

**Mitigation Monitoring and Reporting Program
for the
Residential Condominiums at 1509 El Camino Real
City of Burlingame, San Mateo County, California**

Prepared for:
City of Burlingame



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Table 1: Residential Condominiums at 1509 El Camino Real Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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1. Aesthetics					
<p>MM AES-1: Prior to submittal of plans to the Building Division, the project sponsor shall ensure that building construction plans show exterior lighting and window treatments on the condominium building that are designed to minimize glare and light spillover to adjacent properties.</p> <p>The City shall ensure that final design plans include downward directed light fixtures that are low-mounted to reduce light trespass onto adjacent properties. The final design plans shall also include glazing window treatments to minimize the intensity of daylight glare produced by the condominium building.</p>					
3. Air Quality					
<p>MM AIR-1: During construction activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> 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 roadways, driveways, and sidewalks shall be paved as soon as possible. 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. 					

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<ul style="list-style-type: none"> 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. 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 Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations. 					
4. Biological Resources					
<p>MM BIO-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> <ul style="list-style-type: none"> 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 of the maternity roost season (after July 31 and before March 1). 					

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<p>MM BIO-2: To protect the long-term habitat of Mills Creek, the Applicant shall ensure that the creek is not obstructed and human intrusion into the riparian area is minimized. In compliance with Section 1600 of the California Fish and Game Code, the Applicant shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the creek corridor (defined by the California Department of Fish and Wildlife) as the top of bank plus the outer edge of the dripline of riparian vegetation) which will identify conditions the Applicant will implement. Conditions shall include but not be limited to the implementation of bank stabilization measures, and/or restoration and revegetation of the stream corridor habitat that has been damaged by project construction.</p>					
<p>MM BIO-3: The Applicant shall obtain a Section 404 Clean Water Act Nationwide Permit from the USACE for impacts to wetlands and waters of the U.S. and comply with the mitigation measures identified in the Hydrology and Water Quality Section to prevent discharge of pollutants to surface waters during construction. This shall include complying with the State’s National Pollution Discharge Elimination System General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit) issued by the Regional Water Quality Control Board (RWQCB). The Applicant shall also obtain a 401 Water Quality Certification from the RWQCB. For permanent removal of jurisdictional perennial creek, the Applicant shall require either replacement of affected acreage at a 1:1 ratio (one acre must be created for every acre lost) or payment of in-lieu fees. For the temporary removal of jurisdictional perennial creek, the City shall restore the area to pre-construction conditions. This may require revegetation of the area using native vegetation appropriate for drainages.</p>					

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<p>MM BIO-4: The applicant shall take the following steps to avoid direct losses of nests, eggs, and nestlings and indirect impacts to avian breeding success:</p> <ul style="list-style-type: none"> • During the breeding season (Generally February 1 through August 31) a qualified biologist shall survey the project site and large trees within 500 feet and line of sight for nesting raptors and passerine birds not more than 14 days prior to any demolition, construction, or vegetation removal. • If demolition or construction activities occur only during the non-breeding season between August 31 and February 1, no surveys will be required. • Results of positive surveys will be forwarded to CDFW (as appropriate) and avoidance measures will be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors) or seasonal avoidance. 					
<p>5. Cultural Resources</p>					
<p>MM CUL-1: In the event that buried archaeological resources are discovered during construction, ground-disturbing operations shall stop within 100 feet of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further evaluation. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to, stone, wood, or shell artifacts, structural remains, privies,</p>					

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or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.					
MM CUL-2: In the event a fossil is discovered during construction for the project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.					
MM CUL-3: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.94 and § 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: <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human 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, 					

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<p>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 PRC Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his 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:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • 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. 					

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6. Geology and Soils					
<p>MM GEO-1: 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 implementing a pier and grade beam foundation system. Herein, the piers shall penetrate a minimum of 12 feet beneath lowest adjacent grade; have a minimum diameter of 16 inches; be nominally reinforced vertically with a minimum of four No. 4 bars; and be spaced no closer than 4 diameters (center to center). In addition, the actual depth, diameter, reinforcement, and spacing of the piers shall be determined by the structural engineer based upon the design criteria:</p> <ul style="list-style-type: none"> • A friction value of 500 per square foot (psf) may be assumed to act on that portion of the pier within below 2 feet. Lateral support may be assumed to be developed along the length of the pier below 2 feet, using a passive pressure of 350 per cubic foot (pcf) Equivalent Fluid Weight (EFW). Passive resistance may be assumed to act over 1.5 projected pier diameters. Above 2 feet, no frictional or lateral support may be assumed. These design values may be increased $\frac{1}{3}$ for transient loads (i.e., seismic and wind). • The bases of the piers’ holes should be clean and firm prior to setting steel and pouring concrete. If more than 6 inches of slough exists at the base of the pier holes after drilling, then the slough should be removed. If less than 6 inches of slough exists, the slough may be tamped to a stiff condition. Piers should not remain open for more than a few days prior to casting concrete. In the event of rain, shallow groundwater, or caving conditions, it may be necessary to pour piers immediately. 					

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<ul style="list-style-type: none"> • Because of the presence of groundwater and locally sandy soils, the contractor should be prepared to address pier-hole caving. This may include drill and pour techniques, slurry drilling, or casting the holes. Accumulations of water in the hole is likely to cause side wall collapse and make cleaning the hole difficult. Therefore, holes should not remain open for significant amounts of time. • All perimeter piers and piers under load-bearing walls should be connected by concrete grade beams. Perimeter grade beams should penetrate at a minimum of 6 inches below crawlspace grade (unless a perimeter footing drain is installed to intercept water attempting to enter around the perimeter). Interior grade beams do not need to penetrate below grade. All other isolated floor supports must also be pier supported to resist expansive soil uplift; however, they do not need to be connected by grade beams. • In order to reduce any expansive soil uplift forces on the base of the grade beams, the beams either should have a uniform 3-inch void between their base and the soil, or should be constructed with a knife edge and triangular shaped void in a rectangular trench. The void can be created by the use of prefabricated cardboard material (e.g., K-void, Sure-void, Carton-void), half a sonotube faced concave down, or other methods devised by the contractor and approved by the geotechnical engineer. The use of Styrofoam is not acceptable for creating the void. • All improvements connected directly to any pier supported structure, also need to be supported by piers. This includes, but is not limited to: porches, decks, entry stoops and columns, etc. If the designer does not wish to pier support these items, then care must be taken to 					

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structurally isolate them (with expansion joints, etc.) from the pier supported structure.					
9. Hydrology and Water Quality					
<p>MM HYD-1: 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"> • 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; • Soil stabilization techniques such as covering stockpiles, hydroseeding, or short-term biodegradable erosion control blankets; • Silt fences, compost berms, wattles or some kind of sediment control measures at downstream storm drain inlets; • 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 • The post-construction inspection of all drainage facilities and clearing of drainage structures of debris and sediment. 					

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<p>MM HYD-2: The project applicant, before project approval, 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 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.</p>					
<p>12. Noise</p>					
<p>MM NOI-1: All construction equipment shall use available noise suppression devices and properly maintained mufflers. All internal combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engine, drive train, and other components.</p>					
<p>MM NOI-2: During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors and as far as possible from the boundary of sensitive receptors.</p>					

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<p>MM NOI-3: Pursuant to The City of Burlingame Municipal Code, the Applicant shall limit construction activities to between 7:00 a.m. and 7:00 p.m. Monday through Friday, Saturdays between 9:00 a.m. and 6:00 p.m. and Sundays and holidays between 10:00 a.m. and 6:00 p.m.</p>					

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