

EXHIBIT B

City of Burlingame

1095 Rollins Road Apartments Project

Mitigation, Monitoring and Reporting Program (MMRP)

City File No: ND-604-P

Prepared for:

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Mitigation, Monitoring, and Reporting Program

<i>Environmental Factor</i>	<i>Mitigation Measures</i>	<i>Level of Environmental Impact</i>	<i>Responsible Party</i>	<i>Timing</i>
Aesthetics	Mitigation Measure AES-1: The project developer shall install low-profile, low-intensity lighting directed downward to minimize light and glare. Exterior lighting shall be low mounted, downward casting, and shielded. In general, the light footprint shall not extend beyond the periphery the property. Implementation of exterior lighting fixtures on all buildings shall also comply with the standard California Building Code (Title 24, Building Energy Efficiency Standards) to reduce the lateral spreading of light to surrounding uses, consistent with City Municipal Code 18.16.030 that requires that all new exterior lighting for residential developments be designed and located so that the cone of light and/or glare from the light element is kept entirely on the property or below the top of any fence, edge or wall. In addition, lighting fixtures would not be located more than nine feet above adjacent grade or required landing; walls or portions of walls would not be floodlit; and only shielded light fixtures which focus light downward would be used, except for illuminated street numbers required by the fire department.	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction
Air Quality	Mitigation Measure AQ-1: The project applicant shall require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction

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	<p>reductions of diesel particulate matter. Project construction equipment shall be equipped with at least one of the following requirements:</p> <ol style="list-style-type: none"> 1. Mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously (or 20 hours in total) shall meet, at a minimum, one of the following: <ul style="list-style-type: none"> ▪ Engines meeting US Environmental Protection Agency particulate matter emissions standards for Tier 4 engines or equivalent; ▪ Use of alternatively-fueled equipment (i.e., non-diesel) would meet this requirement; or ▪ Other measures may include the use of added exhaust devices; or a combination of measures, provided that these measures are demonstrated to reduce community risk impacts to a less-than-significant level. 2. All diesel-powered off-road equipment larger than 25 horsepower must apply diesel particulate filters that reduce diesel particulate matter emissions by at least 95 percent. 			

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Air Quality	<p>Mitigation Measure AQ-2 (Option A): A location-specific health risk assessment (HRA) shall be prepared by a qualified air quality specialist in accordance with the most recent Bay Area Air Quality Management District guidelines for modeling local risks and hazards. If the HRA indicates that the project would expose sensitive receptors to an unacceptable health risk from the project's proximity to U.S. 101 and Caltrain or if the cumulative health risk exceeds applicable thresholds, then mitigation (such as incorporating HVAC systems with high efficiency DPFs or MERV-13 filters into the ventilation design, weatherproofing windows and doors, installation of passive electrostatic filtering systems, and adoption of a maintenance plan for the HVAC and air filtration systems) that reduces health risk below standards recommended by the Bay Area Air Quality Management District shall be incorporated into the development prior to permit issuance.</p> <p>Mitigation Measure AQ-2 (Option B): The applicant shall submit to the City a ventilation proposal prepared by a licensed design professional for the residences that describes the ventilation design and how that design will (a) filter outside air entering the building through its HVAC system with an efficiency of at least 90 percent, and (b) ensure all dwelling units would be below the excess cancer risk level of 10 in 1 million established by the BAAQMD. The</p>	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and operation

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	<p>specific means by which these performance standards are achieved will be determined by the applicant; however, it is assumed that installation of Minimum Efficiency Reporting Value 13 filters with a Dust Spot Efficiency rating of 89 to 90 percent and an arrestance rate of over 98 percent will be required. Additional measures used to meet the aforementioned performance standards could include, but would not be limited to the following:</p> <ol style="list-style-type: none"> 1. For units that would use operable windows or other sources of infiltration of ambient air, the development should install a heating ventilation and cooling (HVAC) system that includes high efficiency particulate filters. 2. For units that would limit infiltration through non-operable windows, a suitable ventilation system should include filtration specifications equivalent to or better than the following: (1) American Society of Heating, Refrigerating and Air- Conditioning Engineers Minimum Efficiency Reporting Value 13 supply air filters, (2) greater than or equal to one air exchanges per hour of fresh outside filtered air, (3) greater than or equal to four air exchanges per hour recirculation, and (4) less than or equal to 0.25 air exchanges per hour in unfiltered infiltration. These types of filtration 			

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	<p>methods are capable of removing approximately 90 percent of the diesel particulate matter emissions from air introduced into the HVAC system.</p> <p>3. Windows and doors should be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years. Weatherproof should be maintained and replaced by the property owner, as necessary, to ensure functionality for the lifetime of the project.</p> <p>4. Where appropriate, install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (i.e., 1 mile per hour)</p> <p>5. Ensure an ongoing maintenance plan for the HVAC and filtration systems. Manufacturers of these types of filters recommend that they be replaced after two to three months of use.</p> <p>The applicant should inform occupants regarding the proper use of any installed air filtration system</p>			
Biological Resources	<p>Mitigation Measure BIO-1: If construction activities commence during the nesting/breeding season of native bird species potentially nesting near the site (typically February 1 through August 31 in the project region), a pre-construction survey for nesting</p>	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction

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	<p>birds shall be conducted by a qualified biologist within two weeks prior to the commencement of construction activities.</p> <p>If active nests are found in areas that could be directly affected by construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The avoidance buffer size shall be 300 feet for raptor species and 150 feet for all other bird species. The size of the buffer zones and types of construction activities restricted within buffers will be determined by a qualified biologist by taking into account factors such as the following:</p> <ul style="list-style-type: none"> ▪ Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; ▪ Distance and amount of vegetation or other screening between the construction site and the nest; and ▪ Sensitivity of individual nesting species and behaviors of the nesting birds. 			
Cultural Resources	Mitigation Measure CUL-1: Prior to demolition or other ground disturbance, a qualified archaeologist will conduct further archival and field study to	Less than Significant with Mitigation Incorporated	Project applicant/ Qualified Archaeologist/City	During construction

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	<p>identify archaeological resources that may show no indication on the surface, including a good faith effort to identify whether the shellmound indicated by the California Historical Resources Information System search is present on the project site. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of buried archaeological resources. If an archaeological resource is identified, the archaeologist will provide site-specific recommendations.</p> <p>In the event archaeological resources are encountered during construction, work will be halted within 100 feet of the discovered materials and workers will avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.</p>			

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Cultural Resources	Mitigation Measure CUL-2: In the event that human remains are discovered during project construction, 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 Native American Heritage Commission and the applicant to develop an agreement for treating or disposing of the human remains.	Less than Significant with Mitigation Incorporated	Project Applicant/City	During construction
Geology and Soils	Mitigation Measure GEO-1: Project design and construction shall adhere to Title 18, Chapter 18.28 of the City Municipal Code, and demonstrate compliance with all design standards applicable to the California Building Code Zone 4 would ensure maximum practicable protection available to users of the buildings and associated infrastructure.	Less than Significant with Mitigation Incorporated	Project Applicant	Project design, prior to issuance of building permit

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Geology and Soils	Mitigation Measure GEO-2: A discovery of a paleontological specimen during any phase of the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.	Less than Significant with Mitigation Incorporated	Project Applicant / Qualified Paleontologist/City	During construction
Hazards and Hazardous Materials	Mitigation Measure HAZ-1: The contractor shall comply with Title 8, California Code of Regulations/Occupational Safety and Health Administration requirements that cover construction work where an employee may be exposed to lead. This includes the proper removal and disposal of peeling paint, and appropriate sampling of painted building surfaces for lead prior to disturbance of the paint and disposal of the paint or painted materials.	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During Construction
Hazards and Hazardous Materials	Mitigation Measure HAZ-2: The applicant shall contract a Certified Asbestos Consultant to conduct an asbestos survey prior to disturbing potential asbestos containing building materials and shall follow the Consultant's recommendations for proper handling and disposal of asbestos containing materials.	Less than Significant with Mitigation Incorporated	Project Applicant	Project design, prior to issuance of a building permit

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Hazards and Hazardous Materials	Mitigation Measure HAZ-3: The contractor shall ensure the appropriate handling, storing, and sampling of any soil to be removed from the subject property to eliminate potential health and safety risks to the public, including construction workers.	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During Construction
Hazards and Hazardous Materials	Mitigation Measure HAZ-4: Workers handling demolition and renovation activities at the project site will be trained in the safe handling and disposal of any containments with which they are handling or disposing of on the project site.	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During Construction
Noise	<p>Mitigation Measure NOI-1: The following mufflers and sound enclosures shall be utilized during project construction to reduce noise levels from individual pieces of construction equipment:</p> <ul style="list-style-type: none"> ▪ Generators and air compressors shall be surrounded by acoustic shielding and/or sound enclosures capable of reducing noise by at least 6 decibels (dB) using the A-weighted sound pressure level (dBA); ▪ An industrial grade muffler or muffler of similar capacity capable of reducing engine noise by at least 10 dBA shall be installed on excavators, dozers, tractors, loaders, backhoes, graders, and bore/drill rigs; and ▪ An industrial grade muffler or muffler of similar capacity capable of reducing engine 	Less than Significant with Mitigation Incorporated	Project Applicant/Contractor	During Construction

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	noise by at least 15 dBA shall be installed on concrete/industrial saws.			
Tribal Cultural Resources	See Mitigation Measure CUL-1 and CUL-3 .	Less than Significant with Mitigation Incorporated	See Mitigation Measure CUL-1 and CUL-3 .	See Mitigation Measure CUL-1 and CUL-3 .

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