Mitigation Monitoring and Reporting Program (MMRP) for the 567 Airport Boulevard Project

Mitigation Monitoring and Reporting Program				
Environmental Topic	**Mitigation Measures**	**Level of Environmental Impact**	**Responsible Party**	**Timing**
Air Quality	**AQ-1: Use Tier 4 Construction Equipment.** The Project Sponsor shall ensure that all off-road diesel-powered equipment greater than 50 horsepower used during construction is equipped with engines that meet EPA Tier 4 Final emission standards.	Less than Significant with Mitigation Incorporated	Project Applicant/ Project Contractor	Ongoing during project construction
Biological Resources	**BIO-1: Preconstruction Nesting Bird Surveys and Protection Measures.** The Project Sponsor shall protect nesting birds and their nests during construction through implementation of the following measures: • Construction shall avoid the avian nesting period (February 1 through August 31) to the extent feasible. • If construction occurs during the bird nesting season, a qualified wildlife biologist* shall conduct a nesting bird preconstruction survey within 7 days prior to the start of construction at areas that have not been previously disturbed by Project activities or after any construction breaks of 10 days or more. The survey shall be performed within a radius of 100 feet and 500 feet of the construction area to locate any active nests of passerine and raptor (including peregrine falcon) species, respectively, and shall be in those areas that constitute suitable habitat for the species. • If active nests are located during the preconstruction nesting bird survey, a qualified biologist shall determine if the schedule of construction activities could affect active nests; if so, the following measures shall apply:	Less than Significant with Mitigation Incorporated	Project Applicant/ Certified Biologist	Prior to project construction

Mitigation Monitoring and Reporting Program				
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	○ If the qualified biologist determines that construction is not likely to affect an active nest, construction may proceed without restriction; however, a qualified biologist shall regularly monitor the nest at a frequency determined appropriate for the surrounding construction activity to confirm there is no adverse effect. Spot-check monitoring frequency shall be determined on a nest-by-nest basis, considering the particular construction activity, duration, proximity to the nest, and physical barriers that may screen activity from the nest. ○ If it is determined that construction may cause a direct impact or abandonment of an active nest, the qualified biologist shall establish a no-disturbance buffer around the nest(s), and all Project work shall halt within the buffer to avoid disturbance or destruction until a qualified biologist determines that the nest is no longer active. Typically, buffer distances are a minimum of 50 feet for passerines, 250 feet for raptors, and 500 feet for peregrine falcons; however, the buffers may be decreased if an obstruction, such as a building, is within the line of sight between the nest and construction. ○ Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying construction methods in proximity to active nests shall be approved by the qualified biologist and in compliance with the California Fish and Game Code and other applicable laws.			

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	○ Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to Project work within the buffer are observed and could compromise the nest, work within the no-disturbance buffer(s) shall halt until the nest occupants have fledged. ○ Any birds that begin nesting within the Project site and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels. Work may proceed around these active nests, subject to the measure above that begins with "Modifying nest buffer distances…" *The experience requirements for a "qualified biologist" shall include a minimum of 4 years of academic training and professional experience in biological sciences and related resource management activities and a minimum of 2 years of experience from conducting nesting-bird surveys.			
Biological Resources	**BIO-2: Pre-construction Bat Surveys.** The Project Sponsor shall protect bats during construction by implementation of the following measures: • A qualified wildlife biologist (i.e., experienced with roosting habitats in trees and the life histories of local bats) shall examine trees for suitable bat roosting habitat (e.g., large tree cavities, basal hollows, loose or peeling bark, large snags, palm trees with intact thatch) prior to removal or trimming. Trees that provide suitable or potentially suitable bat habitat shall be flagged and identified as habitat.	Less than Significant with Mitigation Incorporated	Project Applicant/ Certified Biologist	Prior to project construction

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	Because of the limited timeframe for tree removal (September 15 to October 31), the tree habitat assessment should be conducted early to provide information for tree removal planning. Riparian woodlands, orchards, and stands of mature broadleaf trees are considered potential habitat for solitary foliage-roosting bat species. Because signs of bat use are not easily found, and because trees cannot be completely surveyed for bat roosts, the protective measures listed below shall be implemented for trees that contain potential roosting habitat. • Removal or disturbance of trees that provide bat roosting habitat shall be avoided between April 1 and September 15 (the maternity period) to avoid effects on pregnant females and active maternity roosts (whether colonial or solitary). • Removal of trees providing bat roosting habitat shall be conducted between September 15 and October 31, which corresponds to the time period when bats have not yet entered torpor or begun caring for nonvolant young. • If a maternity roost is found, whether solitary or colonial, that roost shall remain undisturbed until September 15 or until a qualified biologist has determined that the roost is no longer active. The qualified biologist shall determine the extent of suitable no-work buffers around roost and/or hibernaculum sites. Buffer distances may vary, depending on the species and activities being conducted. ○ Removal of trees (September 15 to October 31) that provide suitable roosting habitat shall be monitored by qualified biologists. Trees that provide suitable habitat for bats shall be trimmed and/or removed in a two-			

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	phase removal process conducted over two consecutive days. In the afternoon on the first day, limbs and branches shall be removed by a tree cutter, using chainsaws only. Limbs with cavities, crevices, or deep bark fissures shall be avoided, and only branches or limbs without those features shall be removed. On the second day, the entire tree shall be removed. Biologists shall search downed vegetation for dead and injured bats. The presence of dead or injured bats that are species of special concern shall be reported to CDFW. The biologist shall prepare a biological monitoring report, which shall be provided to the Project lead, sponsor, and CDFW. The loss of occupied roosting habitat shall be mitigated by constructing and/or installing suitable replacement habitat on the Project site. Suitable replacement habitat could include a bat house mounted on a pole or on the side of a building or structure at least 10 feet off the ground to protect it from predators. Bat houses are usually made of wood or a combination of wood and other materials (e.g., metal and plastic) and vary in size. Bat Conservation International recommends that bat houses be at least 24 inches high and 16 inches wide. Existing and new buildings as well as landscaped areas on the Project site afford ample opportunities for placement of a bat house. Placement and installation methods for replacement habitat shall be designed so as not to affect riparian habitats or other sensitive natural communities or state or federally protected wetlands. In addition, the installation of replacement habitat shall avoid the avian nesting period (February 1 through August			

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	31) to the extent feasible. If not, Mitigation Measure BIO-1 shall be implemented prior to installation. A roosting habitat design and monitoring plan shall be developed in coordination with CDFW. The roosting habitat shall be monitored to ensure it functions as intended.			
Biological Resources	**BIO-3: Implement Bird-safe Design Standards into Project Buildings and the Lighting Design.** The Project Sponsor, or contractor, shall implement the following measures to minimize hazards for birds: • Reduce large areas of transparent or reflective glass; • Locate water features, trees, and bird habitat away from building exteriors to reduce reflection; • Reduce or eliminate the visibility of landscaped areas behind glass; • Turn non-emergency lighting off at night, especially during bird migration season (February–May and August–November); • Include window coverings that adequately block light transmission from rooms where interior lighting is used at night and install motion sensors or controls to extinguish lights in unoccupied spaces; and • Design and/or install lighting fixtures that minimize light pollution, including light trespass, over-illumination, glare, light clutter, and skyglow, and use bird-friendly colors for lighting when possible. The City of San Francisco's *Standards for Bird-safe Buildings*[1] provides an overview of	Less than Significant with Mitigation Incorporated	Project Applicant/ Project Contractor	Prior to issuance of a demolition, grading, building, or other construction-related permit

[1] City and County of San Francisco. 2011. *Standards for Bird-safe Buildings*. San Francisco Planning Department. July 14. Available: http://www.sf-planning.org/ftp/files/publications_reports/bird_safe_bldgs/Standards_for_Bird_Safe_Buildings_7-5-11.pdf. Accessed: September 11, 2020.

Mitigation Monitoring and Reporting Program				
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	building design and lighting guidelines to minimize bird/building collisions that could be used to guide the Project Sponsor.			
Cultural Resources	**CUL-1: Stop Work if Archaeological Material or Features Are Encountered during Ground-disturbing Activities.** The applicant shall retain a professional archaeologist to provide a preconstruction briefing to supervisory personnel of any excavation contractor and alert them to the possibility of exposing significant prehistoric archaeological resources within the Project site. During the briefing, the archaeologist shall discuss archaeological objects that could be exposed, the need to stop excavation at the site of the discovery, and the procedures to follow regarding protection of the discovery and notification of the Project Sponsor and archaeological team. An "Alert Sheet" shall be posted in conspicuous locations at the Project site to alert personnel to the procedures and protocols to follow regarding the discovery of potentially significant prehistoric archaeological resources. In the event that archaeological resources are encountered during construction, work shall halt within at least 100 feet of the discovery and the area avoided until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, shall develop a treatment plan, which could include site avoidance, capping, or data recovery.	Less than Significant with Mitigation Incorporated	Project Applicant/ Project Contractor/ Qualified Archaeologist	Ongoing during project construction

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Cultural Resources	**CUL-2: Stop Work if Human Remains Are Encountered during Ground-disturbing Activities.** If human remains are unearthed during construction, pursuant to Section 50977.98 of the Public Resources Code and Section 7050.5 of the State Health and Safety Code, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains. The county coroner shall be informed to evaluate the nature of the remains. If the remains are determined to be of Native American origin, the Lead Agency shall work with the NAHC and the Project Sponsor to develop an agreement for treating or disposing of the human remains.	Less than Significant with Mitigation Incorporated	Project Applicant/ Project Contractor/ Qualified Archaeologist	Ongoing during project construction
Geology and Soils	**12-1: Paleontological Assessment (*from Burlingame General Plan EIR*).** In areas containing Middle to Late Pleistocene–era sediments where it is unknown if paleontological resources exist, prior to grading, an assessment shall be made by a qualified paleontological professional to establish the need for paleontological monitoring. Should paleontological monitoring be required after recommendation by the professional paleontologist and approval by the Community Development Director, paleontological monitoring shall be implemented.	Less than Significant with Mitigation Incorporated	Project Applicant/ Project Contractor/ Qualified Paleontologist	Prior to the start of construction/ grading

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Noise	**NOI-1: Implement Best Noise Control Practices during Construction.** Best practices to minimize construction noise include the following: • Limiting heavy equipment use to daytime hours not regulated by the City (i.e., between 8:00 a.m. and 7:00 p.m. Monday to Friday and 9:00 a.m. to 6:00 p.m. on Saturday); • Locating stationary equipment (e.g., generators, pumps, cement mixers, idling trucks) as far as practical from noise-sensitive land uses; • Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices such as exhaust mufflers that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation; • Using equipment powered by electric motors instead of gasoline or diesel-powered engines; • Preventing excessive noise by shutting down idle vehicles or equipment; • Using noise-reducing enclosures around noise-generating equipment; • Constructing barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (e.g., buildings) to block sound transmission to noise-sensitive land uses (the barriers should be designed to obstruct the line-of-sight between the noise-sensitive land use and onsite construction equipment); and • Notifying adjacent residents in advance of construction work.	Less than Significant with Mitigation Incorporated	Project Applicant/ Project Contractor	Ongoing during project construction

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Noise	**NOI-2: Provide Acoustical Treatments for Building Mechanical Equipment.** As required, the applicant shall provide acoustical treatments for building mechanical equipment, such as the HVAC system and emergency generator, to ensure that noise levels do not exceed the City daytime noise level limit of 60 dBA Leq or the nighttime noise limit of 50 dBA Leq at the property line. Required performance standards for acoustical treatments can be specified by a qualified acoustical consultant. Treatments include, but are not limited to: • Constructing enclosures around noise-generating mechanical equipment, • Using mufflers or silencers on equipment exhaust fans, and • Limiting the testing of emergency generators to daytime hours (7:00 a.m. to 10:00 p.m.).	Less than Significant with Mitigation Incorporated	Project Applicant/Project Contractor	Prior to issuance of a demolition, grading, building, or other construction-related permit