

## Mitigation Monitoring and Reporting Program for the 619–625 California Drive Development Project Draft Initial Study/Mitigated Negative Declaration City of Burlingame, San Mateo County, California

Prepared for:



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Report Date: September 17, 2018

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**Table 1: 619–625 California Drive Development Project Mitigation Monitoring and Reporting Program**

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<b>3. Air Quality</b>					
<p><b>MM AIR-1:</b> During construction activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> <li>Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>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.</li> <li>All roadways, driveways, and sidewalks shall be paved as soon as possible.</li> <li>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.</li> <li>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.</li> <li>A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>	<p>The City of Burlingame Building Division of the Community Development Department shall inspect the worksite regularly to ensure construction mitigation measures are implemented</p>	<p>During construction activities</p>	<p>Project Applicant/City of Burlingame</p>		

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<p><b>MM AIR-2:</b> The developer or Project Applicant shall ensure all off-road construction equipment in excess of 50 horsepower used on-site by the developer or contractors is equipped with engines meeting the EPA Tier IV off-road engine emission standards. The construction contractor shall maintain a log of equipment use at the construction site with make, model, serial number, and certification level of each piece of construction equipment that will be available for review by City building inspection staff.</p>	On-site inspection; submittal of logs	During construction and prior to any fuel-powered grading or construction activities	Project Applicant/City of Burlingame		
<p><b>4. Biological Resources</b></p>					
<p><b>MM BIO-1: Migratory Birds and Nesting Raptors</b></p> <p>1. If construction or tree removal is proposed during the breeding/nesting season for local avian species (typically March 1 through August 31), a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 250 feet outside the project boundaries, where possible) the project site shall be conducted by a qualified biologist. One survey will be conducted 30 days prior to tree removal or construction activities. If no active nests are found, tree removal or construction activities may proceed.</p> <p>2. If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service and/or the California Department of Fish and Wildlife (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones or alteration of the construction schedule.</p>	On-site surveys; submittal of survey documents; periodic on-site inspection/monitoring	30 days prior to tree removal or construction activities if removal is proposed during breeding/nesting season (March 1 through August 31)	Project Applicant/City of Burlingame		

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<p><b>MM BIO-2: Special-status Bat Species</b></p> <p>1. To reduce construction related impacts to special-status bat species, a bat survey shall be conducted between March 1 to July 31 by a qualified wildlife biologist within the year of proposed construction start and prior to ground disturbance. If no bat roosts are detected, then no further action is required. If a colony of bats is found roosting on-site, then the following mitigation will be implemented to reduce the potential disturbance:</p> <p>2. If a female or maternity colony of bats are found on the project site, a wildlife biologist through coordination with CDFW shall determine what physical and timed 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 the maternity roost season (after July 31 and before March 1).</p>	<p>On-site surveys; submittal of survey documents; periodic on-site inspection/monitoring</p>	<p>Between March 1 and July 31 within a year of proposed construction start or ground disturbance.</p>	<p>Project Applicant/City of Burlingame</p>		
<p><b>5. Cultural and Tribal Cultural Resources</b></p>					
<p><b>MM CUL-1:</b> In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology has evaluated the resource. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The resource shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria by the qualified archaeologist. If the resource is determined significant under CEQA, the qualified</p>	<p>On-site inspection and monitoring; provision of Section 15064.5 permit(s); copy of Department of Parks and Recreation 523 forms</p>	<p>During construction or in the event resources are found</p>	<p>Project Applicant/Qualified Archaeologist/City of Burlingame</p>		

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archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. The report shall be submitted to the City of Burlingame, the Northwest Information Center, and the State Historic Preservation Office (SHPO), as required.					
<b>MM CUL-2:</b> In the event that fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The project contractor shall notify a qualified paleontologist to examine the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the Applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the City of Burlingame for review and approval prior to implementation, and the Applicant shall adhere to the recommendations in the plan.	Review of construction specifications; on-site inspection/monitoring; provision of Section 15064.5 permit(s); review of data recovery plan	During construction or in the event fossils or fossil-bearing deposits are discovered	Project Applicant/Qualified Paleontologist/City of Burlingame		

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<p><b>MM CUL-3:</b> In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> <li>1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</li> <li>2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission.</li> </ul> </li> </ol>	<p>Review of Native American Heritage Commission (NAHC) correspondence; on-site inspection and monitoring; submittal of findings and documentation</p>	<p>In the event human remains are discovered during site disturbance/ construction</p>	<p>Project Applicant/City of Burlingame; NAHC; County Coroner</p>		

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<ul style="list-style-type: none"> <li>The descendant identified fails to make a recommendation.</li> <li>The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul> <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <p>When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission.</p>					
<p><b>6. Geology and Soils</b></p>					
<p><b>MM GEO-1:</b> Prior to the issuance of a building permit and during the foundation phases of construction, the project applicant shall follow the recommendations of the Geotechnical Investigation, by retaining a qualified geotechnical consulting firm. Subsurface conditions may vary from those encountered at the locations of borings during the Geotechnical Investigation. The geotechnical firm retained by the project applicant shall review final engineer plans as well as observe and test during the earthwork and foundation phases of construction. This would ensure recommendations from the Geotechnical Investigation are properly incorporated into the project plan and development.</p>	<p>Review and approval of site plans; on-site inspection</p>	<p>Prior to the issuance of building permits</p>	<p>Project Applicant/City of Burlingame</p>		



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<p><b>MM GEO-2:</b> Prior to the issuance of a building permit, the project’s plans shall reflect foundations that extend deep enough to penetrate more stable soils. The project applicant shall follow the recommendations of the Geotechnical Investigation, by ensuring the building be supported on conventional spread footing foundation system bearing on stiff native soils or properly compacted structural fill. All continuous footings shall have a width of at least 15 inches and shall extend at least 30 inches below exterior grade or at least 24 inches below the bottom of concrete slabs-on-grade, whichever is deeper. Footings located adjacent to utility lines shall bear below a 1:1 plane extending up from the bottom edge of the utility trench. Continuous foundations shall be designed with sufficient depth and reinforcing to tolerate the estimated differential settlement. The geotechnical consulting firm retained by the applicant shall observe all footing excavations prior to the placement of reinforcing steel to confirm that suitable material has been exposed and properly cleaned. If soft or loose soil is encountered in the foundation excavations, the geotechnical consulting firm may require overexcavation and/or compactive effort or a deeper footing depth below the reinforcing steel is placed.</p> <p>Alternative to the spread footing foundation described above, the building may be supported on a reinforced concrete mat foundation bearing on a properly prepared and compacted soil subgrade. The mat foundation shall have a thickened perimeter edge that extends at least eight inches into the soil subgrade below the bottom of the mat or at least four inches below the base of the capillary break rock section. This should improve edge stiffness, reduce the potential for map slab dampness, and increase resistance to lateral loads imposed on the mat. The mat foundation shall be reinforced to provide</p>	<p>Review and approval of site plans; on-site inspection</p>	<p>Prior to the issuance of building permits</p>	<p>Project Applicant/City of Burlingame</p>		

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structural continuity and to permit spanning of local irregularities. It shall be designed with sufficient depth and reinforcing to be able to tolerate the estimated differential settlements. Prior to mat construction, the subgrade shall be proof-rolled to provide a smooth firm surface for mat support. Where dampness of the mat would be undesirable, a high quality membrane vapor barrier shall be installed.					
<b>MM GEO-3:</b> Prior to the issuance of a building permit, the structural engineer shall consult with the membrane manufacturer for the coefficient of friction to be assumed for design. Lateral loads may be resisted by base friction between the vapor barrier or damp proofing membrane shown below the mat and the supporting subgrade and by passive soil pressure acting against the sides of the mat foundations. Lateral resistance may be provided by passive soil pressure acting against the sides of foundations cast neat in footing excavations or backfilled with compacted structural fill. The upper foot of passive soil shall not be neglected where soil adjacent to the footing or mat will be landscaped or subject to softening from rainfall and/or surface runoff.	Review and approval of site plans; on-site inspection	Prior to the issuance of building permits	Project Applicant/City of Burlingame		
<b>MM GEO-4:</b> Prior to the issuance of a building permit, the building foundations shall be designed as recommended by the Geotechnical Investigation. The 30-year post-construction differential settlement due to static loads is not expected to exceed 1 inch across the proposed building. Less differential movement would be expected across a structural mat foundation. Additional differential settlement may occur as a result of liquefaction and dynamic densification caused by severe ground shaking during a major earthquake.	Review and approval of site plans; on-site inspection	Prior to the issuance of building permits	Project Applicant/City of Burlingame		

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<b>9. Hydrology and Water Quality</b>					
<p><b>MM HYD-1:</b> The project applicant shall prepare and implement a stormwater pollution prevention plan (SWPPP) for all construction activities at the project site. At a minimum, the SWPPP shall include the following:</p> <ul style="list-style-type: none"> <li>• A construction schedule that restricts use of heavy equipment for excavation and grading activities to periods where no rain is forecasted during the wet season (October 1 thru April 30) to reduce erosion associated intense rainfall and surface runoff. The construction schedule shall indicate a timeline for earthmoving activities and stabilization of disturbed soils;</li> <li>• Soil stabilization techniques such as covering stockpiles, hydroseeding, or short-term biodegradable erosion control blankets;</li> <li>• Silt fences, compost berms, wattles or some kind of sediment control measures at downstream storm drain inlets;</li> <li>• Good site management practices to address proper management of construction materials and activities such as but not limited to cement, petroleum products, hazardous materials, litter/rubbish, and soil stockpile; and</li> <li>• The post-construction inspection of all drainage facilities and clearing of drainage structures of debris and sediment.</li> </ul>	Review and approval of site plans; on-site inspection	Prior to issuance of grading and building permit; during all earth moving and construction activity	Project Applicant/City of Burlingame		
<p><b>MM HYD-2:</b> Prior to project approval, the project applicant shall prepare the appropriate documents consistent with San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) and NPDES Provisions C.3 and C.6 requirements for post-construction treatment and control of stormwater runoff from the site. Post-construction treatment measures must be designed, installed, and hydraulically sized to treat a specified amount of runoff. Furthermore, the project plan submittals shall identify the owner and maintenance party</p>	Review and approval of site plans; on-site inspection	Prior to project approval; during all earth moving and construction activity	Project Applicant/City of Burlingame		

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responsible for the ongoing inspection and maintenance of the post-construction stormwater treatment measure in perpetuity. A maintenance agreement or other maintenance assurance must be submitted and approved by the City prior to the issuance of a final construction inspection.					
<b>14. Public Services</b>					
<b>MM PS-1:</b> The project Applicant would be responsible for paying all school impact fees at the time of building permit issuance.	Proof of payment of fees	Prior to issuance of building permits	Project Applicant/City of Burlingame		
<b>16. Transportation/Traffic</b>					
<b>MM TRANS-1:</b> In order to maintain adequate sight distance, on-street parking shall be prohibited on Oak Grove Avenue between the project driveway and the western neighboring driveway.	Identification of red curb on site circulation plans; review and approval of site plans; site visit	Prior to issuance of certificate of occupancy	Project Applicant/City of Burlingame		