

EXHIBIT D: MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the 2045 General Plan Reset, herein referred to as the “proposed project” or “project.” The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the proposed project. The MMRP includes the following information:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measures;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

The City of San Carlos must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 **MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
AIR QUALITY					
<p>AQ-2.1: Prior to discretionary approval by the City for development projects subject to CEQA (California Environmental Quality Act) review (i.e., discretionary, nonexempt projects), future project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City for review and approval. The evaluation shall be prepared in conformance with current Air District methodology for assessing air quality impacts identified in the Air District's <i>CEQA Air Quality Guidelines</i>. If construction-related criteria air pollutants are determined to have the potential to exceed the District-adopted thresholds of significance, the City shall require feasible mitigation measures to reduce air quality emissions. Measures shall require implementation of current Air District Best Management Practices for construction-related fugitive dust emissions. At the time of preparation of this EIR, such practices include:</p> <ul style="list-style-type: none"> ▪ Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) at least twice daily or as often as needed to control dust emissions. ▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ▪ All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. ▪ All vehicle speeds on unpaved roads shall be limited to 15 mph. ▪ All roadways, driveways, sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seedling or soil binders are used. 	Project applicants for development projects subject to CEQA	Prior to discretionary approval by the City	City of San Carlos Building Division, Planning Division	Review and approve technical assessment and mitigation measures, if required; Verify mitigation measures, if required, are incorporated into construction documents	Once for review; Once for verification

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<ul style="list-style-type: none"> All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. All trucks and equipment, including their tires, shall be washed off prior to leaving the site. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compact layer of wood chips, mulch, or gravel. Prior to the commencement of construction activities, individual project proponents shall post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations. <p>Measures shall be incorporated into appropriate construction documents (e.g., construction management plans) and shall be verified by the City.</p>					
<p>AQ-2.2: Prior to discretionary approval by the City for development projects subject to California Environmental Quality Act (CEQA) review (i.e., nonexempt projects), future project applicants shall prepare and submit a technical assessment evaluating potential project operational air quality impacts to the City for review and approval. The evaluation shall be prepared in conformance with Air District methodology in assessing air quality impacts identified in the Air District's current CEQA Air Quality Guidelines at the time that the project is considered.</p> <p>If operation-related air pollutants are determined to have the potential to exceed the <u>District</u>-adopted thresholds of significance, the City shall require the project applicant(s) to incorporate mitigation measures to reduce air pollutant</p>	Project applicants for development projects subject to CEQA	Prior to discretionary approval by the City	City of San Carlos Building Division, Planning Division	Review and approve technical assessment and mitigation measures	Once

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<p>emissions to comply with applicable significance threshold standards during operational activities. The identified measures shall be included as part of the conditions of approval or a mitigation monitoring and reporting plan adopted for the project as part of the project CEQA review. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ Implementing commute trip reduction programs. ▪ Unbundling residential parking costs from property costs. ▪ Expanding bikeway networks. ▪ Expanding transit network coverage or hours. ▪ Using cleaner-fueled vehicles. ▪ Exceeding the current Title 24 Building Envelope Energy Efficiency Standards. ▪ Establishing on-site renewable energy generation systems. ▪ Requiring all-electric buildings. ▪ Replacing gas-powered landscaping equipment with zero-emission alternatives. ▪ Implementing organics diversion programs. ▪ Expanding urban tree planting. 					
<p>AQ-3: Prior to discretionary approval by the City, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes) or Overburdened Community, as measured from the property line of the project site to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City for review and approval. The HRA shall be</p>	<p>Project applicants for projects subject to discretionary approval by the City</p>	<p>Prior to discretionary approval</p>	<p>City of San Carlos Planning Division, Building Division</p>	<p>Review health risk assessment and control technologies, if required; Verify incorporation into conditions or approval or mitigation</p>	<p>Once for review; Once for verification</p>

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<p>prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the Air District. If the HRA shows that the cumulative and project-level incremental cancer risk, noncancer hazard index, and/or PM2.5 exceeds the respective threshold, as established by the Air District (all areas of the City and Sphere of Influence), the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms, and demonstrate that they are capable of reducing potential cancer, noncancer risks, and PM2.5 to an acceptable level. T-BACTs may include but are not limited to:</p> <ul style="list-style-type: none"> ▪ Restricting idling on-site beyond Air Toxic Control Measures idling restrictions ▪ Electrifying warehousing docks ▪ Requiring use of newer equipment ▪ Requiring near-zero or zero-emission trucks for a portion of the vehicle fleet based on opening year. ▪ Truck Electric Vehicle (EV) Capable trailer spaces. ▪ Restricting off-site truck travel through the creation of truck routes. <p>T-BACTs identified in the HRA shall be included as part of the conditions of approval or a mitigation monitoring and reporting plan adopted for the project as part of the project CEQA (California Environmental Quality Act) review.</p>				monitoring and reporting plan	

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GREENHOUSE GAS EMISSIONS					
<p>GHG-1: The City of San Carlos shall prepare an update to its Climate Mitigation and Adaptation Plan (CMAP) to chart a trajectory to achieve the long-term GHG reduction goal set by AB 1279. The updated CMAP shall be completed within three years of certification of the General Plan EIR. The updated CMAP shall be updated every five years to ensure the City is monitoring the CMAP's progress toward achieving the City's GHG reduction target(s), and the City shall amend the CMAP if it is not achieving such targets. The CMAP update shall consider a trajectory consistent with the GHG emissions reduction goal established under AB 1279 for year 2045, and the latest applicable statewide legislative GHG emission reduction that may be in effect at the time of the CMAP update.</p> <p>The CMAP update shall include the following:</p> <ul style="list-style-type: none"> ▪ GHG inventories of existing and forecast year GHG levels. ▪ Tools and strategies for reducing GHG emissions to ensure a trajectory with the long-term GHG reduction goal and carbon neutrality goal for year 2045 of AB 1279. ▪ Plan implementation guidance that includes, at minimum, the following components consistent with the CMAP update: <ul style="list-style-type: none"> ▪ Administration and Staffing ▪ Finance and Budgeting ▪ Timelines for Measure Implementation ▪ Community Outreach and Education ▪ Monitoring, Reporting, and Adaptive Management ▪ Tracking Tools 	City of San Carlos	Within three years of certification of the 2045 General Plan Reset EIR; Prepare subsequent updates every five years	City of San Carlos Community Development Department	Confirm Climate Mitigation and Adaptation Plan (CMAP) updates	Once after three years for initial update; Once every five years for subsequent updates

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TRANSPORTATION					
TRAN-2: The City of San Carlos shall amend its Transportation Demand Management program (San Carlos Municipal Code Chapter 18.25, <i>Transportation Demand Management</i>) to increase the required trip reduction to the extent feasible.	City of San Carlos	Within one year following certification of the 2045 General Plan Reset EIR	City of San Carlos Planning Division	Confirm amendment	Once