

Mitigation Monitoring and Reporting Program

Serramonte Views Condominiums and Hotel Project
File Nos. GPA-9-14-9640, PD-9-14-9637, SUB-9-14-9643, Design Review-9-14-9644
SCH # 2016062063



August 2018

MITIGATION MONITORING AND REPORTING PROGRAM

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Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Air Quality				
<p>Impact AQ – 1: The project would generate significant dust during construction activities that would affect nearby sensitive receptors, if best management practices are not implemented.</p>	<p>MM AQ – 1.1: The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-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. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or 	<p>The applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community Development prior to the issuance of a grading permit.</p>	<p>Director of Economic and Community Development</p>

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	<p>reducing the maximum idling time to five 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.</p> <ul style="list-style-type: none"> • 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. • A publicly visible sign shall be posted with the telephone number and person to contact at the City of Daly City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management Air District’s phone number shall also be visible to ensure compliance with applicable regulations. 			
<p>Impact AQ – 2: Project construction could result in excess residential cancer risks of 26.2 in</p>	<p>MM AQ – 2.1: All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. Note that</p>	<p>The project applicant and contractors shall be responsible for implementing the mitigation measures</p>	<p>All measures shall be printed on all construction documents, contracts, and</p>	<p>Director of Economic and Community Development</p>

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one million for an infant exposure.	the construction contractor could use other measures to minimize construction period DPM emission to reduce the predicted cancer risk below the thresholds. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters ¹ or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.	during all phases of construction. If using other measures than Tier 4, provide documentation sufficient to meet BAAQMD thresholds prior to the issuance of a grading permit.	project plans and shall be reviewed by the Director of Economic and Community Development.	
Biological Resources				
Impact BIO-1: The project may disturb nesting birds on and adjacent to the site during construction.	MM BIO-1.1: In order to protect nesting birds on and adjacent to the project site the following measures will be implemented: <ul style="list-style-type: none"> • Pre-construction nesting bird surveys shall be completed prior to tree removal if removal or construction is proposed to commence during the breeding season (February 1 to August 31) in order to avoid impacts to nesting birds. Surveys shall be completed by a qualified biologist no more 	The project applicant and contractors shall be responsible for implementing the mitigation measures prior to project construction if scheduled during February 1 to August 31.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community	Director of Economic and Community Development

¹ See <http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>

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	<p>than 14 days before construction begins. During this survey, the biologist or ornithologist shall inspect all trees and other possible nesting habitats in and within 250 feet of the project boundary.</p> <ul style="list-style-type: none"> • If an active nest is found in an area that would be disturbed by construction, the ornithologist shall designate an adequate buffer zone (~250 feet) to be established around the nest, in consultation with the California Department of Fish and Wildlife (CDFW). The buffer would ensure that nests shall not be disturbed until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts. • The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Community Development, prior to the issuance of a grading permit or demolition permit. 		<p>Development prior to the issuance of a grading permit. The report indicating the nesting survey results shall be provided prior to issuance of a grading permit.</p>	
Cultural Resources				
<p>Impact CUL-1: Construction of the</p>	<p>MM CUL-1.1: <i>Unique Paleontological and/or Geologic Features and Reporting.</i> Should a unique paleontological resource or site or unique geological feature be identified at the project site during any</p>	<p>The project applicant and contractors shall be responsible for</p>	<p>All measures shall be printed on all construction</p>	<p>Director of Economic and</p>

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<p>proposed project and associated off-site improvements could result in significant impacts to archaeological resources, unique paleontological resources/sites, unique geologic features, or human remains, if present on-site.</p>	<p>phase of construction, all ground disturbing activities within 25 feet shall cease and the City Planning Manager notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. The identified mitigation measures shall be implemented. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is carried out. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.</p> <p>MM CUL-1.2: <i>Undiscovered Archaeological Resources.</i> If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Planning Manager shall be notified. The project sponsor shall hire a qualified archaeologist to</p>	<p>implementing the mitigation measures during all phases of construction prior to the issuance of a grading permit.</p>	<p>documents, contracts, and project plans and shall be reviewed by the Director of Economic and Community Development.</p> <p>A report shall be submitted to the City of Daly City documenting the results of the paleontological assessment.</p> <p>The City Planning Manager shall be notified of any undiscovered archaeological resources. A DPR 523 (A-J) form shall be filed with the NWIC.</p>	<p>Community Development</p>

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	<p>conduct a field investigation. The City Planning Manager shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior’s Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.</p> <p>MM CUL-1.3: <i>Human Remains.</i> If human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Planning Manager and the San Mateo County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a</p>		<p>The City Planning Manager and the San Mateo County coroner shall be notified if any human remains are discovered.</p>	

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	<p>professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Daly City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Daly City, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.</p> <p>MM CUL-1.4: Report of Archaeological Resources. If archaeological resources are identified, a final report summarizing the discovery of cultural materials shall be submitted to the City’s Planning Manager prior to issuance of building permits. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found and</p>			

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	conclusion, and a description of the disposition/curation of the resources.			
Geology and Soils				
<p>Impact GEO – 1: The proposed project could result in soil erosion and the loss of topsoil. (Significant Impact)</p>	<p>MM GEO – 1.1: Buildings shall be designed and constructed in accordance with a final design-level geotechnical investigation to be completed for the project by a qualified professional and submitted to the City of Daly City Planning Manager. The final design-level geotechnical investigation shall identify requirement for the placement of fill on the project site and building foundations.</p> <p>MM GEO – 1.2: The civil engineer and the project landscape contractor shall implement a comprehensive erosion control plan to account for seasonal rainfall during and following construction. The project engineering geologist shall make periodic inspections of the site drainage and erosion control features for a period of two years.</p>	<p>The project design shall follow the recommendations of a final design level geotechnical report prior to issuance of a building permit.</p> <p>The erosion inspection report provided two years after certificate of occupancy.</p>	<p>Final design shall be prepared by a qualified professional engineer and approved by the Daly City Department of Public Works.</p> <p>The project engineering geologist shall make periodic inspections of the site drainage and erosion control features and provide a report to the City containing the results.</p>	<p>Department of Public Works</p>

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Hazards and Hazardous Materials				
Impact HAZ – 1: Groundwater beneath the project could be contaminated, therefore disposal of groundwater generated by excavation dewatering activities could pose a significant hazard to human health and to the surrounding environment.	MM HAZ – 1.1: The project applicant shall prepare a dewatering plan to ensure analysis and proper treatment and disposal of groundwater. The plan shall include research into permitting, testing, and handling requirements for disposal of groundwater generated by excavation dewatering activities. Treatment of groundwater will either be at the North San Mateo County Sanitation District Facility or through use of on-site treatment (e.g. pumped into filtration units) prior to discharge to the stormwater system.	The project applicant shall be responsible for drafting the dewatering plan for the development prior to receiving grading and building permits.	The dewatering plan shall be reviewed and approved by the Daly City Department of Public Works.	Department of Public Works
Impact HAZ – 2: The proposed project exceeds 200 feet in height and, therefore, requires submittal to the FAA for airspace safety review.	MM HAZ – 2.1: The project applicant would be required to file Form 7460-1 with the FAA for determination of “no hazard.” The applicant would be required to provide proof of the determination of no hazard to the City and incorporate any required conditions into the project prior to the issuance of a building permit.	The project applicant would be required to file Form 7460-1 prior to issuance of a building permit.	The applicant would be required to show proof of a “no hazard” determination with the FAA.	Director of Economic and Community Development
Noise				
Impact NV – 1: The project would construct condominium buildings and a hotel adjacent to noise sensitive, residential	MM NV – 1.1: The Project applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor: <ul style="list-style-type: none"> • Maximize the physical separation between noise generators and noise 	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of	All measures shall be printed on all construction documents, contracts, and project plans and	Director of Economic and Community Development

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<p>uses which could result in temporary disturbances during construction.</p>	<p>receptors. Such separation includes, but is not limited to, the following measures:</p> <ul style="list-style-type: none"> - Use heavy-duty mufflers for stationary equipment and barriers around particularly noisy areas of the site or around the entire site; - Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors; - Locate stationary equipment to minimize noise impacts on the community; - Minimize backing movements of equipment; • Use quiet construction equipment whenever possible; • Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers shall be used on other equipment. Other quieter procedures, such as drilling rather than using 	<p>construction and prior to the issuance of a grading permit.</p>	<p>shall be reviewed by the Director of Economic and Community Development.</p>	

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	<p>impact equipment, shall be used whenever feasible;</p> <ul style="list-style-type: none"> • Prohibit unnecessary idling of internal combustion engines; and • Select routes for movement of construction-related vehicles and equipment in conjunction with the Daly City Community Development Department so that noise-sensitive areas, including residences and schools, are avoided as much as possible. • The project sponsor shall designate a “disturbance coordinator” for construction activities. The coordinator would be responsible for responding to any local complaints regarding construction noise and vibration. The coordinator would determine the cause of the noise or vibration complaint and would implement reasonable measures to correct the problem. • The construction contractor shall send advance notice to neighborhood residents within 300 feet of the project site regarding the construction 	<p>The construction contractor shall notify the neighborhood residents within 300 feet two weeks in</p>	<p>The construction contractor shall send a notice to neighborhood residents within</p>	

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	schedule and including the telephone number for the disturbance coordinator at the construction site.	advance of construction.	300 feet of the project site.	
Transportation				
<p>Impact TRANS – 1: The project would add delay to the unsignalized intersection of SR 1 Northbound Ramps and Serramonte Boulevard, which currently operates during the AM peak hour at a deficient level of service without the project.</p>	<p>MM TRANS – 1.1: The City of Daly City shall install a traffic signal at the intersection. This intersection currently meets the peak hour signal warrant during the AM peak hour, without or with the project. Signalizing this intersection would improve the average intersection delay to LOS C. The installation of a signal and turning lanes at this intersection is a planned intersection improvement under the Daly City General Plan, within a 10-year time frame. The project shall contribute a proportional share to the cost of the improvements.</p>	<p>The project applicant shall pay fair share fees prior to issuance of a building permit. The City shall install signal within 10 years of the first occupancy permit.</p>	<p>The applicant shall pay fair share fees prior to issuance of a building permit for each building.</p>	<p>Department of Public Works</p>

Source: *Serramonte Views Project Draft Environmental Impact Report*. January 2018.