</b>			
<p>The following condition of approval would be applied to the proposed project due to the removal of 54 existing trees with diameters of greater than six inches (including four Heritage Trees).</p> <ul style="list-style-type: none"> <li>The applicant shall obtain a tree removal permit from the Planning Division for removal of existing trees with a diameter of six inches or larger, prior to the issuance of a Site Development Permit or demolition building permit, whichever is issued first. The applicant shall plant trees on the project site equivalent to the Landscape Unit (LU) value of trees to be removed or pay a fee in lieu of planting trees at the rate established in the annual Comprehensive Fee Schedule.</li> </ul>	Prior to the issuance of a Site Development Permit or demolition building permit.	Project Applicant / Project Contractor	Community Development Department – Building Division
<p>The following condition of approval would be applied to the proposed project due to the retention of two Heritage Trees on-site.</p> <ul style="list-style-type: none"> <li>The applicant shall protect all Heritage Trees designated to remain from damage during construction. Tree protection shall comply with all provisions of the Heritage Tree Ordinance, approved Tree Protection Plan contained in the approved project arborist's report, and any requirements imposed by the City. The following tree protection measures shall be shown on building permit drawings: <ul style="list-style-type: none"> <li>All recommendations for tree protection contained in the approved Tree Protection Plan contained in the approved project arborist's report, and/or additional requirements imposed by the City.</li> <li>Protective fencing shall be located at the drip line of existing major vegetation to remain. This protective fencing shall be constructed of solid</li> </ul> </li> </ul>	Prior to the issuance of a building permit and During construction activities on the site.	Project Applicant / Project Contractor	Community Development Department – Planning Division

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<p>wood, chain link, or other solid materials subject to approval of the Zoning Administrator.</p> <ul style="list-style-type: none"> <li>○ Oil, gas, chemicals, or construction materials shall not be stored within the drip line of trees that are designated to be preserved.</li> <li>○ Signs, wires, or other types of obstructions shall not be attached to trees.</li> <li>○ Trenching under the drip line of trees is to be avoided. If trenching is necessary, trenches are to be hand dug and major roots retained.</li> <li>○ All tree protection measures shall be constructed prior to issuance of a grading permit, demolition permit, or building permit. The Project Arborist shall submit a letter and photos to the Project Planner verifying that all tree protection measures are properly implemented prior to the issuance of the first building permit.</li> <li>○ All approved and installed Heritage Tree protection measures shall be maintained throughout the period of construction. The Project Arborist shall complete inspections on an as-need basis during the construction period and shall submit a monthly report of his/her findings in a letter sent by fax or email to the City Planner assigned to this project.</li> </ul>			
<b>GEOLOGY AND SOILS</b>			
<p>In accordance with the General Plan and the City's Municipal Code, Site Development Code 23.40.040, the following conditions of approval would reduce potential impacts from erosion to a less than significant level.</p> <ul style="list-style-type: none"> <li>• The project will be required to submit erosion control measures including silt fences, fiber rolls, proposed cribbing (retaining walls or riprap), terraces, and/or surface protection, required for drainage and erosion control of the property per the Municipal Code 23.40.040 (a) as a standard condition of approval prior to issuance of a building and/or grading permit, subject to review and approval of</li> </ul>	Prior to issuance of a grading permit and/or building permit.	Project Applicant / Project Contractor	Public Works Department – City Engineer

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the Public Works Department. Conformance with these measures will reduce soil erosion during construction. The applicant will submit an Erosion and Sediment Control Plan (which includes erosion control measures), if required by the City Engineer or Building Official.			
<p>The following conditions of approval shall be adhered to by the project to reduce impacts to any paleontological resources inadvertently discovered at the project site:</p> <ul style="list-style-type: none"> <li>Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be halted immediately within 50 feet of the discovery. The City of San Mateo Planning Division shall be immediately notified, and the applicant shall be responsible for retaining the services of a qualified paleontologist to determine the significance of the discovery. The paleontologist shall evaluate the uniqueness of the find and prepare a written report documenting the find and recommending further courses of action. Based on the significance of the discovery, the actions may include avoidance, preservation in place, excavation, documentation, recovery, or other appropriate measures as determined by the paleontologist.</li> </ul>	During construction activities on the site.	Project Applicant / Project Contractor	Community Development Department – Planning Division
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			
The project applicant shall, to the extent required by the Department of Toxic Substances Control (DTSC), install vapor barriers and/or passive venting beneath the proposed residential building on the 480 East 4th parcel to the satisfaction of DTSC. To the extent so required, the applicant shall include the improvement on the project plans prior to approval of the Foundation and/or Superstructure building permit application, whichever comes first.	Prior to issuance of building permits.	Project Applicant / Project Contractor	Community Development Department – Building Division

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<b>HYDROLOGY AND WATER QUALITY</b>			
<p>The following conditions, based on RWQCB requirements and City of San Mateo Standard Conditions of Approval, shall be implemented by the project in order to reduce potential construction-related water quality impacts:</p> <ul style="list-style-type: none"> <li>• Construction best management practices (BMPs) shall be implemented for reducing the volume of runoff and pollution in runoff to the maximum extent practicable during site excavation, grading, and construction. In accordance with the City's standards, these BMPs will include, but will not be limited to: <ul style="list-style-type: none"> <li>○ Avoid or minimize excavation and grading activities during wet weather, unless the City approves a winter erosion control plan submitted by the applicant.</li> <li>○ Use effective, site-specific erosion and sediment control methods during the construction periods. Provide temporary cover of all disturbed surfaces to help control erosion during construction.</li> <li>○ Provide permanent cover as soon as is practical to stabilize the disturbed surfaces after construction has been completed.</li> <li>○ Protect existing storm drain inlets in the project area from sedimentation with filter fabric fences gravel bags block and gravel filters.</li> <li>○ Cover and stabilize stockpiled soil and materials with tarps, geotextile fabric, hydroseeding and/or erosion control blankets</li> <li>○ Install berms or silt fencing around stockpiled materials to prevent stormwater runoff from transporting sediment off-site</li> </ul> </li> <li>• The applicant shall comply with the Stormwater Pollution Prevention Program Construction (SWPPC) permit requirements and prepare a Stormwater Pollution Prevention Plan (SWPPP) (San Mateo Municipal Code Section 7.39).</li> <li>• The project does not propose substantial excavation and is not expected to encounter groundwater; however, groundwater levels at the site are relatively</li> </ul>	<p>Prior to the issuance of a demolition, grading or building permit and during construction activities on the site.</p>	<p>Project Applicant / Project Contractor</p>	<p>Public Works Department</p>

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<p>shallow and the project could require dewatering of subsurface groundwater during construction. In accordance with the City’s Municipal Code (SMMC 7.38.150), the Director of Public Works may approve the discharge of ground waters to the sanitary sewer if the source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Public Works Department.</p>			
<p>The project shall comply with all City of San Mateo’s ordinances, policies, and processes regarding the post-construction treatment of stormwater runoff. Specifically, a Stormwater Management Plan (SWMP) will be developed, prior to issuance of building permits for project construction, to ensure compliance with City of San Mateo and Municipal Regional Permit (MRP) requirements. The SWMP will meet the criteria for stormwater protection outlined in the San Mateo Countywide Water Pollution Prevention Program C.3 Stormwater Technical Guidance.</p> <p>The project shall implement site design and source control BMPs for minimizing the volume of runoff and pollution in runoff to the extent practicable, per the MRP. These BMPs may include the following:</p> <ul style="list-style-type: none"> <li>• Disconnected downspouts that are directed into landscape areas;</li> <li>• Minimization of impervious surfaces and increased use of permeable pavement where feasible;</li> <li>• Location of all storm drain inlets to be stenciled with, “No Dumping! Flows to Bay” to discourage illegal dumping;</li> <li>• Location and design of trash enclosures (all shall be covered) and materials handling areas;</li> </ul>	<p>Prior to issuance of grading and/or building permits and complied with at all times that the use permitted by this planning application occupies the premises..</p>	<p>Project Applicant / Contractor</p>	<p>Public Works Department</p>



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<ul style="list-style-type: none"> <li>Use of effective, site-specific erosion and sediment control methods during post-construction periods.</li> </ul>			
<b>PUBLIC SERVICES</b>			
<p>The following Condition of Approval would be implemented by the project to ensure the project does not result in significant impacts to park facilities in the City:</p> <ul style="list-style-type: none"> <li>The applicant shall pay a park impact fee (SMMC Section 13.05.070) or a fee in-lieu of dedication of lands for park and recreation purposes (park in-lieu fee) (SMMC Chapter 26.64). The final fee shall be determined upon approval of the final map for the park In-lieu fee or prior to the issuance of the building permit for the park impact fee. The park in-lieu fee shall be paid prior to the release of the final map for recordation and the park impact fee shall be paid prior to the issuance of the building permit. If a project with an approved tentative map is issued a building permit prior to the approval of the final map, the applicant shall be subject to the payment of the park impact fee only prior to the issuance of the first building superstructure permit.</li> </ul>	Prior to issuance of building permits, and final map recordation.	Project Applicant	Community Development Department – Building Division
<b>TRANSPORTATION AND TRAFFIC</b>			
<p>The applicant shall implement all conditions per the Transportation Impact Analysis (408 E. 4th Avenue Residential Development Report, General Plan Conformance Transportation Analysis, dated 6/5/2020) and the Transportation Section of the Mitigated Negative Declaration. The design drawings shall be prepared by a Licensed Civil Engineer, and reviewed and approved by the City Engineer prior to issuance of the Superstructure Permit. The conditions are as follows:</p> <ul style="list-style-type: none"> <li><b>RESTRIPING AND RETIMING:</b> Restripe eastbound 5th Avenue with two through lanes. Two through lanes are required east of the proposed project driveway to the</li> </ul>	Prior to issuance of the Superstructure Building Permit.	Project Applicant	Public Works Department

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<p>Delaware Street intersection. At the Claremont Street intersection, eastbound 5th Avenue would be restriped with one shared left-through lane and one shared through-right lane. At the Delaware Street intersection, eastbound 5th Avenue would be restriped with one left-turn lane and one shared through-right lane. To accommodate the expected volumes under background plus project conditions, the intersection of Delaware Street and 5th Avenue would require signal retiming.</p> <ul style="list-style-type: none"> <li>• <b>KEEP CLEAR MARKINGS:</b> Install “Keep Clear” markings along eastbound 5th Avenue in front of the proposed project driveway to facilitate vehicles accessing the proposed garage.</li> <li>• <b>IMPLEMENTATION OF CLASS II BIKE LANES ON 5TH AVENUE:</b> Implement Class II bike lanes per the 2020 Bike Master Plan along both sides of 5th Avenue, from East of the Railroad tracks to Delaware Street.</li> <li>• <b>CROSSWALKS:</b> Install crosswalks at the intersection of Claremont Street and 5th Avenue on all approaches to complete the pedestrian network within the immediate project vicinity.</li> <li>• <b>REMOVAL OF ON-STREET PARKING:</b> Remove all on-street parking along both sides of 5th Avenue from East of the Railroad Tracks to Delaware Street for lane restriping, implementation of bike lanes and sight visibility as outlined in this condition.</li> </ul>			

**SOURCE:** City of San Mateo, *City-Owned Downtown Affordable Housing and Parking Garage Project Site*, May 2020.