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## MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) is formulated based upon the findings of the Initial Study (IS) and Environmental Impact Report (EIR) prepared for the Burton and Highlands Parks Project (project). The MMRP, which is found in Table A, lists mitigation measures recommended in the IS/MND and EIR prepared for the proposed project and identifies mitigation monitoring requirements. The Final MMRP must be adopted when the City of San Carlos (City) makes a final decision on the project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the Lead Agency to adopt an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the IS/MND during implementation of the project.

The MMRP is organized in a matrix format. The first two columns identify the potential impacts and corresponding mitigation measures. The third column, entitled *Timeframe for Implementation*, includes the timeframe that monitoring will occur to ensure that the mitigating action is completed. The fourth column, entitled *Responsibility for Implementation*, includes the party responsible for implementing the mitigation measure. The fifth column, entitled *Oversight of Implementation*, includes the party responsible for oversight or ensuring that the mitigation measure is implemented.

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**Table A: Mitigation Monitoring and Reporting Program**

| Environmental Impact   | Mitigation Measure  | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
|--|---|------------------------------|-----------------------------------|-----------------------------|
| <b>III. AIR QUALITY</b>  |   |                              |                                   |                             |
| <p>Implementation of the proposed project may violate air quality standards or contribute substantially to an existing or projected air quality violation.</p> | <p>AIR-1: Consistent with the Basic Construction Mitigation Measures required by the BAAQMD, the following actions shall be incorporated into construction contracts and specifications for the project:</p> <ul style="list-style-type: none"> <li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>• All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> <li>• Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>• A publicly visible sign shall be posted with the telephone number and person to contact at the City of San Carlos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul> |                              |                                   |                             |

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| Environmental Impact  | Mitigation Measure   | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
|---|--|------------------------------|-----------------------------------|-----------------------------|
| <b>C. NOISE</b>   |  |                              |                                   |                             |
| <p>NOI-1: Noise from construction activities at the project sites would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>   | <p>NOI-1: The project contractor shall implement the following measures during construction of the project:</p> <ul style="list-style-type: none"> <li>• Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</li> <li>• Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site.</li> <li>• Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction.</li> <li>• Ensure that all general construction related activities are restricted to 8:00 a.m. and 6:00 p.m. Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturdays and Sundays. No construction shall be permitted on certain holidays.</li> <li>• Designate a "disturbance coordinator" at the City of San Carlos who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem.</li> </ul> |                              |                                   |                             |
| <b>B. TRANSPORTATION AND CIRCULATION</b>  |  |                              |                                   |                             |
| <p>TRA-1: During the weekday PM peak period, the addition of project-generated traffic in the Near-Term Condition would result in a significant impact at the intersection of Cedar Street/Brittan Avenue. All other study intersections would continue operating at acceptable levels of service with project-generated traffic.</p> | <p>TRA-1: To achieve acceptable intersection operation under Near-Term plus Project Conditions, the City shall implement one of the following measures:</p> <ul style="list-style-type: none"> <li>• Convert the Cedar Street/Brittan Avenue intersection from an all-way-stop controlled intersection to a traffic signal controlled intersection, or</li> <li>• Convert the Cedar Street/Brittan Avenue intersection from an all-way-stop controlled intersection to a mini-roundabout.</li> </ul>   |                              |                                   |                             |

**Table A: Mitigation Monitoring and Reporting Program**

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|--|---|------------------------------|-----------------------------------|-----------------------------|
| <p>TRA-2: During the weekday PM peak period under Cumulative Plus Project Conditions, the addition of project-generated traffic would result in a significant impact at the intersection of Cedar Street/ Brittan Avenue. The project's incremental effect would be cumulatively considerable.</p> | <p>TRA-2: Implement Mitigation Measure TRA-1.</p>   |                              |                                   |                             |
| <p>TRA-3: The addition of project-generated vehicular traffic would increase the potential for conflicts with pedestrians crossing streets or parking lots to access the parks which would be a significant impact.</p>  | <p>TRA-3: The City shall implement the following pedestrian improvements to reduce the impact to a less-than-significant level:</p> <ul style="list-style-type: none"> <li>• At Burton Park, the City shall construct pedestrian sidewalks and crosswalks along Baytree Road between Chestnut Street and Woodland Avenue. The crosswalks shall be high-visibility (i.e., zebra or ladder styles).</li> <li>• At Highlands Park, the City shall enhance pedestrian crossing opportunities along Aberdeen Drive to include a high-visibility crosswalk (with curb ramps) at the north side of the intersection of Glasgow Lane. The City shall install a new curb ramp on the west side of Aberdeen Drive across from the existing curb ramp at the northeast corner at Glasgow Lane. Additionally, the City shall initiate a program to prohibit on-street parking adjacent to existing driveways along Aberdeen Drive to improve driver sight lines and enhance safety in the areas nearest each driveway.</li> </ul> |                              |                                   |                             |

Source: LSA 2018

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