

STANDARD CONDITIONS AND MITIGATION MONITORING AND
REPORTING PROGRAM

ATTACHMENT 1

to the
439 Eccles Avenue Project Environmental Checklist

STANDARD CONDITIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 439 ECCLES AVENUE PROJECT

In the first section of the table, standard conditions are listed from the state and local codes and the South San Francisco General Plan as indicated.

In the second section, applicable mitigation measures (MM) from the South San Francisco General Plan Update (SSF GPU) Environmental Impact Report (EIR) are listed. Where necessary to make clear how they apply to a specific development project, wording [in brackets] has been substituted from the original language as appropriate.

Standard Condition	Timing/ Schedule	Implementation Responsibility	Verification		
			Monitoring Action	Monitoring Responsibility	Date Completed
<p>Standard Condition: Exterior Lighting Plan. Pursuant to South San Francisco Municipal Code Chapter 20.300.009, a final exterior lighting plan with specifications in conformance with the approved plans is subject to review and approval by the Planning Division prior to Building Permit issuance.</p>	Prior to issuance of building permits	Applicant	Verify inclusion of requirements in planning documents	SSF Planning Division	
<p>Standard Condition: Protection of Trees. Pursuant to South San Francisco Municipal Code Sections 13.30.030, 13.30.060 and 13.30.080, the project proponent shall obtain a permit to remove any tree(s) protected under the City's Protected Tree Ordinance, as determined by an arborist. Removed trees will be replaced in accordance with the ordinance at the discretion of the Director of the Parks and Recreation Department.</p>	Prior to issuance of building permits	Applicant	Verify inclusion of requirements in construction documents	SSF Planning Division	

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<p>Standard Condition: Protection of Archeological Resources. Pursuant to South San Francisco General Plan Goal ES-10, the following policies shall be followed: Policy ES-10.1: Maintain archaeological procedures for new development. Maintain formal procedures for minimizing and mitigating impacts to archaeological resources; Policy ES-10.3: Require that development proposals be referred to appropriate archaeological resources. Require that development proposals be referred to the Northwest Information Center of the California Archaeological Inventory, Native American Heritage Commission (NAHC), and local Native American Tribes for review and recommendations regarding supplemental field investigation; and Policy ES-10.5: Discovery of significant historic or prehistoric archaeological artifacts. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts, then all work within 100 feet of the discovery shall cease, the Economic and Community Development Department shall be notified, the resources shall be examined by a qualified archaeologist for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Economic and Community Development Department.</p> <p>—</p> <p>The following Conditions of Approval shall be applied to the project in satisfaction of identified SSF GPU Policies:</p>	<p>Prior to and during construction activities involving ground disturbance</p>	<p>Applicant</p>	<p>Verify inclusion of requirements in construction documents</p>	<p>SSF Building Division</p>	

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<p>In satisfaction of SSF General Plan Policy ES-10.1, prior to issuance of any construction or grading permits, the Applicant shall retain or ensure that a qualified archaeologist is retained to conduct a Worker Environmental Awareness Program training for all construction personnel on the project site prior to construction and ground-disturbing activities. The training shall include basic information about the types of artifacts that might be encountered during construction activities, and procedures to follow in the event of a discovery. This training shall be provided for any personnel with the potential to be involved in activities that could disturb native soils. If archaeological resources are encountered during excavation or construction, construction personnel shall immediately suspend all activity within 100 feet of the suspected resources and the City and a licensed archaeologist shall be contacted to evaluate the situation, including determining the significance of the find.</p> <p>In satisfaction of SSF General Plan Policy ES-10.5, if construction or grading activities result in the discovery of historic or prehistoric archaeological artifacts that are determined to be significant, then all work within 100 feet of the discovery shall remain suspended, the Chief Planner shall be notified; the resources shall be examined by a qualified archaeologist for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Chief Planner.</p>					

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<p>Standard Condition: Protection of Human Remains. If human remains are unearthed during round-disturbing activities, Section 7050.5(b) and (c) of the California Health and Safety code will be implemented. Section 7050.5(b) and (c) states:</p> <p>(b) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.</p> <p>(c) If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those</p>	<p>Prior to and during construction activities involving ground disturbance</p>	<p>Applicant</p>	<p>Verify inclusion of requirements in construction documents</p>	<p>SSF Building Division</p>	

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of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. [In which case, section 5097.98 of the California Public Resources Code would apply.]					
<p>Standard Condition: Stormwater Control Plan. Pursuant to South San Francisco General Plan Policy ES-7.3, projects shall be required to follow stormwater management practices for new and redevelopment projects. Continue to require new development and redevelopment projects to meet federal, State, regional, and local stormwater requirements, including site design, stormwater treatment, stormwater infiltration, peak flow reduction, and trash capture.</p>	Prior to issuance of building permits	Applicant	Verify inclusion of requirements in planning documents	SSF Planning Division	
<p>Standard Condition: Compliance with Design-Level Geotechnical Investigation and Structural Design Plans. Consistent with South San Francisco General Plan Action CR-4.4.1, projects shall require site-specific soils and geologic reports for projects located in high hazard areas. On a parcel-by-parcel basis, require that permit applications for projects located within areas susceptible to geologic hazards, as shown in the SSF General Plan Update EIR Figure 43, prepare site-specific soils and geologic reports for review and approval by the City Engineer, and incorporation of the recommended actions during construction.</p>	Prior to issuance of building permits	Applicant	Verification that design requirements are met and reviewed by qualified professional	SSF Building Division	
<p>Standard Condition: Protection of Paleontological Resources. Pursuant to Public Resources Code 5097.5, if unknown paleontological resources are discovered during ground disturbing activities a person shall not knowingly and willfully excavate upon, or remove,</p>	Prior to and during construction activities involving	Applicant	Verify inclusion of requirements in construction documents	SSF Building Division	

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destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.	ground disturbance				
Standard Condition: Construction Noise. Section 8.32.050 of South San Francisco Municipal Code states that construction, alteration, repair, or landscape maintenance activities which are authorized by a valid City permit shall be allowed on weekdays between the hours of 8:00 a.m. and 8:00 p.m., on Saturdays between the hours of 9:00 a.m. and 8:00 p.m., and on Sundays and holidays between the hours of 10:00 a.m. and 6:00 p.m. or when authorized by a permit and not exceeding 90 dB at a distance of 25 feet or exceeds 90 dB at any point outside a proposed project’s property plane.	Prior to issuance of demolition, building or grading permits	Applicant	Verify inclusion of requirements in construction documents	SSF Building Division	
Standard Condition: Transportation Demand Management (TDM). Pursuant to Chapter 20.400 of the City of South San Francisco Municipal Code and San Mateo County Congestion Management Program Land Use Implementation Policy (C/CAG TDM Policy), all projects subject to these requirements, as indicated in Section 20.400.002 (“Applicability”), shall incorporate measures that have a demonstrable effect on reducing the number of vehicle trips generated. Measures shall be selected from the list described in Section 20.400.004 (“Trip Reduction Measures”) and shall	Prior to issuance of building permits -and- Annually	Applicant	Verify inclusion of requirements in project documents	SSF Planning Division	

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<p>achieve the total number of points required. Certain measures are required, but required measures vary by land use. Required points are intended to align with the approximate level of auto travel reductions to achieve consistency with City, regional, and State environmental goals based on applicable industry research. Office and research and development uses between 50,000 and 400,000 square feet of gross floor area require (1) a total of 50 points (2) Annual monitoring to achieve a maximum of 60 percent of employees commuting via driving alone. A complete table of the points associated with each measure, detailed descriptions of each measure, and applicability of measures are available from the Planning Department.</p>					

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Verification		
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<p>SSF GP MM AIR-1a: Basic Construction Management Practices. [The project applicant / owner / sponsor] shall incorporate the following Basic Construction Mitigation Measures recommended by the Bay Area Air Quality Management District (BAAQMD):</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 trackout 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 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 reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure [ATCM] Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points. • 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. • 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 Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations. 	<p>Prior to issuance of all grading and construction permits</p> <p>-and-</p> <p>During grading and construction</p>	<p>Applicant</p>	<p>Verify construction contractors provide acknowledgment of requirements</p> <p>-and-</p> <p>Verify requirements are met during grading and construction</p>	<p>SSF Building Division</p>	

<p>SSF GPU MM BIO-1: Special-status Species, Migratory Birds, and Nesting Birds. Special-status species are those listed as Endangered, Threatened or Rare, or as Candidates for listing by the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW), or as Rare Plant Rank 1B or 2B species by the California Native Plant Society (CNPS). This designation also includes CDFW Species of Special Concern and Fully Protected Species. Applicants or sponsors of projects on sites where potential special-status species, migratory birds, or nesting birds are present shall retain a qualified Biologist to conduct a focused survey per applicable regulatory agency protocols to determine whether such species occur on a given project site. The project applicant or sponsor shall ensure that, if development of occupied habitat must occur, species impacts shall be avoided or minimized, and if required by a regulatory agency or the CEQA process, loss of wildlife habitat or individual plants shall be fully compensated on the site. If off-site mitigation is necessary, it shall occur within the South San Francisco Planning Area whenever possible, with a priority given to existing habitat mitigation banks. Habitat mitigation shall be accompanied by a long-term management plan and monitoring program prepared by a qualified Biologist, and include provisions for protection of mitigation lands in perpetuity through the establishment of easements and adequate funding for maintenance and monitoring.</p> <p>—</p> <p>The following Condition of Approval shall be applied to the project in satisfaction of SSF GPU MM BIO-1:</p> <p>Prior to issuance of any construction or grading permits, if initiation of construction activities would occur during the avian nesting season (February 1 through August 31), the project applicant / owner / sponsor shall have pre-construction nesting bird surveys conducted by a qualified biologist within 14 days before initial ground disturbance or vegetation removal to avoid disturbance to active nests, eggs, and/or young of nesting birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish & Game Code. Surveys shall encompass the entire construction phase area and the</p>	<p>Prior to issuance of grading permit, if during nesting period</p> <p>-and-</p> <p>Prior to issuance of any subsequent grading or construction permit if during nesting period</p>	<p>Applicant</p>	<p>Verify completion of nesting survey and, if birds present, provision of buffer</p> <p>-and-</p> <p>Confirm no gap in activity over 14 days or verify updated nesting survey</p>	<p>SSF Planning Division</p>	
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<p>surrounding 100 feet. An exclusion zone where no construction would be allowed shall be established around any active nests of any protected avian species found in the project site until a qualified biologist has determined that all young have fledged and are independent of the nest. Suggested exclusion zone distances differ depending on species, location, and placement of nest, and shall be at the discretion of the biologist (typically 300 feet for raptors and 100 feet for other species). These surveys would remain valid as long as construction activity is consistently occurring in a given area and shall be completed again if there is a lapse in construction activities of more than 14 consecutive days during the nesting bird season.</p>					
<p>SSF GPU MM TRANS-1: Transportation Demand Management [for Development Projects]. [The project applicant / owner / sponsor] shall implement a combination of TDM programs (pursuant to Sections 20.400.003 and 20.400.004 of the Zoning Ordinance), services, and infrastructure improvements, including but not limited to: establishing trip reduction programs; subsidizing transit and active transportation use; coordinating carpooling and vanpooling; encouraging telecommuting and flexible work schedules; designing site plans to prioritize pedestrian, bicycle, and transit travel; funding first/last mile shuttle services; establishing site-specific trip caps; managing parking supply; and constructing transit and active transportation capital improvements. [The project applicant / owner / sponsor] shall be subject to annual reporting and monitoring.</p> <p>—</p> <p>The following Condition of Approval shall be applied to the project in partial satisfaction of SSF GPU MM TRANS-1, along with Standard Condition Transportation Demand Management (TDM):</p>	<p>Prior to issuance of certificate of occupancy</p> <p>-and-</p> <p>Ongoing annual reporting and monitoring</p>	<p>Applicant</p>	<p>Verify adoption of TDM program and any required services and infrastructure improvements</p> <p>-and-</p> <p>Annual review of reporting</p>	<p>SSF Planning Division</p>	

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<p>The project applicant / owner / sponsor shall implement the following measures to ensure adequate access to transit services can be provided:</p> <ul style="list-style-type: none"> • Provide a letter of support from the owners of Gateway of the Pacific into the final TDM Plan stating that the two developments will make a good faith effort to ensure pedestrian access from 439 Eccles to bus and shuttle stops on Gateway Boulevard via the Gateway of the Pacific site. • Incorporate space for an on-street shuttle stop along the Project's frontage on southbound Eccles Avenue to provide the ability for shuttles to serve the site (including red curb, an eight foot by five foot accessible landing pad and a pole that operators may attach signage to). 					