

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1
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Mitigation Measure	Requirements	Compliance Method	Verification/Timing	Responsible Party
<i>Air Quality</i>				
MM 3.2.2	During construction activities, the project applicant and/or its contractor shall ensure that all off-road diesel-fueled equipment (e.g., rubber-tired dozers, graders, scrapers, excavators, asphalt paving equipment, cranes, and tractors) is California Air Resources Board (CARB) Tier 3 Certified or better. ¹	<ul style="list-style-type: none"> Site inspection 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> South San Francisco project manager Contractor
<i>Biological Resources</i>				
MM 3.3.1a	If clearing and/or construction activities would occur during the bird breeding season (typically January through July for raptors and February 15 through August 15 for other birds), a qualified biologist shall conduct preconstruction surveys to identify active nests within 3 days prior to construction initiation, particularly vegetation clearing and ground-disturbing activities. Surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 500-foot buffer (if feasible). If no active nests are found, no further mitigation is required. Surveys shall be repeated if construction activities are delayed or postponed for more than 7 days.	<ul style="list-style-type: none"> Site survey 	<ul style="list-style-type: none"> No more than 3 days prior to the start of construction 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified biologist
MM 3.3.1b	If an active nest is located during preconstruction surveys, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is deemed inactive by a qualified biologist. Restrictions shall include establishment of exclusion zones (no ingress of personnel or equipment) at a minimum radius of 300 feet around an active raptor nest and 100 feet around other active bird nest(s). Activities permitted within exclusion zones and the size may be adjusted through consultation with	<ul style="list-style-type: none"> Site survey 	<ul style="list-style-type: none"> During preconstruction surveys 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified biologist

¹ The Clean Air Act of 1990 directed the EPA to study, and regulate if warranted, the contribution of off-road internal combustion engines to urban air pollution. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the EPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the EPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 horsepower and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards.

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	the CDFW.			
MM 3.3.1c	Vegetation containing active nests that must be removed as part of the project shall be removed during the non-breeding season (August 16 through December 31).	<ul style="list-style-type: none"> Timing limitations 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified biologist
MM 3.3.1d	Prior to the removal of any trees or buildings, a qualified biologist shall conduct a bat survey between March 1 and July 31. If bat roosts are identified, the City shall require that the bats be safely flushed from the sites where roosting habitat is planned to be removed prior to roosting season (typically May to August) and prior to the start of construction activities. If maternity roosts are identified during the maternity roosting season (typically May to September), they must remain undisturbed until a qualified biologist has determined the young bats are no longer roosting. If roosting is found to occur on-site, replacement roost habitat (e.g., bat boxes) shall be provided to offset the roosting sites removed. If no bat roosts are detected, then no further action is required if the trees and buildings are removed prior to the next breeding season. If removal is delayed, an additional survey shall be conducted 30 days prior to removal to ensure that a new colony has not established itself.	<ul style="list-style-type: none"> Site survey 	<ul style="list-style-type: none"> Prior to construction 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified biologist
MM 3.3.1e	If a female or maternity colony of bats are found on the project site, and the project can be constructed without the elimination or disturbance of the roosting colony (e.g., if the colony roosts in a large tree not planned for removal), a qualified biologist shall determine what buffer zones shall be employed to ensure the continued success of the colony. Such buffer zones may include a construction-free barrier of 200 feet from the roost and/or the timing of the construction activities outside of the maternity roosting season (after July 31 and before March 1).	<ul style="list-style-type: none"> Site Survey Construction limitations 	<ul style="list-style-type: none"> Pre construction surveys 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified biologist
MM 3.3.1f	If an active nursery roost is documented on-site and the project cannot be conducted outside of the maternity roosting season, bats shall be excluded from the site after July 31 and before March 1 to prevent the formation of maternity colonies. Nonbreeding bats shall be safely evicted, under the direction of a bat specialist in coordination with the CDFW.	<ul style="list-style-type: none"> Site survey Animal removal 	<ul style="list-style-type: none"> Pre construction surveys 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified biologist
Cultural Resources				
MM 3.4.2a	An archaeologist approved by the City and meeting the Secretary of the	<ul style="list-style-type: none"> Worker education 	<ul style="list-style-type: none"> Prior to 	<ul style="list-style-type: none"> South San Francisco

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	Interior's Standards for Archeology shall conduct a preconstruction meeting for all construction workers who will be disturbing the ground on the eastern project site. The preconstruction meeting shall cover archaeological and tribal cultural resources sensitivity, safety, and next steps if a resource is identified, and shall be conducted on the first day of construction.		construction	project manager <ul style="list-style-type: none"> Contractor Qualified archaeologist
MM 3.4.2b	An archaeologist meeting the Secretary of the Interior's Standards for Archeology shall monitor all ground disturbance on the east project site. If an archaeological resource is identified, the archaeologist will assess the find and evaluate whether it is eligible for inclusion in the California Register of Historical Resources, if applicable.	<ul style="list-style-type: none"> Site inspection 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified archaeologist
MM 3.4.2c	If deposits of prehistoric or historic period archaeological resources are encountered during project construction on the west project site, all work within 50 feet will be halted until an archaeologist can evaluate the findings and make recommendations. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash, and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historic period materials might include wood, stone, or concrete footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, metal, glass, ceramics, and other refuse. The City shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, or other appropriate measures. After the measures have been put into place, construction activities may resume.	<ul style="list-style-type: none"> Stop work until appropriate action is undertaken 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> South San Francisco project manager Contractor Qualified archaeologist
MM 3.4.3	If deposits of paleontological resources are encountered during project construction on the west project site, all work within 50 feet will be halted until a qualified paleontologist can evaluate the findings and make recommendations. Work will not commence until significance of the find has been determined and the find has been evaluated.	<ul style="list-style-type: none"> Stop work until appropriate action is undertaken 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> OUSD project manager Contractor Qualified archaeologist
Geology and Soils				
MM 3.5.2	Prior to construction, the City shall prepare a site-specific geotechnical	<ul style="list-style-type: none"> Technical report 	<ul style="list-style-type: none"> Submitted to city 	<ul style="list-style-type: none"> South San Francisco

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	report for the project site. The report shall contain information regarding liquefaction, landslides, ground shaking, surface faulting, and other geologic hazards. If the report indicates the presence of soil conditions or geologic hazards which, if not corrected, could lead to structural defects, the report shall recommend corrective action that is likely to prevent structural damage to each structure proposed to be constructed. These soil conditions shall include liquefaction potential of the soil and the chance of subsidence and/or soil expansion. The report shall be submitted for approval by the City Engineer, and all recommended corrective actions shall be required to be present in the final project plans.		with final plans	project manager <ul style="list-style-type: none"> City engineer
Hazards and Hazardous Materials				
MM 3.7.2a	<p>If project construction will result in soil disturbance or underground utility work where soil will be disturbed, the City shall require that a Phase I Environmental Site Assessment be completed according to ASTM E 1527 (Standard Practice for Environmental Site Assessments). A Phase I ESA shall also be required for any work involving subsurface building structures at the Municipal Services Building due to the presence of soil vapor investigations and monitoring wells on the adjoining parcel to the east.</p> <p>If the Phase I ESA concludes there are no recognized environmental conditions, as defined in ASTM E 1527, work may proceed, but construction drawings shall include a note indicating the potential to encounter previously unknown contamination, as specified in mitigation measure MM 3.7.2b. If the Phase I ESA concludes that a Phase II ESA is required to investigate the extent of known or potential contamination, construction may not occur until a work plan describing remediation and/or necessary site controls has been approved and the site has been remediated to the satisfaction of the regulatory agency with oversight responsibility. The appropriate regulatory agency or agencies will depend on the nature of the contamination and could include the San Mateo County Environmental Health Department, the San Francisco Bay Regional Water Quality Control Board, and/or the California Department of Toxic Substances Control.</p>	<ul style="list-style-type: none"> Technical report 	<ul style="list-style-type: none"> Prior to the final project plans 	<ul style="list-style-type: none"> South San Francisco project manager
MM 3.7.2b	If hazardous materials are encountered during construction or accidentally released as a result of construction activities, the following	<ul style="list-style-type: none"> Stop work 	<ul style="list-style-type: none"> During construction 	<ul style="list-style-type: none"> Contractor

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	<p>procedures shall be implemented:</p> <ul style="list-style-type: none"> The contractor shall stop all work within 100 feet of any discovered contamination or release. A qualified professional shall determine the scope and immediacy of the problem and recommend control measures. The City shall be responsible for regulatory oversight agency notification as required by state law and regulations. The City shall commence the necessary investigation and remediation activities to resolve the situation before continuing construction work. 			
Transportation and Traffic				
MM 3.10.1a	The City shall add an eastbound right turn overlap phase for vehicles going eastbound on Hickey Boulevard and making a right turn onto southbound El Camino Real.	<ul style="list-style-type: none"> Installation of measure 	<ul style="list-style-type: none"> Prior to occupation of project buildings. 	<ul style="list-style-type: none"> South San Francisco project manager
MM 3.10.1b	The City shall modify the signal timing, as outlined in the TIA, to optimize the cycle length at the intersection of El Camino Real and Chestnut Avenue.	<ul style="list-style-type: none"> Installation of measure 	<ul style="list-style-type: none"> Prior to occupation of project buildings. 	<ul style="list-style-type: none"> South San Francisco project manager
MM 3.10.1d	The City shall modify the signal timing to optimize the cycle length in the AM and PM periods at the intersection of Westborough Boulevard/I-280 NB On-Ramp/Junipero Serra Boulevard. The City shall also restripe the southbound approach on Junipero Serra Boulevard to one left through lane, one shared through/left turn lane, one through turn lane, and one right turn lane. The City shall also add an eastbound left turn lane and a westbound left turn lane along Westborough Boulevard.	<ul style="list-style-type: none"> Installation of measure 	<ul style="list-style-type: none"> Prior to occupation of project buildings. 	<ul style="list-style-type: none"> South San Francisco project manager
MM 3.10.6b	The City shall modify the signal timing at the intersection of El Camino Real and McLellan Drive to remove split phasing and optimize the cycle length in the AM peak hour. The City shall also restripe the eastbound approach on McLellan Drive to one left turn lane and one shared through/right turn lane and restripe the westbound approach on McLellan Drive to one left turn lane, one shared through/right turn lane, and one right turn lane.	<ul style="list-style-type: none"> Installation of measure 	<ul style="list-style-type: none"> Prior to occupation of project buildings. 	<ul style="list-style-type: none"> South San Francisco project manager
MM 3.10.6c	The City shall optimize the traffic signal cycle length in both the AM and PM peak hours. The City shall also modify traffic signal operations at the	<ul style="list-style-type: none"> Installation of measure 	<ul style="list-style-type: none"> Prior to occupation of 	<ul style="list-style-type: none"> South San Francisco project manager

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	intersection of El Camino Real and Chestnut Avenue to include a right turn overlap phase for vehicles traveling eastbound on Chestnut Avenue. If feasible within the existing right-of-way, the City shall also add an eastbound left turn lane from Chestnut Avenue to El Camino Real.		project buildings.	
MM 3.10.6d	The City shall modify the southbound lane geometry on El Camino Real to include a southbound left turn lane.	<ul style="list-style-type: none"> • Installation of measure 	<ul style="list-style-type: none"> • Prior to occupation of project buildings. 	<ul style="list-style-type: none"> • South San Francisco project manager
MM 3.10.6e	The City shall restripe the eastbound approach of Oak Avenue to be one left turn lane and one shared through/right turn lane. The City shall restripe the westbound approach of Oak Avenue to be one left turn lane and one shared through/right turn lane. The City shall also construct a two-way left turn lane along Mission Road.	<ul style="list-style-type: none"> • Installation of measure 	<ul style="list-style-type: none"> • Prior to occupation of project buildings. 	<ul style="list-style-type: none"> • South San Francisco project manager