

## Mitigation Monitoring and Reporting Program (MMRP) for the 220 Park Road Project

Mitigation Monitoring and Reporting Program				
Environmental Topic	Mitigation Measures	Level of Environmental Impact	Responsible Party	Timing
<b>Project-Specific Mitigation Measures</b>				
Air Quality	<p><b>AQ-1: Utilize Tier 4 Construction Equipment.</b> The Project Sponsor shall ensure that all off-road diesel-powered equipment used during construction is equipped with engines that meet EPA Tier 4 “final” emission standards.</p>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Ongoing during project construction
Biological Resources	<p><b>Mitigation Measure BIO-1: Implement Bird-safe Design Standards into Project Buildings and the Lighting Design.</b> The Project Sponsor, or contractor, shall implement the following measures to minimize hazards for birds:</p> <ul style="list-style-type: none"> <li>• Reduce large areas of transparent or reflective glass, or utilize fritted glass on larger areas of glass</li> <li>• Locate water features, trees, and bird habitat away from building exteriors to reduce reflection</li> <li>• Reduce or eliminate the visibility of landscaped areas behind glass</li> <li>• Turn non-emergency lighting off at night, especially during bird migration season (February–May and August–November)</li> <li>• Include window coverings that adequately block light transmission from rooms where interior lighting is used at night and install motion sensors or controls to extinguish lights in unoccupied spaces</li> <li>• Design and/or install lighting fixtures that minimize light pollution, including light</li> </ul>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Prior to issuance of a demolition, grading, building, or other construction-related permit

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	trespass, over-illumination, glare, light clutter, and skyglow, and use bird-friendly colors for lighting when possible. The City of San Francisco's <i>Standards for Bird-safe Buildings</i> <sup>1</sup> provides an overview of building design and lighting guidelines to minimize bird/building collisions that could be used to guide the Project Sponsor.			
Noise	<p><b>NOISE-1: Provide Acoustical Treatments for Mechanical Equipment.</b> The Project Sponsor shall provide acoustical treatments for the proposed emergency generator to ensure that noise levels do not exceed the 60 dBA Leq daytime threshold for mechanical equipment. In addition, the Project Sponsor shall provide acoustical treatments as needed for the proposed HVAC equipment to ensure noise levels do not exceed the nighttime noise limit of 50 dBA Leq at the property line. These limits are in accordance with the noise limitations specified in the City Municipal Code. Any required acoustical treatments can be specified by retaining a qualified acoustical consultant. Treatments may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Installing stationary equipment as far as possible from offsite noise-sensitive land uses</li> </ul>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Prior to issuance of a demolition, grading, building, or other construction-related permit

<sup>1</sup> City and County of San Francisco. 2011. *Standards for Bird-safe Buildings*. San Francisco Planning Department. July 14. Available: [http://www.sf-planning.org/ftp/files/publications\\_reports/bird\\_safe\\_bldgs/Standards\\_for\\_Bird\\_Safe\\_Buildings\\_7-5-11.pdf](http://www.sf-planning.org/ftp/files/publications_reports/bird_safe_bldgs/Standards_for_Bird_Safe_Buildings_7-5-11.pdf). Accessed: September 11, 2020.

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	and the property line to reduce noise levels at adjacent parcels, <ul style="list-style-type: none"> <li>• Constructing enclosures around noise-generating mechanical equipment,</li> <li>• Placing barriers around the equipment,</li> <li>• Using mufflers or silencers on equipment exhaust fans,</li> <li>• Orienting or shielding equipment to protect sensitive uses to the greatest extent feasible, and</li> <li>• Limiting the testing of emergency generators to daytime hours (7:00 a.m. to 10:00 p.m.)</li> </ul>			
Noise	<p><b>NOISE-2: Prepare a Vibration Control Plan to Avoid or Minimize Vibration Impacts on the Historic Post Office Building.</b> Prior to the start of construction, a vibration control plan shall be prepared to describe the specific methods that the contractor will use to avoid vibration impacts on the historic Post Office building during removal and temporary relocation, as applicable. The plan shall include a building inspection and conditions report prior to construction, which will determine the need for ongoing monitoring or subsequent inspections. Because of the historic status of the building, the plan shall provide details on how vibration from Project demolition and the operation of heavy equipment near this building at the original and/or the new building site will be addressed. If determined at the temporary site that the potential for damage to the building during</p>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Prior to the start of construction

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	construction is high, the temporary location for building storage shall be modified so that vibration from construction will be below the applicable damage threshold for the building.			
Noise	<p><b>NOISE-3: Employ Vibration-Reducing Practices and Complaint Reporting during Construction.</b></p> <p>As construction conditions permit, heavy vibration-producing equipment such as hoe rams, bulldozers, and drill rigs will be located at least 25 feet away from adjacent office buildings. During construction, if this type of equipment is required inside 25 feet, alternative techniques that rely on smaller equipment types shall be used. If the use of heavy equipment is required within 25 feet of buildings and no equipment alternatives are feasible, a designated coordinator shall be responsible for handling and responding to any complaints received during such periods of construction. A reporting program shall be required that documents complaints received, actions taken, and the effectiveness of these actions in resolving disputes.</p>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Ongoing during project construction
<b>Mitigation Measures from General Plan</b>				
Geology/ Paleontological Resources	<p><b>Mitigation Measure 12-1. Paleontological Assessment.</b> In areas containing middle to late Pleistocene-era sediments where it is unknown if paleontological resources exist, prior to grading an assessment shall be made by a qualified paleontological professional to establish the need for paleontological monitoring. Should</p>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor/Qualified Paleontologist	Prior to the start of construction/grading

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	paleontological monitoring be required after recommendation by the professional paleontologist and approval by the Community Development Director, paleontological monitoring shall be implemented.			
<b><i>Downtown Specific Plan Standard Conditions of Approval</i></b>				
Air Quality	<b>SCA-2. Implement Current Air Quality Plan (AQP) Control Measures.</b> The project sponsor shall implement all appropriate control measures from the most currently adopted air quality plan at the time of project construction.	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Ongoing during project construction
Air Quality	<b>SCA-3. Implement Feasible Control Measures for Construction Emissions of Criteria Pollutants.</b> The project sponsor shall ensure implementation of the following mitigation measures during project construction, in accordance with BAAQMD standard mitigation requirements: <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 track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> </ul>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Ongoing during project construction

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	<ul style="list-style-type: none"> <li>• 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 seeding or soil binders are used.</li> <li>• Idling times shall be minimized either by shutting off equipment 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 the 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>• Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>			
Biological Resources	<p><b>SCA-14. Pre-Construction Nesting Bird Survey.</b> Construction under the Downtown Specific Plan shall avoid the March 15 through August 31 avian nesting period to the extent feasible. If it is not feasible to avoid the nesting period, a survey</p>	Less than Significant with Mitigation Incorporated	Project Applicant/ Certified Biologist	Prior to project construction

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	for nesting birds shall be conducted by a qualified wildlife biologist no earlier than 7 days prior to construction. The area surveyed shall include all clearing/construction areas, as well as areas within 250 ft. of the boundaries of these areas, or as otherwise determined by the biologist. In the event that an active nest is discovered, clearing/construction shall be postponed within 250 ft. of the nest, until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.			
Biological Resources	<b>SCA-15. Protection of Street Trees and Protected Trees.</b> Prior to the removal of any protected tree associated with development under the Downtown Specific Plan, an application shall be submitted to the City’s Parks and Recreation Department for a tree removal permit, meeting the regulations of the City’s Municipal Code, Chapter 11.06 (Urban Reforestation and Tree Protection) and Chapter 11.04 (Street Trees), including any tree replacement requirements. Included with the permit application shall be a landscaping plan that illustrates species, numbers, and sizes of replacement trees. The City’s General Plan – Conservation Element, encourages the planting of “indigenous materials.” While the planting of non-native, ornamental species in landscaping the Plan Area would not violate any policies,	Less than Significant with Mitigation Incorporated	Project Applicant	Prior to issuance of a demolition, grading, building, or other construction-related permit

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	preference shall be given to planting species native to the Plan Area.			
Biological Resources/ Noise	<p><b>SCA-17. Implement Best Management Practices to Reduce Construction Noise.</b> The City shall incorporate the following practices into the construction documents to be implemented by the project contractor.</p> <ul style="list-style-type: none"> <li>• Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures:                             <ul style="list-style-type: none"> <li>- Use heavy-duty mufflers for stationary equipment and barriers around particularly noisy areas of the site or around the entire site;</li> <li>- Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors;</li> <li>- Locate stationary equipment to minimize noise impacts on the community; and</li> <li>- Minimize backing movements of equipment.</li> </ul> </li> <li>• Use quiet construction equipment whenever possible.</li> <li>• 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</li> </ul>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Ongoing during project construction



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	impact equipment, shall be used whenever feasible.			
Noise	<p><b>SCA-18. Implement Measures to Reduce Construction Vibration.</b> Project sponsors shall incorporate the following practice into the construction documents to be implemented by construction contractors:</p> <p>The project sponsors shall require that loaded trucks and other vibration-generating equipment avoid areas of the project site that are located near existing residential uses to the maximum extent compatible with project construction goals.</p>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Ongoing during project construction
Cultural Resources	<p><b>SCA-23. Undiscovered Cultural Resources.</b> If evidence of an archeological site or other suspected cultural resource as defined by CEQA Guidelines 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 of Burlingame shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City of Burlingame shall consult with the archeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level</p>	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor/Qualified Archaeologist	Ongoing during project construction

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	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 Archeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.			
Geology/ Paleontological Resources	<b>SCA-24. Unique Paleontological/Geological Features.</b> Should a unique paleontological resource or site or unique geological feature be identified at the project construction site during any phase of construction, the project manager shall cease all construction activities at the site of the discovery and immediately notify the City of Burlingame. The project sponsor shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is carried out. The project sponsor shall be responsible for implementing any additional mitigation measures prescribed by the paleontologist and approved by the City.	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor/Qualified Paleontologist	Ongoing during project construction
Cultural Resources	<b>SCA-25. Human Remains.</b> 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 of	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor/Qualified Archaeologist	Ongoing during project construction

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	<p>Burlingame and the 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 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 Burlingame 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 Burlingame, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.</p>			
<p><i>Notes:</i> Please note that the following SCAs were misnumbered in the Initial Study, as follows:</p>				

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	<ul style="list-style-type: none"> <li>• SCA-17 (Implement Best Management Practices to Reduce Construction Noise) was incorrectly identified as SCA-19 in the Initial Study.</li> <li>• SCA-18 (Implement Measures to Reduce Construction Vibration) was incorrectly identified as SCA-20 in the Initial Study.</li> <li>• SCA-23 (Undiscovered Cultural Remains) was incorrectly identified as SCA-25 in the Initial Study.</li> <li>• SCA-24 (Unique Paleontological/Geological Features) was incorrectly identified as SCA-24 in the Initial Study.</li> <li>• SCA-25 (Human Remains) was incorrectly identified as SCA-27 in the Initial Study.</li> </ul>			