

Administrative Draft
Mitigation Monitoring and Reporting Program

1491- 1493 Oak Grove Condominium Project



August 2016

**Administrative Draft MITIGATION MONITORING AND REPORTING PROGRAM
1491- 1493 Oak Grove Condominium Project**

Impacts	Mitigation and/or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Air Quality				
<p>Impact AQ-1: The project would generate dust during construction activities that would affect nearby sensitive receptors.</p>	<p>MM AQ-1.1: During any construction period which causes ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:</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 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. • 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. 	<p>The applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Community Development prior to the issuance of permits</p>	<p>Director of Community Development</p>

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	<p>Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</p> <ul style="list-style-type: none"> • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (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. • 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. • 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 Air District’s phone number shall also be visible to ensure compliance with applicable regulations. 			

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	<p>MM AQ-1.2: The applicant shall implement the following GHG reduction measures during construction activities.</p> <ul style="list-style-type: none"> • Alternative-Fueled (e.g., biodiesel, electric) construction vehicles/ equipment shall make up at least 15 percent of the fleet; • Local building materials of at least 10 percent; and • Recycle at least 50 percent of construction waste or demolition materials. 			
<p>Impact AQ-2: The project would use equipment that generates toxic exhaust emissions.</p>	<p>MM AQ-2.1: The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 90 percent reduction in PM_{2.5} exhaust emissions. One feasible plan to achieve this reduction would include the following:</p> <p>All mobile diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these</p>	<p>The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Community Development prior to the issuance of demolition and grading permits.</p>	<p>Director of Community Development</p>

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	measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.			
Biological Resources				
Impact BIO-1: The project may disturb nesting birds on and adjacent to the site during construction.	<p>MM BIO-1.1: In order to protect nesting birds on and adjacent to the project site the following measures will be implemented:</p> <ul style="list-style-type: none"> • Pre-construction nesting bird surveys shall be completed prior to tree removal if removal or construction is proposed to commence during the breeding season (March 15 to August 31) in order to avoid impacts to nesting birds. Surveys shall be completed by a qualified biologist no more than 7 days before construction begins. During this survey, the biologist or ornithologist shall inspect all trees and other possible nesting habitats in and within 250 feet of the project boundary. • If an active nest is found in an area that would be disturbed by construction, the ornithologist shall designate an adequate buffer zone (~250 feet) to be established around the nest, in consultation with the California Department of Fish and Wildlife 	The project applicant and contractors shall be responsible for implementing the mitigation measures prior to project construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Community Development prior to the issuance of demolition and grading permits.	Director of Community Development

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	<p>(CDFW). The buffer would ensure that nests shall not be disturbed until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.</p> <ul style="list-style-type: none"> The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Community Development, prior to the issuance of a grading permit or demolition permit. 			
<p>Impact BIO-2: The project may impact protected trees on and/or adjacent to the site.</p>	<p>Tree Protection Plan. Tree protection zones shall be established and maintained throughout the entire length of the project. Fencing for the protection zones shall be a six-foot tall metal chain link type supported by two-inch metal poles pounded into the ground by no less than two feet. The support poles shall be spaced no more than 10 feet apart on center. The location for the protection fencing shall be as close to the dripline as possible but still allow room for construction to safely continue. Signs shall be placed on fencing signifying “Tree Protection Zone - Keep Out”. No materials or equipment shall be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the drip line of protected trees, where foot traffic is expected to be heavy, shall be mulched with four to six inches of chipper chips.</p>	<p>The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Community Development prior to the issuance of permits.</p>	<p>Director of Community Development</p>

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	<p>The following tree protection distances shall be carried out for protected trees on site:</p> <ul style="list-style-type: none"> • Fencing for Tree #1 (red oak) should be placed at a minimum distance at the edge of the curb and sidewalk and extend to 10 feet where possible. • Trenching for irrigation, electrical, drainage or any other reason shall be hand dug when beneath the drip lines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches shall be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time shall also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below. • Normal irrigation shall be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required 			

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	<p>during the winter months depending on the seasonal rainfall. During the summer months, the trees on this site shall receive heavy flood type irrigation twice a month. During the fall and winter, once a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.</p>			
Cultural Resources				
<p>Impact CUL-1: Construction of the proposed project could result in significant impacts to archaeological resources, unique paleontological resources/sites, unique geologic features, or human remains, if present on-site.</p>	<p>MM CUL-1.1: <i>Unique Paleontological and/or Geologic Features and Reporting.</i> Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City Planning Manager notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. The identified mitigation measures shall be implemented. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is carried out. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.</p>	<p>The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.</p>	<p>All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Community Development prior to the issuance of tree removal and grading permits.</p>	<p>Director of Community Development</p>

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	<p>MM CUL-1.2: <i>Undiscovered Archaeological Resources.</i> If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Planning Manager shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City Planning Manager shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior’s Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.</p> <p>MM CUL-1.3: <i>Human Remains.</i> If human remains are discovered at any project construction site during any phase of construction, all ground-disturbing</p>			

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	<p>activity within 100 feet of the resources shall be halted and the City Planning Manager and the County coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of Burlingame shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of Burlingame, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.</p>			

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	<p>MM CUL-1.4: <i>Report of Archaeological Resources.</i> If archaeological resources are identified, a final report summarizing the discovery of cultural materials shall be submitted to the City’s Planning Manager prior to issuance of building permits. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found and conclusion, and a description of the disposition/curation of the resources.</p>			
Geology and Soils				
<p>Impact GEO-1: The project may be subject to high groundwater levels over the life of the proposed structure.</p>	<p>MM GEO-1.1: For development under the Downtown Specific Plan, projects with subgrade structures require that the project sponsor prepare a Geotechnical Study identifying the depth to the seasonal high water table at the project site. No permanent groundwater dewatering would be allowed in the Downtown Specific Plan Area. Instead, all residential uses must be elevated to above the seasonal high water table and all areas for non-residential uses shall be flood-proofed and anchored, in accordance with floodplain development requirements, to the design depth as recommended by geotechnical engineer. Final design shall be prepared by a qualified professional engineer and approved by the Burlingame</p>	<p>The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.</p>	<p>Final design shall be prepared by a qualified professional engineer and approved by the Burlingame Department of Public Works prior to receiving a building permit.</p>	<p>Department of Public Works</p>

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	Department of Public Works prior to receiving a building permit.			
Impact GEO-2: The proposed project foundation may be impacted by expansive soils.	MM GEO-2.1: To combat seasonal expansive soil movements, it is necessary to utilize a foundation system which derives its support from the deeper, more stable soils. As the proposed basement will extend below the entire structure, it will serve as a “deep foundation.” Where the structure is not above the basement, piers should be used.	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	Final design shall be prepared by a qualified professional engineer and approved by the Burlingame Department of Public Works prior to receiving a building permit.	Director of Community Development
Hydrology				
<i>Potential Groundwater Impact</i>	<i>Refer to MM GEO-1.1</i>	<i>Same as above</i>	<i>Same as above</i>	<i>Same as above</i>
Noise				
Impact NV-1: The project would construct a multi-story residential building adjacent to noise sensitive, residential uses which could result in temporary disturbances during construction.	MM NV-1.1: The Project applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor: <ul style="list-style-type: none">Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures:	The project applicant and contractors shall be responsible for implementing the mitigation measures during all phases of construction.	All measures shall be printed on all construction documents, contracts, and project plans and shall be reviewed by the Director of Community	Director of Community Development

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	<ul style="list-style-type: none"> - Use heavy-duty mufflers for stationary equipment and barriers around particularly noisy areas of the site or around the entire site; - Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors; - Locate stationary equipment to minimize noise impacts on the community; - Minimize backing movements of equipment; • Use quiet construction equipment whenever possible; • Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers shall be used on other equipment. Other quieter procedures, such as drilling rather than using impact equipment, shall be used whenever feasible; • Prohibit unnecessary idling of internal combustion engines; and • Select routes for movement of construction-related vehicles and equipment in conjunction with the Burlingame Community Development Department 		Development prior to the issuance of permits.	

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	<p>so that noise-sensitive areas, including residences and schools, are avoided as much as possible.</p> <ul style="list-style-type: none"> • The project sponsor shall designate a “disturbance coordinator” for construction activities. The coordinator would be responsible for responding to any local complaints regarding construction noise and vibration. The coordinator would determine the cause of the noise or vibration complaint and would implement reasonable measures to correct the problem. • The construction contractor shall send advance notice to neighborhood residents within 50 feet of the project site regarding the construction schedule and including the telephone number for the disturbance coordinator at the construction site. 			

Source: 1491 – 1493 Oak Grove Avenue Condominium Project Initial Study. July 2016.