

NEW PARK AT LINDEN AND PINE PROJECT (NOVEMBER 2025)






MITIGATION MONITORING AND REPORTING PROGRAM




This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the New Park at Linden and Pine Project (project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14), which state:







Section 15097. Mitigation Monitoring and Reporting

- (a) In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.
- (c) The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. "Reporting" generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measures. "Monitoring" is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both. The choice of program may be guided by the following:
 - (1) Reporting is suited to projects which have readily measurable or quantitative mitigation measures or which already involve regular review. For example, a report may be required upon issuance of final occupancy to a project whose mitigation measures were confirmed by building inspection.
 - (2) Monitoring is suited to projects with complex mitigation measures, such as wetlands restoration or archeological protection, which may exceed the expertise of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance.
 - (3) Reporting and monitoring are suited to all but the most simple projects. Monitoring ensures that project compliance is checked on a regular basis during and, if necessary after, implementation. Reporting ensures that the approving agency is informed of compliance with mitigation requirements.

The MMRP table lists the adopted mitigation measures identified in the New Park at Linden and Pine Project Initial Study/Mitigated Negative Declaration (IS/MND). The table also describes the timing for mitigation measure implementation (e.g., when the measure shall be implemented) and the parties—such as the Construction Contractor and/or City of South San Francisco (City) and/or City Representative—that are responsible for ensuring implementation of all aspects of each measure. Additionally, the MMRP table identifies the conditions under which each measure will be considered complete.

NEW PARK AT LINDEN AND PINE PROJECT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (IS/MND) MITIGATION MONITORING AND REPORTING PROGRAM (FINAL NOVEMBER 2025)					
Color Codes					
Measure Implemented Prior to Construction or Pending Approval					
Measure Implemented During Construction					
Measure Implemented Following Construction Completion					
Impact	Mitigation Measure	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
Biological Resources					
BIO-1  	Minimize Impacts to Nesting Birds: The following measures shall be implemented to minimize impacts to nesting birds, as required by the Migratory Bird Treaty Act: <ol style="list-style-type: none"> If project activities, including, but not limited to, tree removal or pruning, grubbing, and grading, are conducted during nesting bird season (February 15–September 15), the City of South San Francisco or its contractor shall conduct preconstruction nest surveys in and near the project site (within 500 feet for large raptors and 300 feet for all other birds) by a qualified biologist within 7 days of the start of construction. If nesting birds are identified during the preconstruction survey, then the City of South San Francisco shall modify the project as necessary (i.e., a no-work exclusion buffer of appropriate size [which, if implemented, shall be determined by a qualified project biologist] shall be erected around active nests) and/or delay the project as necessary to avoid impacts to the identified nests, eggs, and/or young. Disturbing active nests must be avoided until young birds have fledged. 	City of South San Francisco and/or its Construction Contractor in coordination with qualified biologist	Preconstruction surveys shall be conducted within 7 days of start of construction between February 15 and September 15. If warranted, exclusion buffer(s) will be erected around active nests during construction, or construction will be delayed, until young have fledged.	City of South San Francisco and/or City Representative	Considered complete when qualified biologist provides documentation of completion of preconstruction nesting bird surveys and required actions during nesting bid season or completion of vegetation removal and grading outside of nesting bird season.
Cultural Resources					
CUL-1 	Archaeological Monitoring Plan: The following measure shall be implemented prior to construction to provide methods and protocols for archaeological monitoring: <ol style="list-style-type: none"> Prior to the start of construction, a qualified archaeologist should prepare a brief Archaeological Monitoring Plan targeted at identifying any potential remaining subsurface. This report should include, at a minimum, a project description, regulatory context, monitoring areas, frequency of monitoring, procedures to follow if cultural resources are encountered when an archaeologist is on-site and when an archaeologist is not on-site, and procedures for reducing monitoring level of effort, if warranted. 	City of South San Francisco and/or its Construction Contractor in coordination with qualified archaeologist	Prior to any ground-disturbing activities	City of South San Francisco and/or City Representative	Considered complete when City of South San Francisco and/or City Representative approves archaeological monitoring plan.
CUL-2 	Avoid Impacts to Unknown Cultural Resources: The following measures shall be implemented in the event that unanticipated cultural resources are exposed during project construction: <ol style="list-style-type: none"> In the event that unanticipated cultural resources are exposed during disturbance activities, the City of South San Francisco or its contractor shall stop work within 15 meters (50 feet) of the find and an archaeologist that meets the Secretary of the Interior's qualifications must be notified immediately. Work may not resume until a qualified archaeologist can evaluate the significance of the find. Disturbance activities may continue in other areas. If the discovery proves significant, additional work such as archaeological testing, data recovery, or consultation with stakeholders as determined by the qualified archaeologist may be warranted. 	City of South San Francisco and/or its Construction Contractor in coordination with qualified archaeologist	During all ground-disturbing activities	City of South San Francisco and/or City Representative	Considered complete with completion of ground-disturbing activities or with acceptance of archaeological report if warranted.
CUL-3 	Avoid Impacts to Unknown Human Remains: The following measures shall be implemented in the event that human remains are exposed during project construction: <ol style="list-style-type: none"> The discovery of human remains during the course of the project is a possibility. If human remains are encountered, then the procedures outlined by the NAHC, in accordance with Section 7050.5 of the California Health and Safety Code and PRC Section 5097.98, would be followed. If the monitor determines that a discovery includes human remains: 	City of South San Francisco and/or its Construction Contractor in coordination with qualified archaeologist	During all ground-disturbing activities	City of South San Francisco and/or City Representative in consultation with San Mateo County Coroner and Native American Most Likely Descendant if warranted	Considered complete with completion of ground-disturbing activities or with acceptance of archaeological monitoring report if warranted.

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	<ol style="list-style-type: none">All ground-disturbing work within the immediate vicinity (25 feet) of the find would halt.The archaeologist would contact the San Mateo County Coroner: San Mateo County Coroner 50 Tower Road San Mateo, CA 94402 Phone: (650) 312-5562 Web: https://www.smcgov.org/coronerAs a courtesy, the County Coroner would also notify the NAHC: Native American Heritage Commission 915 Capitol Mall, Room 364 Sacramento, CA 95814 Phone: (916) 373-3710 Email: nahc@nahc.ca.gov The County Coroner would have 2 working days to examine the remains after being notified in accordance with California Health and Safety Code Section 7050.5. If the San Mateo County Coroner determines that the remains are Native American and are not subject to the County Coroner's authority, the County Coroner has 24 hours to notify the NAHC of the discovery.The NAHC would immediately designate and notify the Native American Most Likely Descendant (MLD), who will have 48 hours after being granted access to the location of the remains to inspect them and provide recommendations for the treatment of them.				
Geology and Soils					
GEO-1 	Avoid and/or Reduce Impacts from Unstable Soils: <ol style="list-style-type: none">All earthwork and construction activities shall be monitored by a licensed engineer or professional geologist. The purpose of the monitoring is to assess soil conditions and confirm the appropriate engineered support systems are incorporated into the project design and installed correctly.	City of South San Francisco and/or its Construction Contractor in coordination with licensed engineer or professional geologist	During all ground-disturbing activities	City of South San Francisco and/or City Representative	Considered complete with acceptance of geotechnical monitoring report.
Hazards and Hazardous Materials					
HAZ-1  	Develop and Implement a Demolition Debris Management and Disposal Plan: The City of South San Francisco or its contractor must develop and implement a demolition debris management and disposal plan for the non-Resource Conservation and Recovery Act (RCRA) hazardous materials that are to be removed from the project site per compliance with City of South San Francisco waste diversion requirements in City of South San Francisco Code of Ordinances Sections 8.16.125 and 15.60 (100% of inert solids and at least 65% of the remaining construction and demolition debris tonnage). The plan must be designed to prevent releases of hazardous materials in quantities that could pose a risk to human health and the environment, as determined using appropriate Bay Area Air District, Regional Water Quality Control Board, California Department of Toxic Substances Control, and/or other appropriate agency screening thresholds.	Construction Contractor / City of South San Francisco	Develop demolition debris management and disposal plan prior to construction permits Record waste management and diversion actions during construction.	City of South San Francisco and/or City Representative	Considered complete with acceptance of final debris management and disposal report.

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HAZ-2  	Develop a Hazardous Materials Contingency Plan (HMCP): The construction contractor (as required by the contract specifications) shall develop a Hazardous Materials Contingency Plan (HMCP) to be approved by the City of South San Francisco that includes standard construction measures required by federal, state, and local policies for the handling of potential hazardous materials and removal of on-site debris. The HMCP shall include the implementation of a Waste Management Plan (WMP) for the management of all construction waste and a Safety Management Plan (SMP) to minimize construction worker's exposure to dust emissions and emissions that have the potential to contain hazardous concentrations of lead and petroleum hydrocarbons. At a minimum, this plan shall include the following requirements: <ul style="list-style-type: none">a. Soils at 616 Linden Avenue on the project site should be tested for lead and petroleum hydrocarbons prior to grading and excavation.b. If contaminated soils or other hazardous materials are encountered during any soil-moving operation during construction, the HMCP shall be implemented.c. Instruct workers on recognition and reporting of materials that may be hazardous.d. Minimize delays by continuing performance of the work in areas not affected by hazardous materials operations.e. Identify and contact subcontractors and licensed personnel qualified to undertake storage, removal, transportation, disposal, and other remedial work required by, and in accordance with, laws and regulations.f. Forward copies of reports, permits, receipts, and other documentation related to remedial work to the engineer.g. Notify such agencies as are required to be notified by laws and regulations within the time stipulated by such laws and regulations.h. File requests for adjustments to contract time and contract price due to the finding of hazardous materials in the work site in accordance with conditions of contract.	Construction Contractor / City of South San Francisco and/or City Representative	Prior to construction: <ul style="list-style-type: none">• Develop HMCP, WMP, and SMP• Instruct workers on how to recognize and report materials that may be hazardous• Test soils for lead and petroleum hydrocarbons• Confirm subcontractors are licensed to perform storage, removal, transportation, disposal, and other remedial work During construction: <ul style="list-style-type: none">• Implement HMCP if warranted• Confirm proper documentation and agency notification of any hazardous materials	City of South San Francisco and/or City Representative	Considered complete on acceptance of final reports for HMCP, WMP, and SMP.
HAZ-3  	Prepare a Site Management Plan: Prior to park construction, the City of South San Francisco or its contractor will prepare a Site Management Plan (SMP) and submit it to County of San Mateo Groundwater Protection Program for review. The SMP will include procedures to remove and dispose of lead-impacted soil and describe recommended steps necessary to ensure safety of workers, residents, and park users during construction. The SMP will also describe procedures that will be followed if petroleum hydrocarbon-impacted soils are encountered during construction, although this is not expected. Further, any soils planned for off-haul to a landfill will be tested and disposed of accordingly.	Construction Contractor / City of South San Francisco and/or City Representative	Submit SMP prior to construction activities. Implement SMP during construction if warranted.	City of South San Francisco and/or City Representative in coordination with County of San Mateo Groundwater Protection Program	Considered complete with completion of ground-disturbing activities and acceptance of final SMP implementation report.
Noise					
NOI-1  	Reduce Construction Noise Impacts: The following measures shall be implemented to reduce construction noise impacts: <ul style="list-style-type: none">a. Secure a valid City of South San Francisco (City) permit for construction noise levels that could potentially temporarily exceed 90 decibels (dB) at the park's property line in order to comply with the South San Francisco Municipal Code Chapter 8.32, Noise Regulations.b. Construction equipment and haul trucks shall use the best available noise control techniques, including improved mufflers, use of intake silencers, ducts, engine enclosures and acoustically attenuating barriers, curtains, and shields.	Construction Contractor / City of South San Francisco and/or City Representative	Prior to construction: <ul style="list-style-type: none">• Attend preconstruction meeting to confirm all noise mitigation measures are in place• Confirm valid City permit for construction noise levels• Notify adjacent landowners	City of South San Francisco and/or City Representative	Considered complete after completion of construction activities.

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	<p>c. Site stationary noise sources, such as air compressors and generators, as far from adjacent sensitive receptors as possible. These sources shall be muffled and enclosed within temporary sheds or incorporate insulation barriers, shields, or other attenuating measures.</p> <p>d. If impact equipment and machinery are used, such as jack hammers, pavement breakers, and rock drills, they shall be hydraulically or electrically powered to avoid noise associated with air compressors or pneumatically powered tools. If the use of pneumatically powered tools is necessary, an exhaust muffler shall be installed on the air compressor. Such a muffler can lower noise levels from the exhaust by up to 10 A-weighted decibels (dBA). Similarly, the installation of external jackets on the tools can reduce noise levels by 5 dBA.</p> <p>e. Material stockpiles and mobile equipment, staging, and parking areas shall be located as far as possible from noise-sensitive receptors (e.g., adjacent residences).</p> <p>f. Notify all adjacent landowners and occupants of the properties adjacent to the project site of the anticipated construction schedule at least 2 weeks prior to ground-disturbing activities.</p> <p>g. Hold a preconstruction meeting with the Contractor Superintendent, General Contractor, and City inspectors to confirm that all noise mitigation measures (including signage on construction hours, valid City exception permit, and liaison contact information) are completed.</p>		<p>During construction:</p> <ul style="list-style-type: none">Keep City permit on-siteImplement noise-reduction measures		
Transportation					
<p>TR-1</p> <div><div></div><div></div></div>	<p>Develop and Implement a Construction Traffic Management Plan. The City of South San Francisco shall require that the construction contractor develop and implement a construction traffic management plan for the Proposed Project site. The plan will clearly identify how construction will be phased and access for emergency vehicles will be maintained to and around the site during construction. The plan will also describe how access and circulation for pedestrians, cars, cyclists, and transit will be maintained around the site during construction.</p>	<p>Construction Contractor / City of South San Francisco and/or City Representative</p>	<p>Prior to construction:</p> <ul style="list-style-type: none">Develop Construction Traffic Management Plan <p>During construction:</p> <ul style="list-style-type: none">Implement Construction Traffic Management Plan	<p>City of South San Francisco and/or City Representative</p>	<p>Approval of Construction Traffic Management Plan by City Representative prior to construction activities.</p> <p>Considered complete after completion of construction activities.</p>
Tribal Cultural Resources					
<p>TCR-1</p> <div><div></div><div></div></div>	<p>Avoid Impacts to Unknown Tribal Cultural Resources. The following measures shall be implemented prior to project implementation and in the event that unanticipated prehistoric cultural resources or TCRs are exposed during project construction:</p> <p>a. All construction staff must receive worker environment awareness training (WEAP) that identifies the identification and proper treatment of tribal cultural resources.</p> <p>b. In the event that unanticipated prehistoric cultural resources are exposed during disturbance activities, work within 15 meters (50 feet) of the find (Find Site) must stop and the California Native American Heritage Commission must be contacted to identify a local Native American Tribal member to provide monitoring inspection of any further construction work at the Find Site. Work may not resume at the Find Site until a Tribal member is present to provide monitoring inspection.</p>	<p>Construction Contractor / City of South San Francisco and/or City Representative in coordination with qualified archaeologist</p>	<p>Prior to construction:</p> <ul style="list-style-type: none">Develop and distribute training brochureAll crew members attend an environmental awareness training <p>During construction:</p> <ul style="list-style-type: none">In the event of a find, stop work and contact California Native American Heritage Commission	<p>City of South San Francisco and/or City Representative in coordination with qualified archaeologist and/or Native American Monitor if warranted</p>	<p>Considered complete after completion of construction activities or on submission of monitoring report if warranted.</p>