

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM – 121 EAST GRAND AVENUE SOUTH SAN FRANCISCO

Mitigation Measure	Enforcement and Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
BIOLOGICAL RESOURCES			
<p>Bio 1.A.1: Tree Removal Within Nesting Season (approximately March 1 to August 31). No construction activities of any kind, including but not limited to tree and landscape removal, demolition, site grubbing, grading, etc shall occur until the following protocol is met.</p> <p>The Project Sponsor, or designated representative shall retain a licensed biologist to conduct a preconstruction survey for protected birds on the site and in the immediate vicinity if any Project construction activities occur during nesting season. The survey shall be done no more than 15 days prior to the initiation of tree removal and grading and other construction activities. In the event that nesting birds are found on the Project site or in the immediate vicinity, Project Sponsor, Biologist or designated representative shall notify the City, locate and map the nest site(s) within three (3) days, submit a report to the City and the California Department of Fish and Wildlife ("CDFW"), establish a no-disturbance buffer of <u>up to or exceeding</u> 250 ft, and conduct on-going weekly surveys to ensure the no-disturbance buffer is maintained. In the event of destruction of a nest with eggs, or if a juvenile or adult raptor should become stranded from the nest, injured or killed, the qualified biologist shall immediately notify the CDFW. The licensed biologist shall coordinate with the CDFW to have the injured bird either transferred to a raptor recovery center or, in the case of mortality, transfer it to the CDFW within 48 hours of notification.</p> <p>A tree permit per South San Francisco Municipal Code Section 13.30.030 (Tree Preservation Ordinance), shall be required prior to removal of a Protected Tree, defined in section 13.30.020 as: (1) Any tree with a circumference of forty-eight inches or more when measured fifty-four inches above natural grade; or (2) A tree or stand of trees so designated</p>	<p>Project Sponsor or Designated Representative ('Project Sponsor') in collaboration with Department of Parks and Recreation to identify a licensed biologist to conduct preconstruction survey and identify measures to protect nesting birds, if found on site.</p> <p>Department of Parks and Recreation or designated representative to review proposed study and results thereto and issue tree removal permit only in compliance with this mitigation.</p> <p>Department of Economic and Community Development-Planning Division ('Planning Division') assurance survey findings are met, and valid Tree Removal Permit is procured prior to forwarding to Department of Economic and Community Development-Building Division</p>	<p>Prior to construction activities of any kind, including but not limited to tree and landscape removal, demolition, site grubbing, grading, etc.</p>	

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<p>by the director based upon findings that it is unique and of importance to the public due to its unusual appearance, location, historical significance or other factor; or (3) A stand of trees in which the director has determined each tree is dependent upon the others for survival. Prior to removing trees, the Project Sponsor, or designated representative shall contact the Parks Division to determine if a removal permit is needed. The Project Sponsor, or designated representative shall obtain City issued tree removal permits prior to commencing any tree removal activities; or</p>	<p>(‘Building Division’) for any demolition permits.</p>		
<p>Bio 1.B.1: Tree Removal Outside Nesting Season (approximately September 1 to February 28). No construction activities of any kind, including but not limited to tree and landscape removal, demolition, site grubbing, grading, etc shall occur until the following protocol is met.</p> <p>Tree removal outside of nesting season would preclude the need for the measures identified in 1.A.1, above. A tree permit <u>shall be required</u> per South San Francisco Municipal Code Section 13.30.030 (Tree Preservation Ordinance)prior to removal of a Protected Tree, defined in section 13.30.020 as: (1) Any tree with a circumference of forty-eight inches or more when measured fifty-four inches above natural grade; or (2) A tree or stand of trees so designated by the director based upon findings that it is unique and of importance to the public due to its unusual appearance, location, historical significance or other factor; or (3) A stand of trees in which the director has determined each tree is dependent upon the others for survival. Prior to removing trees, the Project Sponsor, or designated representative shall contact the Parks Division to determine if a removal permit is needed. The Project Sponsor, or designated representative shall obtain City issued tree removal permits prior to commencing any tree removal activities.</p>	<p>Project Sponsor to apply for and obtain permit.</p> <p>Department of Parks and Recreation permit issuance.</p> <p>Planning Division assurance that conditions of the permit have been satisfied prior to forwarding approval for demolition permits to the Building Division.</p>	<p>Prior to construction activities of any kind, including but not limited to tree and landscape removal, demolition, site grubbing, grading, etc.</p>	

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<p>The Project would have a less than significant impact on biological resources with regard to native wildlife movement opportunities or nursery sites because the Project Sponsor would either remove trees outside of nesting season or follow the established protocol and mitigation measure during nesting season.</p>			
CULTURAL RESOURCES			
<p>Arch 1.A.1a: Employee Training and Awareness. Prior to the start of ground disturbing grading, demolition or construction, the Project Sponsor/designated representative shall ensure that a <i>Worker Awareness Environmental Training</i> (WAET) is conducted by a licensed archaeologist (Archaeologist) in the state of California. Training shall be scheduled in consultation with the Project Sponsor/designated</p>	<p>Project Sponsor in collaboration with the Planning Division shall identify a licensed archaeologist to conduct the WAET and perform inspections as needed.</p>	<p>Training prior to issuance of grading permits.</p> <p>On-call to completion of grading.</p>	

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<p>representative, construction manager and other key site personnel, and the City of South San Francisco. WAET training shall be required for all personnel participating in ground disturbing construction to alert them to the archaeological sensitivity of the Project area and provide protocols to follow in the event of a discovery of archaeological materials. The Project Sponsor/designated representative shall also ensure the occurrence of the following:</p> <p>1.A.1.b: Archaeologist shall be on an “on-call” basis to review and identify any potential archaeological discoveries during ground disturbing grading, demolition and excavation operations and work shall stop within 50 feet of the find. Archaeologist shall be contacted for identification, evaluation and further recommendations consistent with California Environmental Quality Act and City of South San Francisco requirements.</p> <p>1.A.1.c: Grading, demolition and any other plans that require soil disturbance shall note that there is a potential for exposing buried cultural resources including prehistoric Native American burials on the site.</p> <p>1.A.1.d: Archaeologist shall develop and distribute for job site posting an "ALERT SHEET" summarizing potential finds that could be exposed and the protocols to be followed as well as points of contact to alert in the event of a discovery.</p>	<p>Planning Division shall monitor and assure no grading permits are issued the WAET is conducted.</p>		

<p>Arch 1.B.1: Protocol in the Event of Discovery of Potentially Culturally Significant Soils, Objects or Remains 1.B.1.a: Stop work and contact the on-call archaeologist.</p> <p>1.B.1.b: Should Archaeologist determine that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, Archaeologist shall notify the appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal <i>Archaeological Monitoring Plan</i> (AMP) and/or <i>Archaeological Treatment Plan</i> (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the project proponent in consultation with any regulatory agencies.</p> <p>The treatment of human remains, and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the Project site shall follow the requirements of section 5097.99 of the Public Resources Code). This shall include immediate notification of the appropriate county Coroner/Medical Examiner, Project Sponsor and the City of South San Francisco.</p> <p>1.B.1c: A <i>Monitoring Closure Report</i> shall be filed with the Applicant/Project Sponsor/designated representative and the City at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.</p>	<p>Licensed Archaeologist approved by the Project Sponsor and Planning Division.</p>	<p>Immediately upon discovery.</p>	
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Geology and Soils			
<p>Geology and Soils Mitigation 1: An updated geotechnical report(s) shall be provided to the City for peer review prior to any issuance of building, grading, grubbing or tree removal permits. The updated report(s) shall address the revised Project description and include all design measures requisite to be compliant with the California Building Code. The updated report(s) shall include at a minimum, structural design and construction specifications, including but not limited to, undergrounding of utilities addressing any construction requirements for potentially and/or corrosive soils, grading, site stabilization, drainage, utility and infrastructure design and placement, foundation design, retaining wall specifications, and soil compaction requirements and design. The report(s) shall be peer reviewed by the City’s consultant and revised accordingly until determined complete.</p> <p>The maximum seismic protections identified to date are implemented through the provisions of the Title 15 of the City’s Municipal Code (Building Code) which was updated in 2021 (City Ordinance 1628-2021). These measures are implemented through the building permit process and coupled with an updated geotechnical review would reduce Project impacts to less than significant.</p>	Engineering Division	Prior to Issuance of Building Permits	

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FEDERAL AVIATION ADMINISTRATION (FAA)			

The Project underwent Federal Aviation Administration (FAA) review and a ‘Determination of No Significant Hazard to Air Navigation’ was issued by the FAA (Aeronautical Study No. 2021-AQP 7644-OF, September 9, 2021). The following conditions of the approval are identified below and shall be identified as conditions of Project approval.

<ol style="list-style-type: none"> 1. The structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4, 5 (Red) and 15. 2. Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number. 3. An FAA Form 7460-2, Notice of Actual Construction or Alteration is required to be e-filed within five days after the construction reaches its greatest height (7460-2, Part 2). 	Planning Division, as a condition of Project approval, identify in the staff report to the Planning Commission and City Council and as an attachment to the CEQA and entitlement resolutions.	As a part of the staff report.	
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NOISE

The following mitigation measures are required and restated from the Downtown Station Area Specific Plan Environmental Impact Report

<p>DSASP Mitigation Measure 4.6-1: HVAC Mechanical Equipment Shielding.</p> <p>Prior to the approval of building permits for non-residential development, the applicant shall submit a design plan for the project demonstrating that the noise level from operation of mechanical equipment will not exceed the exterior noise level limits for a designated receiving land use category as specified in Noise Ordinance Section 8.32.030. Noise control measures may include, but are not limited to, the selection of quiet equipment, equipment setbacks, silencers, and/or acoustical barriers.</p>	Project Sponsor shall cause the report to be prepared. Noise consultant shall be approved by either the Planning, Engineering or Building Division. Planning Division shall insure the plan is submitted, reviewed and accepted by the City.	Prior to issuance of building permits.	
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<p>DSASP Mitigation Measure 4.6-2: Site-Specific Acoustic Analysis – Nonresidential Development. Prior to the approval of building permits for new non-residential land uses where exterior noise level exceeds 70 dBA CNEL, an acoustic analysis shall be performed to determine appropriate noise reduction measures such that exterior noise levels shall be reduced below 70 dBA CNEL, unless a higher noise compatibility threshold (up to 75 dBA CNEL) has been determined appropriate by the City of South San Francisco. The analysis shall detail the measures that will be implemented to ensure exterior noise levels are compatible with the proposed use. Measures that may be implemented to ensure appropriate noise levels include, but are not limited to, setbacks to separate the proposed nonresidential structure from the adjacent roadway, or construction of noise barriers on site.</p>	<p>Project Sponsor shall cause the report to be prepared. Noise consultant shall be approved by either the Planning, Engineering or Building Division. Planning Division shall insure the plan is submitted, reviewed and accepted by the City.</p>	<p>Prior to issuance of building permits.</p>	
<p>DSASP Mitigation Measure 4.6-4: Construction Vibration. For all construction activities within the study area, the construction contractor shall implement the following measures during construction: 1) The construction contractor shall provide, at least three weeks prior to the start of construction activities, written notification to all residential units and nonresidential tenants within 115 feet of the construction site informing them of the estimated start date and duration of vibration-generating construction activities. 2) Stationary sources, such as temporary generators, shall be located as far from off-site receptors as possible. 3) Trucks shall be prohibited from idling along streets serving the construction site.</p>	<p>Project Sponsor and Planning Division. Project Sponsor shall prepare, mail the letter and provide proof of mailing. Planning Division shall review letter prior to mailing. Letter shall include Construction Superintendent, City and Project Sponsor contact information.</p> <p>Planning Division and/or Building Division shall periodically inspect the construction site for conformance with idling trucks and stationary noise sources.</p>	<p>One month prior to commencement of construction activities of any kind, including but not limited to tree and landscape removal, demolition, site grubbing, grading, etc.</p>	

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<p>DSASP Mitigation Measure 4.6-5: Rail Line Groundborne Vibration. Implement the current FTA and Federal Railroad Administration (FRA) guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains. Specifically, Category 1 uses (vibration-sensitive equipment) within 300 feet from the rail line, Category 2 uses (residences and buildings where people normally sleep) within 200 feet, and Category 3 uses (institutional land uses) within 155 feet of the rail line shall require a site-specific groundborne vibration analysis conducted by a qualified groundborne vibration specialist in accordance with the current FTA and FRA guidelines prior to obtaining a building permit. Vibration control measures deemed appropriate by the site-specific groundborne vibration analysis to meet 65 VdB, 72 VdB, and 75 VdB respectively for Category 1, Category 2, and Category 3 uses, shall be implemented by the project applicant and approved by the City prior to receiving a building permit.</p>	<p>Project Sponsor shall cause the report to be prepared. Noise consultant shall be approved by either the Planning, Engineering or Building Division. Planning Division shall insure the plan is submitted, reviewed and accepted by the City.</p>	<p>Prior to issuance of a building permit.</p>	
UTILITIES AND SERVICE SYSTEMS			
<p>Utility and Service Systems Mitigation Measure 1: The Project Sponsor shall implement Cal Water’s Net Neutral Policy by either (1) paying to the SSF District the required offset amount calculated according to the offset costs included in the Policy, and/or (2) conducting other activities as defined in the Policy.</p>	<p>Project Sponsor, Planning Division and CalWater shall identify the offset costs or other activities to assure the Project is net neutral and a payment schedule thereto.</p>	<p>Prior to issuance of a certificate of occupancy.</p>	