Exhibit C

Mitigation, Monitoring and Reporting Program (MMRP

Mitigation Monitoring and Reporting Program

The Environmental Impact Report (EIR) for the 499 Forbes Boulevard Office Project identifies the mitigation measures that will be implemented to reduce the impacts associated with the project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

> ...the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project and the conditions of approval that will apply to the project. To ensure that the mitigation measures and conditions of approval are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure and condition. The first column identifies mitigation measures and conditions that were identified in the EIR. The second column, entitled “Action Required,” refers to the monitoring action that must be taken to ensure implementation of the measure. The third column, entitled “Monitoring Timing,” refers to when the monitoring will occur to ensure that the action is complete. The fourth column, “Responsible Agency,” refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The “Compliance Verification” column is where the Responsible Agency verifies that the measures have been implemented.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
				Initial	Date	Comments
Air Quality						
Standard Condition of Approval: BAAQMD Basic Construction Mitigation Measures						
All proposed projects shall comply with the BAAQMD recommended Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c) 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. d) All vehicle speeds on unpaved roads shall be limited to 15 mph. e) 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. f) 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. g) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. 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	Verify that plans submitted for building permit approval note that all construction and demolition activities will comply with the BAAQMD Basic Construction Mitigation Measures. Verify that construction activities comply with the measures.	Once prior to approval of building permits. As needed during demolition and construction.	City of South San Francisco Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
				Initial	Date	Comments
hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.						
Biological Resources						
Mitigation Measure BIO-1: Nesting Bird Avoidance and Minimization Efforts						
To the extent feasible, the project applicant shall schedule demolition and construction activities to avoid the nesting season. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 through August 31. If demolition and construction activities will occur during the breeding season, then a qualified biologist shall conduct a pre-construction nesting bird survey no more than 14 days prior to initiation of ground disturbance and vegetation removal. The biologist shall conduct the nesting bird pre-construction survey in the disturbance footprint and a 50-foot buffer where access can be authorized. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in San Mateo County. If nests are found, the biologist shall determine and demarcate an avoidance buffer (the size of which depend upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) with bright orange construction fencing, flagging, construction late, or other means to mark the boundary. All construction personnel shall be notified of the existence of the buffer zone and shall be instructed to avoid entering the buffer zone during the nesting season. No construction activities shall occur inside this buffer, and no access in the buffer allowed until the avian biologist confirms that breeding/nesting is complete, and the young have fledged the nest, or the nest has become otherwise inactive (e.g. depredated). Encroachment into the buffer shall occur only at the discretion of the qualified biologist.	To the extent feasible, schedule demolition and construction activities between September 1 and January 31. If demolition and construction cannot be conducted during the time specified above, verify that a qualified biologist has conducted a pre-construction survey no more than 14 days prior to initial of ground disturbance and vegetation removal. If active nests are identified, verify that the biologist has determined species specific exclusion buffer and limits of construction. Verify that construction activities and personnel remain outside the buffer.	Once prior to commencement of demolition and grading. As needed during demolition and construction.	City of South San Francisco Planning Division			
Cultural Resources						
Mitigation Measure CR-1: Unanticipated Archaeological Resources						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
				Initial	Date	Comments
If archaeological resources are encountered during ground-disturbing activities, work within 50 feet of the find should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.	Verify that in the event that archaeological resources are encountered during ground-disturbing activities, all work within 50 feet of the find is halted until such time as the find is evaluated by a qualified archaeologist. If needed, verify that a find has been evaluated by a qualified archeologist and that data recovery has occurred if required.	Periodically throughout demolition and grading activities.	City of South San Francisco Planning Division			
Geology and Soils						
Mitigation Measure GEO-1: Seismic Design						
As recommended by the project's Geotechnical Investigation (Rockridge Geotechnical 2019), a geotechnical engineer shall collect shear wave velocity measurements and use such information for final project design. Alternatively, Site Class D designation shall be used for project design.	Verify that the final project design, as shown in the plans submitted for building permit approval, includes information regarding shear wave velocity measurements. Alternatively, verify that the Site Class D is used for the project design as shown in building permit plans.	Once prior to approval of building permits	City of South San Francisco Planning Division			
Mitigation Measure GEO-2: Foundation Settlement						
The project's building shall be supported on a stiffened foundation system, such as conventional reinforced concrete mat or interconnected continuous footings (i.e., a stiffened grid). If the estimated total settlements are not acceptable to the project team or the stiffened foundation system cannot be economically designed to limit differential settlement to a value that can be tolerated by the structure, then the proposed new structure shall be supported on spread footings bearing on improved soil provided that the soil improvement extends to a depth that would reduce differential settlement of the structure under both static and seismic conditions to a tolerable amount. The foundation system for the project's garage shall consist of spread	Verify that the plans submitted for building permit approval show the proposed building supported on a stiffened foundation system. Alternatively, verify that the plans show the proposed building supported on spread footings bearing on improved soil that the soil improvement extends to a depth that would reduce differential settlement of the structure under	Once prior to approval of building permits	City of South San Francisco Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
				Initial	Date	Comments
footings bearing on improved ground. Drill displacement sand-cement columns or rammed aggregate piers would be the most appropriate ground improvement methods for this project.	both static and seismic conditions to a tolerable amount. In addition, verify that the plans submitted for building permit approval show that the foundation system for the garage consists of spread footings bearing on improved ground.					
Greenhouse Gas Emissions						
Standard Condition of Approval: Climate Action Plan Requirements						
For Commercial Projects: Prior to issuance of any building or construction permits, the developer shall revise the development plans to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee: a) Electric Vehicle Charging Installations Measure 2.1, Action 5: Require new large-scale nonresidential developments to provide conduit for future electric vehicle charging installations and encourage the installation of conduits or electric vehicle charging stations for all new development. b) Heat Island Reductions Measure 3.4, Action 1: Encourage the use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards. c) Alternative Energy Facilities Measure 4.1, Action 2: Require the construction of any new nonresidential conditioned space of 5,000 square feet or more, or the conversion of unconditioned space 5,000 square feet or more, to comply with one of the following standards: i. Meet a minimum of 50% of modeled building electricity needs with on-site renewable energy sources. To calculate 50% of building electricity needs for the new conditioned space, the applicant shall calculate building electricity use as part of the Title 24 compliance process. Total electricity use shall include total use for the new conditioned space excluding process energy.	Verify that the plans submitted for building permit approval include the Climate Action Plan requirements identified in the condition.	Once prior to approval of building permits	City of South San Francisco Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
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ii. Participate in a power purchase agreement to offset a minimum of 50% of modeled building electricity use. Building electricity use shall be calculated using the method identified above. iii. Comply with CALGreen Tier 2 energy efficiency requirements to exceed mandatory energy efficiency requirements by 20% or more. For additions to existing development of 5,000 square feet or more, CALGreen Tier 2 shall be calculated as part of the Title 24 compliance process. Existing building space already permitted shall not be subject to CALGreen Tier 2 requirements. d) Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar. e) Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following: i. Establishing a variable-speed pump exchange for water features. ii. Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise. iii. Installing irrigation controllers with rain sensors. iv. Landscaping with native, water-efficient plants. v. Installing drip irrigation systems. vi. Reducing impervious surfaces.						
Transportation						
Mitigation Measure TRA-1: Crosswalk Improvements						
The applicant shall design crosswalk and accessibility improvements at Forbes Boulevard and Allerton Avenue. These improvements shall include a marked crosswalk and necessary accessibility improvements per City standards across the western portion of the Allerton Avenue and Forbes Boulevard intersection to enable direct pedestrian connections to the closest existing first- and last-mile shuttle stop at Allerton Avenue and Cabot	Verify that the plans submitted for building permit approval include a marked crosswalk and necessary accessibility improvements across the western portion of the Allerton Avenue and Forbes Boulevard	Once prior to approval of building permits	City of South San Francisco Planning Division			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Responsibility	Compliance Verification		
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Road. The City shall review and approve the improvements prior to building permit approval, and the applicant shall implement these improvements during construction.	intersection to enable direct pedestrian connections.					
Mitigation Measure TRA-2: Vehicle Miles Traveled (VMT) Reduction						
As part of the proposed project, the applicant shall design and implement the following off-site improvements to support the Project's first- and last-mile Transportation Demand Management (TDM) strategies necessary to achieve the estimated nine percent reduction in VMT per employee: ▪ Eastbound and westbound Class II buffered bicycle lanes along Forbes Boulevard between Allerton Avenue and Eccles Avenue, spanning approximately 2,000 linear feet. The improvement consists primarily of restriping the curbside vehicle travel lane in each direction to a Class II buffered bicycle lane, signage, and bicycle traffic signal detection upgrades at Eccles Avenue as required. The bicycle facility will close a gap between existing bicycle lanes to the east and a planned Class I shared-use pathway between Eccles Avenue and the South San Francisco Caltrain station. When implemented, the bicycle lanes will provide dedicated bicycle facilities between the Project site and two regional transit stations: the Downtown South San Francisco Caltrain Station and the South San Francisco Ferry Terminal, enabling first- and last-mile bicycle connections to regional transit. ▪ Accommodation for a potential future on-street shuttle stop along the Forbes Boulevard frontage. Provide a minimum 5-foot long by 8-foot wide (as measured perpendicular to the curb) sidewalk within the public right-of-way adjacent to the Project frontage, located approximately 50-feet downstream from the Forbes Boulevard and Allerton Avenue intersection. The existing curb alignment would not be substantially altered, and the final configuration should be reviewed by City staff. Coordinate with Commute.org and/or Genentech's gRide transportation program to determine the feasibility of serving the above shuttle stop.	Verify that the plans submitted for building permit approval show Eastbound and westbound Class II buffered bicycle lanes along Forbes Boulevard between Allerton Avenue and Eccles Avenue, spanning approximately 2,000 linear feet. Verify that the plans submitted for building permit approval show accommodation for a potential future on-street shuttle stop along the Forbes Boulevard frontage, as described in the measure. Verify that the project sponsor has coordinated with Commute.org and/or Genentech's gRide transportation program to determine the feasibility of serving the above shuttle stop.	Once prior to approval of building permits	City of South San Francisco Planning Division			

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