

556 El Camino Real Project

City Filing Number: ND-597-P

MITIGATED NEGATIVE DECLARATION (MND)

February 2017

Pursuant to the California Environmental Quality Act (CEQA)
Division 13, Public Resources Code

City of Burlingame
Community Development Department
Planning Division
501 Primrose Road
Burlingame, CA 94010

Project Description

The applicant proposes to demolish an existing 14-unit apartment complex and associated improvements to construct a five-story, 21-unit condominium building. The multi-family residential building would include a below-grade parking garage, lobby, and five stories of condominium units above the parking garage. The project proposes approximately 10, three-bedroom units; eight, two-bedroom units; and three, one-bedroom unit for a total of 21 condominium units. The proposed units range in size from 630 to 1,955 square feet.

The overall proposed height is 55 feet to the top of the roof. The proposed project would be set back approximately 27 feet from the western property line on El Camino Real. The proposed building would also be set back approximately 10 feet from the adjacent residential property lines to the north and south and approximately 21 feet from the eastern property line. Building ADA ramps, stairs, and patios will extend into the proposed setbacks.

The primary pedestrian access to the building would be provided from the lobby on El Camino Real. Vehicular access to the site would be provided from El Camino Real. The project proposes a subgrade parking garage that would use a CityLift Tower automated parking system. There will be 35 parking spaces provided in the below-grade garage that will be accessed through a garage door on the front of the building, as well as two spaces above ground for delivery/guest vehicles. The proposed design would allow queuing for four vehicles on the site at the garage entrance.

The project proposes approximately 3,086 square feet of common open space in the rear yard along the eastern side of the building. Private balconies would be provided for each unit that range in size from 74 to 843 square feet. Landscaping would be planted along all residential property lines. Walls surrounding the common open spaces on the site would be up to six (6) feet in height on the property line.

The project would require approximately 22 months to complete including three months for demolition and grading and 19 months for construction of the building.

Determination

A Mitigated Negative Declaration (MND) is proposed by the City of Burlingame for the project. The Initial Study and supporting documents have been prepared to determine if the project would result in potentially significant or significant impacts to the environment (**Exhibit A, Initial Study**). The 10 mitigation measures identified in the Initial Study are listed in **Table 1a** below. A Mitigation Monitoring and Reporting Program (MMRP) is included as **Exhibit B**. The public review period is from Friday February 3, 2017 to Monday March 6, 2017. On the basis of the Initial Study and the whole record, it has been determined that the proposed action, with the incorporation of the mitigation measures described below, will not have a significant effect on the environment. The supporting technical reports that constitute the record of proceedings upon which this determination is made are available for public review at the City of Burlingame Community Development Department office at 501 Primrose Road, Burlingame CA 94010, between 8:00 am and 12:00 pm and 1:00 pm and 5:00 pm, Monday through Friday (closed Wednesday after 12:00 pm).

Table 1a Summary of Project Impacts		
<i>Environmental Factor</i>	<i>Mitigation Measures</i>	<i>Level of Environmental Impact</i>
Air Quality	<p>Mitigation Measure 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. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) 	Less than Significant with Mitigation Incorporated

**Table 1a
Summary of Project Impacts**

Environmental Factor	Mitigation Measures	Level of Environmental Impact
	<p>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.</p> <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 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. 	
Air Quality	<p>Mitigation Measure 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 96 percent reduction in PM2.5 exhaust emissions. One feasible plan to achieve this reduction would include the following:</p> <ul style="list-style-type: none"> ▪ 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 measures are approved by the City and demonstrated to reduce community risk impacts to less than significant (<10.0 in one million increased cancer risk). 	Less than Significant with Mitigation Incorporated
Biology	<p>Mitigation Measure 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 (February 1 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 	Less than Significant with Mitigation Incorporated

**Table 1a
Summary of Project Impacts**

Environmental Factor	Mitigation Measures	Level of Environmental Impact
	<p>ornithologist shall inspect all trees and other possible nesting habitats in and within 250 feet of the project boundary.</p> <ul style="list-style-type: none"> ▪ 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 (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. ▪ 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. 	
Biology	<p>Mitigation Measure BIO – 2.1: In order to protect the retained trees on and/or adjacent to the site, the following measures should be implemented:</p> <ul style="list-style-type: none"> ▪ 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. ▪ Trenching for irrigation, electrical, drainage or any other reason shall be hand dug when beneath the driplines 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. 	Less than Significant with Mitigation Incorporated

**Table 1a
Summary of Project Impacts**

Environmental Factor	Mitigation Measures	Level of Environmental Impact
	<ul style="list-style-type: none"> ▪ 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 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 	
Cultural Resources	<p>Mitigation Measure 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 Community Development Director 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>	Less than Significant with Mitigation Incorporated
Cultural Resources	<p>Mitigation Measure 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 Community Development Director shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The Community Development Director 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</p>	Less than Significant with Mitigation Incorporated

**Table 1a
Summary of Project Impacts**

Environmental Factor	Mitigation Measures	Level of Environmental Impact
	shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.	
Cultural Resources	Mitigation Measure 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 activity within 100 feet of the resources shall be halted and the Community Development Director 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.	Less than Significant with Mitigation Incorporated
Cultural Resources	Mitigation Measure 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.	
Geology and Soils	Mitigation Measure 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	Less than Significant with Mitigation Incorporated

**Table 1a
Summary of Project Impacts**

Environmental Factor	Mitigation Measures	Level of Environmental Impact
	<p>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 floodproofed and anchored, in accordance with floodplain development requirements, to the design depth as recommended by a geotechnical engineer. 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>Noise and Vibration</p>	<p>Mitigation Measure NV – 1.1: The Project applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor:</p> <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: <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., jackhammers 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 so that noise-sensitive areas, including residences and schools, are avoided as much as possible. ▪ The project sponsor shall designate a “disturbance coordinator” for construction activities. The coordinator would be responsible for responding to any local complaints regarding 	<p>Less than Significant with Mitigation Incorporated</p>

**Table 1a
Summary of Project Impacts**

Environmental Factor	Mitigation Measures	Level of Environmental Impact
	<p>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.</p> <ul style="list-style-type: none"> ▪ 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. 	



William Meeker
Community Development Director

2/2/2017

Date

EXHIBIT A

City of Burlingame
556 El Camino Real Project
City Filing Number: ND-597-P

Initial Study

Prepared By:

David J. Powers & Associates, Inc.
1611 Telegraph Avenue, Suite 1002
Oakland, CA 94612

Prepared For:

City of Burlingame
Community Development Department
501 Primrose Road
Burlingame, CA 94010

February 2017

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EXHIBIT B

City of Burlingame
556 El Camino Real Project
City Filing Number: ND-597-P

Mitigation, Monitoring, and Reporting Program

City of Burlingame
Community Development Department
501 Primrose Road
Burlingame, CA 94010

March 2016

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Mitigation, Monitoring, and Reporting Program

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>
Air Quality	<p>Mitigation Measure 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. Building pads shall be laid as soon as possible 	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction

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>
	<p>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. 			
Air Quality	Mitigation Measure 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 96 percent reduction in PM2.5 exhaust emissions. One feasible plan to achieve this	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction

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>
	<p>reduction would include the following:</p> <ul style="list-style-type: none"> 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 measures are approved by the City and demonstrated to reduce community risk impacts to less than significant (<10.0 in one million increased cancer risk). 			
Biology	<p>Mitigation Measure 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 (February 1 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. 	Less than Significant with Mitigation Incorporated	Project Applicant	Project design and construction

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>
	<p>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.</p> <ul style="list-style-type: none"> ▪ 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 (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. ▪ 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. 			
Biology	<p>Mitigation Measure BIO – 2.1: In order to protect the retained trees on and/or adjacent to the site, the following measures should be implemented:</p> <ul style="list-style-type: none"> ▪ 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 	Less than Significant with Mitigation Incorporated	Project Applicant / Qualified Biologist / Qualified Ornithologist	During construction

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>
	<p>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> <ul style="list-style-type: none"> ▪ Trenching for irrigation, electrical, drainage or any other reason shall be hand dug when beneath the driplines 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 			

Mitigation, Monitoring, and Reporting Program				
Environmental Factor	Mitigation Measures	Level of Environmental Impact	Responsible Party	Timing
	<p>help protect exposed roots below.</p> <ul style="list-style-type: none"> ▪ 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 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 			
Cultural Resources	<p>Mitigation Measure 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 Community Development Director 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.</p>	Less than Significant with Mitigation Incorporated	Project Applicant / Qualified Paleontologist/City	During construction

Mitigation, Monitoring, and Reporting Program				
Environmental Factor	Mitigation Measures	Level of Environmental Impact	Responsible Party	Timing
	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.			
Cultural Resources	Mitigation Measure 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 Community Development Director shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The Community Development Director 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	Less than Significant with Mitigation Incorporated	Project Applicant / Qualified Paleontologist/City	During construction

Mitigation, Monitoring, and Reporting Program				
Environmental Factor	Mitigation Measures	Level of Environmental Impact	Responsible Party	Timing
	recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.			
Cultural Resources	<p>Mitigation Measure 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 activity within 100 feet of the resources shall be halted and the Community Development Director 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</p>	Less than Significant with Mitigation Incorporated	Project Applicant / City	During construction

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>
	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.			
Cultural Resources	Mitigation Measure 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.	Less than Significant with Mitigation Incorporated	Project Applicant / Qualified Paleontologist/City	During construction
Geology and Soils	Mitigation Measure 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 floodproofed and anchored,	Less than Significant with Mitigation Incorporated	Project applicant	Design and construction

Mitigation, Monitoring, and Reporting Program				
Environmental Factor	Mitigation Measures	Level of Environmental Impact	Responsible Party	Timing
	in accordance with floodplain development requirements, to the design depth as recommended by a geotechnical engineer. 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.			
Noise and Vibration	<p>Mitigation Measure NV – 1.1: The Project applicant shall incorporate the following practices into the construction documents to be implemented by the project contractor:</p> <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: <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; 	Less than Significant with Mitigation Incorporated	Project applicant / construction contractor	During construction

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>
	<ul style="list-style-type: none"> ▪ Impact equipment (e.g., jackhammers 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 so that noise-sensitive areas, including residences and schools, are avoided as much as possible. ▪ 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. 			

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>
	<ul style="list-style-type: none"> ▪ 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. 			