

**APPENDIX I:
MITIGATION MONITORING AND REPORTING PROGRAM**

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Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) for the Serramonte Shopping Center Expansion Project reflects the analysis of impacts and mitigation measures included in the Environmental Impact Report (EIR).

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 Daly City would adopt this MMRP, or an equally effective program, if it approves the proposed Project with the mitigation measures included in the EIR.

MITIGATION MONITORING AND REPORTING PROGRAM

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TABLE I-I 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-1A: Electrical vehicle Level 2 charging stations shall be provided for the commercial, hotel, and medical office land uses in the Serramonte Shopping Center for the review and approval of the Daly City Planning Division.						
A minimum of one electric vehicle charging space shall be provided for every 25,000 square feet of non-residential building square footage. The location of the electrical vehicle charging stations shall be specified on site plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.	Project developer	Prior to issuance of occupancy permits	City of Daly City Building Division	Review site plans	Once, prior to issuance of Certificate of Occupancy	Initials: _____ Date: _____
AIR-1B: Applicants, or their designee, for large non-residential development projects (e.g., employers with 50 employees at work site) in the Serramonte Shopping Center shall establish an employee trip commute reduction program (CTR), in conformance with the Bay Area Air Quality Management District's Commuter Benefits Program (California Government Code Section 65081). The program shall offer one of the following commuter benefit options:						
<ul style="list-style-type: none"> ▪ Pre-tax benefit: Allow employees to exclude their transit or vanpooling expenses from taxable income, up to \$130 per month. ▪ Employer provided subsidy: Provide a subsidy to reduce or cover employees' monthly transit or vanpool costs, up to \$75 per month. ▪ Employer-provided transit: Provide a free or low-cost transit service for employees, such as a bus, shuttle or vanpool service. ▪ Alternative commuter benefit: Provide an alternative commuter benefit that is as effective in reducing single-occupancy commute trips, as 	Project developer	Prior to issuance of occupancy permits	City of Daly City Planning Division	Review employee trip commute reduction program (CTR) and retain for administrative record	Once, prior to issuance of Certificate of Occupancy	Initials: _____ Date: _____

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<p>the options above.</p> <p>The employer shall also provide information about other commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the Project Site, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible location and/or made available online. The project applicant shall provide bicycle end-trip facilities, including bike parking, showers, and lockers and consider the following additional incentives for commuters as part of the CTR program:</p> <ul style="list-style-type: none"> ▪ Preferential carpool parking. ▪ Flexible work schedules for carpools. ▪ Telecommute and/or flexible work hour programs. ▪ Car-sharing program (e.g., Zipcar). <p>The CTR program shall be prepared for the review and approval by the Planning Division prior to occupancy permits.</p>	Project developer	During building plan review, prior to issuance of building permits	City of Daly City Building Division	Review architectural plans based on current Building Efficiency Standards at time building permits are issued to City	Once, prior to issuance of building permits	Initials: _____ Date: _____
<p>AIR-1C: Applicants for future projects within the Serramonte Shopping Center shall design individual habitable non-residential structures to be 15 percent more energy efficient than the current Building and Energy Efficiency Standards. The 15-percent reduction in building envelope energy use shall be based on the current Building and Energy Efficiency Standards (Title 24, Part 6, of the California Building Code) that is in place at the time building permits are submitted to the City. Architectural plans submitted to the Building Division shall identify the requirement to reduce building energy use by 15 percent to meet this</p>						

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requirement.						
<p>AIR-2: The construction contractor(s) for the Serramonte Shopping Center shall comply with the following BAAQMD Best Management Practices for reducing construction emissions of PM₁₀ and PM_{2.5}:</p> <ul style="list-style-type: none"> ▪ Water all active construction areas at least twice daily or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 mph. Reclaimed water should be used whenever possible. ▪ Pave, apply water twice daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). ▪ Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed all paved access roads (e.g., Monarch Bay Drive and Fairway Drive), parking areas and staging areas at the construction site to control dust. ▪ Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the Project site, or as often as needed, to keep streets free of visible soil material. ▪ Hydro-seed or apply non-toxic soil stabilizers to inactive construction areas. ▪ Enclose, cover, water twice daily, or apply non- 	Project contractor	During building plan review, prior to issuance of any permits for on-site construction activity	City of Daly City Building Division	Review construction specifications and retain for administrative record	Once, prior to issuance of building permits, and during regularly scheduled site inspections	Initials: _____ Date: _____

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<p>toxic soil binders to exposed stockpiles (dirt, sand, etc.)</p> <ul style="list-style-type: none"> ▪ Limit vehicle traffic speeds on unpaved roads to 15 mph. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Install sandbags or other erosion control measures to prevent silt runoff from public roadways. ▪ The Daly City Building Official or their designee shall verify compliance that these measures have been implemented during normal construction site inspections. 						
<p>AIR-3: Implementation of Mitigation Measures AIR-1A through AIR-1C would reduce operational air quality impacts.</p>				See Mitigation Measure AIR-1A through Mitigation Measure AIR-1C.		
<p>AIR-4: Implementation of Mitigation Measures AIR-1A through AIR-1C and Mitigation Measure AIR-2 would reduce cumulative air quality impacts.</p>				See Mitigation Measure AIR-1A through Mitigation Measure AIR-1C, and Mitigation Measure AIR-2.		
BIOLOGICAL RESOURCES						
<p>BIO-1: Ensure Avoidance of Bird Nests in Active Use. Tree removal and landscape grubbing shall be performed in compliance with the Migratory Bird Treaty Act and relevant sections of the California Fish and Game Code to avoid loss of nests in active use. This shall be accomplished by scheduling tree removal and landscape grubbing outside of the bird nesting season (which occurs from February 1 to August 31) to avoid possible impacts on nesting birds if new nests are established in the future. Alternatively, if tree removal and landscape grubbing cannot be scheduled during the non-nesting season (September 1 to January 31), a pre-construction nesting survey shall be conducted. The pre-construction nesting survey shall include the</p>	Project developer, qualified Biologist	Prior to issuance of any permits for on-site construction activity	City of Daly City Planning 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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Mitigation Measures	Implementing Party	Implementation Trigger/Timing	Monitoring Party	Monitoring/Reporting Action	Monitoring Frequency/Timing	Verified Implementation
following:						
<ul style="list-style-type: none"> <li data-bbox="184 396 638 516">▪ A qualified biologist (Biologist) shall conduct a pre-construction nesting bird (both passerine and raptor) survey within seven calendar days prior to tree removal, landscape grubbing, and/or building demolition. <li data-bbox="184 537 638 657">▪ If no nesting birds or active nests are observed, no further action is required and tree removal, landscape grubbing, and building demolition shall occur within seven calendar days of the survey. <li data-bbox="184 678 638 799">▪ Another nest survey shall be conducted if more than seven calendar days elapse between the initial nest search and the beginning of tree removal, landscape grubbing, and building demolition. <li data-bbox="184 820 638 1122">▪ If any active nests are encountered, the Biologist shall determine an appropriate disturbance-free buffer zone to be established around the nest location(s) until the young have fledged. Buffer zones vary depending on the species (i.e., typically 75 to 100 feet for passerines and 300 feet for raptors) and other factors such as ongoing disturbance in the vicinity of the nest location. If necessary, the dimensions of the buffer zone shall be determined in consultation with the California Department of Fish and Wildlife. <li data-bbox="184 1143 638 1344">▪ Orange construction fencing, flagging, or other marking system shall be installed to delineate the buffer zone around the nest location(s) within which no construction-related equipment or operations shall be permitted. Continued use of existing facilities such as surface parking and site maintenance may continue within this buffer zone. <li data-bbox="184 1365 638 1414">▪ No restrictions on grading or construction activities outside the prescribed buffer zone are 						

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<p>required once the zone has been identified and delineated in the field and workers have been properly trained to avoid the buffer zone area.</p> <ul style="list-style-type: none"> Construction activities shall be restricted from the buffer zone until the Biologist has determined that young birds have fledged and the buffer zone is no longer needed. A survey report of findings verifying that any young have fledged shall be submitted by the Biologist for review and approval by the City of Daly City prior to initiation of any tree removal, landscape grubbing, building demolition, and other construction activities within the buffer zone. Following written approval by the City, tree removal, and construction within the nest-buffer zone may proceed. 						
CULTURAL RESOURCES						
CUL-1: Site clearing, grading, and other ground disturbing construction activities will be monitored by a qualified archaeologist. If historic/prehistoric artifacts or human remains are discovered during ground disturbing activities, the following measures will be implemented:						
<ul style="list-style-type: none"> In compliance with State law (section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event human remains are encountered during grading and construction, all work within 50 feet of the find will stop and the San Mateo County Coroner's office will be notified. If the remains are determined to be Native American, the Coroner would notify the Native American Heritage Commission to identify the "Most Likely Descendant" (MLD). The City, in consultation with the MLD, would then prepare a plan for treatment, study and re-interment of the remains. In compliance with State law (section 7050.5 of 	Project contractor, qualified professional archaeologist	During construction	City of Daly City Building Division	As determined in consultation with qualified archaeologist	Ongoing throughout construction	Initials: _____ Date: _____

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Mitigation Measures	Implementing Party	Implementation Trigger/Timing	Monitoring Party	Monitoring/Reporting Action	Monitoring Frequency/Timing	Verified Implementation
the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event that historical artifacts are found during grading and construction, all work within 50 feet of the find will stop and a qualified archaeologist will examine the find. All significant artifacts and samples recovered during construction would be cataloged and curated by a qualified archaeologist and placed in an appropriate curation facility. The archaeologist must then submit a plan for evaluation of the resource to the City of Daly City Planning Division for approval. If the evaluation of the resource concludes that the found resource is eligible for the California Register of Historic Resources, a mitigation plan must be submitted to the City of Daly City Planning Division for approval. The mitigation plan must be completed before earthmoving or construction activities can recommence within the designated resource area.						
CULT-3: Compliance with Mitigation Measure CULT-1.	Project developer, qualified professional archaeologist	During construction	City of Daly City Planning Division	As determined in consultation with qualified archaeologist	Ongoing throughout construction	Initials: _____ Date: _____
GREENHOUSE GAS EMISSIONS						
GHG-1: Implementation of Mitigation Measures AIR-1A through AIR-1C.	Project developer	Prior to issuance of any permits for on-site construction activity	City of Daly City Planning 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: _____
GHG-3: Implementation of Mitigation Measures AIR-1A through AIR-1C would reduce cumulative air quality impacts.	Project developer	Prior to issuance of any permits for on-site construction activity	City of Daly City Planning 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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Mitigation Measures	Implementing Party	Implementation Trigger/Timing	Monitoring Party	Monitoring/Reporting Action	Monitoring Frequency/Timing	Verified Implementation
NOISE						
NOISE-1: Perform a detailed analysis of the noise reduction requirements and the needed noise insulation features for the hotel. The analysis must show that the hotel will meet the 45 CNEL interior noise requirement of Title 24 of the California Building Code, and the applicant must implement the required construction features to the satisfaction of the Planning Department Director prior to obtaining building permits for the hotel. Interior noise reduction may be achieved with upgraded construction materials for windows, wall assemblies, and exterior doors.	Project developer	During building plan review, prior to issuance of building permits	City of Daly City Planning Division, Building Division	Consider measures to include in construction and site plans and retain for administrative record	Once prior to issuance of building permits for hotel.	Initials: _____ Date: _____
TRANSPORTATION AND TRAFFIC						
For Mitigation Measures TRANS-1B, TRANS-1C, TRANS-4B and TRANS-8E, the City of Daly City shall establish a Mitigation Fee Program based on studies funded by the Project developer. Fair share payment shall be paid to the program prior to issuance of building permits, and dispersed for construction of improvement and when improvement is constructed.						
TRANS-1A: The following shall be implemented:						
<ul style="list-style-type: none"> ▪ Shift the center median of Gellert Boulevard approximately 12 feet to the west between Serramonte Boulevard and the entrance driveway to the retail development on the southeast corner of Serramonte Boulevard and Gellert Boulevard. ▪ Restripe the roadway of the northbound approach (within the existing right-of-way) with lane configurations to include: <ul style="list-style-type: none"> • Two exclusive left-turn lanes • One through lane • One through-right turn lane • One exclusive right-turn lane • Reduce number of southbound receiving lanes from three to two 	Project developer	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Plan review	Prior to issuance of certificate of occupancy	Initials: _____ Date: _____

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<ul style="list-style-type: none"> ▪ Restripe the roadway of the southbound approach (within the existing right-of-way) for the lane configurations to include: <ul style="list-style-type: none"> • Two exclusive left-turn lanes • One-through-right turn lane ▪ Remove split-phasing for the northbound and southbound approaches and implement lead-lag left turn phasing. Lead-lag left turn phasing will eliminate any geometric constraints by having northbound and southbound left turn movements go at different times 						
TRANS-1B: Install actuated-uncoordinated traffic signal <u>at SR-1 Southbound Ramps at Clarinada Avenue</u>	Project developer, City of Daly City Public Works Department	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Review and approval of Mitigation Fee Program	Once, prior to commencement of construction activities	Initials: _____ Date: _____
TRANS-1C: Install actuated-uncoordinated traffic signal <u>at the intersection of Callan Boulevard and Serramonte Boulevard</u>	Project developer, City of Daly City Public Works Department	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Review and approval of Mitigation Fee Program	Once, prior to commencement of construction activities	Initials: _____ Date: _____
TRANS-4B: For the intersection of Callan Boulevard & Serramonte Boulevard, implement Mitigation TRANS-1C.	See Mitigation Measure TRANS-1C.					
TRANS-4C: For the intersection of Serramonte Boulevard & Serramonte Center South Driveway, implement the following: <ul style="list-style-type: none"> ▪ Increase the queue storage of the eastbound left turn pocket by at least 100 feet (to have at least 285 feet of queue storage) in order to accommodate the entire 95th percentile queue within the available storage. ▪ Modify the signal timing to increase the available green time for the eastbound left turn lane. 	Project developer,	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Approval of design elements	During construction	Initials: _____ Date: _____
TRANS-4D: For the intersection of Gellert Boulevard and Serramonte Boulevard, implement	See Mitigation Measure TRANS-1A.					

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Mitigation TRANS-1A.						
TRANS-6A: Install marked crosswalks and ADA compliant curb ramps at the intersection of Callan Boulevard and Serramonte Center West.	Project developer,	Prior to construction of Parking Garage	City of Daly City Planning Division City of Daly City Public Works Department	Site plan review Site Inspection	Prior to commencement of construction activities, and during regularly scheduled site inspections	Initials: _____ Date: _____
TRANS-6B: Install marked crosswalks and ADA compliant curb ramps at the intersection of Callan Boulevard and Clarinada Avenue.	Project developer	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Planning Division City of Daly City Public Works Department	Site plan review Site Inspection	Prior to commencement of construction activities, and during regularly scheduled site inspections	Initials: _____ Date: _____
TRANS-8A: Implementation of Mitigation Measure TRANS-1A.	See Mitigation Measure TRANS-1A					
TRANS-8B: Optimize the traffic signal green time to better accommodate both Cumulative background and Project traffic volumes <u>at the intersection of Serramonte Boulevard and Junipero Serra Boulevard.</u>	Project developer	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Site Inspection	Prior to issuance of certificate of occupancy, and during regularly scheduled site inspections	Initials: _____ Date: _____
TRANS-8C: Optimize the traffic signal timing <u>at the intersection of Serramonte Boulevard and El Camino Real.</u>	Project developer	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Site Inspection	Prior to issuance of certificate of occupancy, and during regularly scheduled site inspections	Initials: _____ Date: _____
TRANS-8D: The following shall be implemented <u>at the intersection of Gellert Boulevard and Hickey Boulevard:</u> ▪ Install a right-turn overlap signal phase on the westbound approach	Project developer	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Site Inspection	Prior to issuance of certificate of occupancy, and during regularly scheduled site inspections	Initials: _____ Date: _____

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<ul style="list-style-type: none"> ▪ Optimize the signal timing 						
TRANS-8E: Install actuated uncoordinated traffic signal <u>at the intersection of Callan Boulevard and Southgate Avenue.</u>	Project developer, City of Daly City	Prior to occupancy of the improvements scheduled in the Southwest Quadrant	City of Daly City Public Works Department	Site Inspection	During regularly scheduled site inspections	Initials: _____ Date: _____

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