

MITIGATION MONITORING & REPORTING PROGRAM
Southline Specific Plan
City of South San Francisco
State Clearinghouse No. 2020050452

The Environmental Impact Report (EIR) for the Southline Specific Plan (Specific Plan) identifies the mitigation measures that will be implemented to reduce the environmental impacts associated with the proposed project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The first column identifies mitigation measures that were identified in the EIR. The second column, entitled "Action Required," refers to the action that must be taken by the implementing party, usually the Project applicant, to ensure implementation of the measure. The third column, entitled "Monitoring Timing," refers to when the monitoring will occur to ensure that the action is complete. The fourth column, "Applicable Phase," identifies the timing of when the mitigation measure is to be implemented (i.e., during all phases [inclusive of both Phase 1 and future phases], during Phase 1 only, or during future phases only [exclusive of Phase 1]). "The fifth column, "Monitoring Responsibility," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The sixth column, entitled "Compliance Verification," is where the Responsible Agency verifies that the measures have been implemented.

All of the mitigation measures identified in the EIR and included in this Mitigation Monitoring and Reporting Program are applicable to the Reduced Underground Parking Alternative, which was determined to be the environmentally superior alternative in Chapter 5, *Alternatives*, of the EIR and was selected by the City as the Recommended Alternative for adoption. However, Mitigation Measure HWQ-1, which would have been applicable to Phase 1 under the proposed project, is not applicable to Phase 1 under the Reduced Underground Parking Alternative.

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
					Initial	Date	Comments
Air Quality							
<p>Mitigation Measure AQ-1: Require Fugitive Dust Best Management Practices</p> <p>All applicants proposing development of projects within the project site, including the Phase 1 applicant, shall require their contractors, as a condition of contract, to reduce construction-related fugitive dust by implementing BAAQMD’s basic control measures at all construction and staging areas. The following measures are to be required as such contract conditions and are based on BAAQMD’s current CEQA guidelines:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, 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 shall be prohibited. • All vehicle speeds on unpaved roads, driveways, or driving surfaces 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. 	Project applicant to demonstrate that all applicable BAAQMD basic control measures have been incorporated into contract specifications.	Once prior to issuance of grading permit.	All Phases	City of South San Francisco Economic and Community Development Department (Building Division)			

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<ul style="list-style-type: none"> A publicly visible sign shall be posted with the telephone number and the name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of BAAQMD shall also be visible to ensure compliance. 							
<p>Mitigation Measure AQ-2: Require at Least Tier 4 Final Engines on Construction Equipment</p> <p>All applicants proposing development of projects within the project site, including the Phase 1 applicant, shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment operates with at least EPA-approved Tier 4 Final or newer engines. Exemptions can be made for specialized equipment when Tier 4 engines are not commercially available within 200 miles of the project site. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA-approved Tier 3 engine. At least 95 percent of off-road equipment must operate with at least an EPA-approved Tier 4 Final or newer engine. All contractors shall be required to submit a list of equipment and associated Engine Identification Numbers to the California Air Resources Board for Tier 4 verification.</p>	<p>Project applicant(s) to provide City applicable provisions of construction contract requiring off-road equipment be equipped with engines that meet EPA-approved Tier 4 final emissions standards, or Tier 3 in the case of exemptions.</p>	<p>Once prior to issuance of grading permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>Mitigation Measure AQ-3: Require Use of Diesel Trucks with 2010-Compliant Model Year Engines</p> <p>Applicants of future Precise Plans other than Phase 1 shall require their contractors, as a condition of contract, to use diesel trucks that have 2010 model year or newer engines but no less than the average fleet mix for the current calendar year, as set forth in CARB’s EMFAC2017 database. In the event that 2010 model year or newer diesel trucks cannot be obtained, the contractor must provide documentation to the City showing that it is not feasible to locate such engines following a good-faith effort.</p>	<p>Project applicant(s) to provide City applicable provisions of construction contract requiring diesel trucks to be equipped with 2010-compliant model year engines, or submit documentation in the case of an exemption.</p>	<p>Once prior to issuance of grading permit.</p>	<p>Future Phases Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			
<p>Mitigation Measure AQ-4: Require Construction Fleet to Use Renewable Diesel</p> <p>Applicants of future Precise Plans other than Phase 1 shall require their contractors, as a condition of contract, to reduce construction-related exhaust emissions by ensuring that all off-road equipment greater than 50 horsepower operates on renewable diesel (such as high-performance renewable diesel). Exemptions can be made for specialized equipment that cannot operate with renewable diesel or if renewable diesel is not commercially available. The contractor must provide documentation to the City showing that specialized equipment cannot use renewable diesel and that a good-faith effort to obtain renewable diesel was conducted.</p>	<p>Project applicant(s) to provide City applicable provisions of construction contract requiring construction fleet to use renewable diesel, or submit documentation in the case of an exemption.</p>	<p>Once prior to issuance of grading permit.</p>	<p>Future Phases Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>Mitigation Measure AQ-5: Require Low-VOC Coatings during Construction</p> <p>Applicants of future Precise Plans other than Phase 1 shall require their contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that low-VOC coatings with a VOC content of 10 grams/liter or less are used during construction. The applicant shall submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.</p>	<p>Project applicant(s) to provide City and BAAQMD applicable provisions of construction contract requiring low-VOC coatings during construction.</p>	<p>Prior to issuance of building permit for any building or structure requiring coatings.</p>	<p>Future Phases Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			
<p>Mitigation Measure AQ-6: Purchase of Mitigation Credits for Construction Emissions Exceeding BAAQMD's Daily Pollutant Thresholds</p> <p>Applicants of future Precise Plans other than Phase 1 shall compare their project size with the BAAQMD screening sizes appropriate to their project for construction criteria pollutants, as found in Table 3-1 in BAAQMD's current CEQA Guidelines (2017). The screening limit for general office buildings, an office park, or a government office building is 277,000 square feet. The screening limit for general light industrial buildings, including Research and Development uses, is 259,000 square feet. If the project is less than the screening limit for its project type, the applicant shall disclose to the City whether construction-related activities would include any of the following:</p> <ul style="list-style-type: none"> • Demolition, • Simultaneous occurrence of more than two construction phases (e.g., paving and building construction) or simultaneous 	<p>Project applicant(s) to provide to City screening analysis, or emissions estimate where required, as part of the project's initial Precise Plan application for review and approval. If the proposed developments are estimated to result in exceedances of the BAAQMD thresholds, the applicant(s) will coordinate with a third-party or governmental entity to pay for criteria pollutant offsets for every year in which construction emissions are estimated to exceed the BAAQMD thresholds.</p>	<p>Once prior to issuance of grading permit for applicable future phases.</p> <p>For applicable future phases, annual construction activity monitoring data criteria pollutant emission estimates submitted for review by February 1 of each year for the prior year. In addition, payment to be made on an</p>	<p>Future Phases Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>occurrence of construction with other Specific Plan development,</p> <ul style="list-style-type: none"> • Simultaneous construction of more than one land use type, • Extensive site preparation (i.e., greater than default assumptions used by the CalEEMod model for grading, cut and fill, or earth movement), or • Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export), requiring a considerable amount of haul truck activity. <p>If the project is less than the screening limit for the project type and construction would involve none of the five conditions above, then no further action shall be required. Project applicants not excluded by the conditions above shall estimate annual average emissions for each year of construction and compare the annual average emissions for each year of construction to the BAAQMD thresholds used in the EIR for criteria pollutants. The emissions estimate shall be provided as part of the project's initial Precise Plan application to the City. The City will review the estimate and confirm whether offsets are required for construction. If the City-confirmed estimate indicates that the proposed development estimate would not result in construction emissions exceeding BAAQMD's daily pollutant thresholds, no further action shall be required. For proposed developments that are estimated to result in exceedances of thresholds, prior to start of construction the applicants shall coordinate with a third-party or governmental</p>		annual basis for every year in which construction emissions exceed BAAQMD thresholds.					

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<p>entity to pay for criteria pollutant offsets for every year in which construction emissions are estimated to exceed the BAAQMD thresholds. If the estimate shows exceedances of multiple criteria pollutants above the BAAQMD thresholds, then offsets must be obtained to reduce each pollutant that is above the threshold to below the threshold. Emission reduction projects and fees will be determined in consultation with the applicant and the third-party (e.g., Bay Area Clean Air Foundation) or governmental entity and include administrative costs for the offset provider (e.g., five percent of the fee amount). The agreement that specifies fees and the timing of payment shall be provided to the City for review and signed by the applicant and the third-party or governmental entity. The emission reductions shall be secured prior to any construction activity which is estimated to result in an exceedance for the year. The payment for the emissions can either be on an annual basis or made once upfront prior to construction.</p> <p>To qualify under this mitigation measure, the specific emissions reduction project(s) must result in emission reductions in the SFBAAB that are real, surplus, quantifiable, enforceable, and would not otherwise be achieved through compliance with existing regulatory requirements or any other legal requirement. During construction, construction contractors shall provide annual construction activity monitoring data to estimate actual construction emissions. Applicants shall submit</p>							

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<p>the annual construction activity monitoring data and an estimate of actual annual criteria pollutant emissions to the City and BAAQMD for review by February 1 of each year for the prior construction year. The annual report shall reconcile paid fees for the prior year relative to actual emissions. If more emissions were generated than fees paid, the applicant shall submit payment to the third-party or governmental entity for the deficient amount. If more fees were paid than emissions generated, the third-party or governmental entity shall either issue the applicant a refund for the surplus or issue a credit that can be applied to future fee payments.</p>							
<p>Mitigation Measure AQ-7: Purchase of Mitigation Credits for Operational Emissions Exceeding BAAQMD’s Daily Pollutant Thresholds</p> <p>Applicants proposing development of future Precise Plans other than Phase 1 shall compare their project size with the BAAQMD screening sizes appropriate to their project for operational criteria pollutants, as found in Table 3-1 of BAAQMD’s current CEQA Guidelines (2017). The screening limit for general office buildings, an office park, or a government office building is 346,000 square feet, 323,000 square feet, and 61,000 square feet, respectively. The screening limits for general light industrial buildings, including Research and Development uses, are any of the following: 541,000 square feet, 72 acres, or 1,249 employees. If the project is less than the</p>	<p>Project applicant(s) to provide to City emissions estimate as part of the project’s initial Precise Plan application for review and approval. If the proposed developments are estimated to result in exceedances of the BAAQMD thresholds, the applicant(s) will coordinate with a third-party or governmental entity to pay for criteria pollutant offsets by February 1 for every year in which operational emissions</p>	<p>Once prior to issuance of Certificate of Occupancy for applicable future phases.</p> <p>Payment, where applicable, to be made on an annual basis for every year in which operational emissions exceed BAAQMD thresholds.</p>	<p>Screening: Future Phases Only</p> <p>Payment (where applicable): Future Phases Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>screening limit for the project type, then no further action shall be required.</p> <p>Projects not excluded by the conditions above shall estimate annual average operational emissions for each operational year over the life of the project (30 years) and compare the annual average emissions for each year of operation to the BAAQMD thresholds used in the EIR for criteria pollutants (see Table 4.2-4 in the EIR).¹ The emissions estimate shall be provided as part of the project’s Precise Plan application to the City for the project. The City will review the estimate and confirm whether offsets are required for operation. If so, the procedure described below shall be followed. Should the City-confirmed estimate indicate that the proposed development estimate would not result in operational emissions exceeding BAAQMD’s daily pollutant thresholds, no further action shall be required.</p> <p>For proposed developments that are estimated to result in exceedances of thresholds during</p>	<p>are estimated to exceed the BAAQMD thresholds.</p>						

¹ As shown in **Table 4.2-4** of the EIR, the thresholds for regional criteria pollutants during construction are:

- Reactive organic gases: 54 pounds/day
- Nitrogen oxides: 54 pounds/day
- Particulate matter: 82 pounds/day (exhaust only); compliance with best management practices (fugitive dust)
- Fine particulate matter: 54 pounds/day (exhaust only); compliance with best management practices(fugitive dust)

The thresholds for regional criteria pollutants during operations are:

- Reactive organic gases: 54 pounds/day
- Nitrogen oxides: 54 pounds/day
- Particulate matter: 82 pounds/day (exhaust only)
- Fine particulate matter: 54 pounds/day (exhaust only)

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<p>any year of the project’s life the project applicant shall coordinate with a third-party (e.g., Bay Area Clean Air Foundation) or governmental entity to pay criteria pollutant offsets for every year in which operational emissions are estimated to exceed the BAAQMD thresholds. If the estimate shows exceedances of multiple criteria pollutants above the BAAQMD thresholds, then offsets must be obtained to address each pollutant above the thresholds. Emission reduction projects and fees will be determined in consultation with the applicant and the third-party or governmental entity and include administrative costs for the offset provider (e.g., five percent of the fee amount). The agreement that specifies fees and the timing of payment shall be provided to the City for review and signed by the applicant and the third-party or governmental entity. The emission reductions shall be secured prior to any operational activity which is estimated to result in an exceedance for the year. The payment for the emissions can either be on an annual basis or made once up front prior to operation.</p> <p>To qualify under this mitigation measure, the specific emissions reduction project(s) must result in emission reductions in the SFBAAB that are real, surplus, quantifiable, enforceable, and would not otherwise be achieved through compliance with existing regulatory requirements or any other legal requirement. During operation, building managers will provide annual operation activity monitoring</p>							

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<p>data to estimate actual operation emissions. Applicants will submit the annual operation activity monitoring data and an estimate of actual annual criteria pollutant emissions to the City and BAAQMD for review by February 1 of each year for the prior operation year. The annual report will reconcile paid fees for the prior year relative to actual emissions. If more emissions were generated than fees paid, the applicant will submit payment to the third-party or governmental entity for the deficient amount. If more fees were paid than emissions generated, the third-party or governmental entity will either issue the applicant a refund for the surplus or a credit that can be applied to future fee payments.</p> <p>Example offset projects include electrification of stationary internal combustion engines; replacing old trucks with new, cleaner, more efficient trucks; and other stationary and mobile source emissions-reducing projects.</p>							
<p>Mitigation Measure AQ-8: Limit the Number of Phase 1 Emergency Generators Tested to One Generator Per Day</p> <p>No more than one Phase 1 emergency generator shall be tested in any 24-hour period. This requirement shall apply to routine testing events anticipated to occur every month and full load testing events anticipated to occur every 36 months (3 years).</p>	Project applicant to provide to City a plan that outlines emergency generator testing details for review and approval.	Once prior to issuance of certificate of occupancy.	Phase 1 Only	City of South San Francisco Economic and Community Development Department (Building Division)			
<p>Mitigation Measure AQ-9: Require Future Projects within 1,000 Feet of Sensitive Receptors to Perform a Health Risk Assessment</p>	Project applicant(s) to submit HRA to City for review. If HRA demonstrates that	Once prior to issuance of grading permit.	Future Phases Only	City of South San Francisco Economic and Community			

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<p>All applicants proposing development of projects, other than Phase 1, within 1,000 feet of existing sensitive receptors, as defined by BAAQMD (e.g., residential), shall prepare a site-specific construction and operational HRA. The HRA shall include all reasonably foreseeable sources of TAC, consistent with BAAQMD guidelines. If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures or PM2.5 concentrations for adjacent receptors would be less than BAAQMD project-level thresholds, then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks or PM2.5 concentrations would exceed BAAQMD project-level thresholds, additional feasible on- and off-site mitigation would be analyzed by the applicant to help reduce risks to the greatest extent practicable. Mitigation may include installation of indoor air filters (MERV 13 or higher) at sensitive receptor locations and planting of vegetation and trees as pollution buffers.</p>	<p>project would exceed BAAQMD thresholds, project applicant to provide to City for review and approval of additional mitigation measures to reduce risks.</p>			<p>Development Department (Building Division)</p>			
Biological Resources							
<p>Mitigation Measure BIO-1a: Preconstruction Nesting Bird Surveys and Buffer Areas The Phase 1 applicant, and applicants of future Precise Plans, shall implement the following measures prior to the commencement of any demolition or construction activities on the project site that meet the criteria set forth below: a. To the extent feasible, conduct initial activities, including, but not limited to,</p>	<p>Project applicant(s) to provide City applicable construction contract provisions, including schedule.</p> <p>If construction will occur in the nesting season, project applicant(s) to submit to City pre-</p>	<p>Once prior to issuance of grading permit.</p> <p>As needed during demolition and construction.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>vegetation removal, tree removal, ground disturbance, building or parking lot demolition, site grading, and other construction activities which may compromise breeding birds or the success of their nests outside the nesting season (February 15–September 15).</p> <p>b. If construction occurs during the bird nesting season, a qualified wildlife biologist² shall conduct a nesting bird preconstruction survey within 14 days prior to the start of construction or demolition at areas within the project site where construction or demolition activities have not previously occurred, or after any pause in construction or demolition activities of 14 days or more in areas where construction or demolition activities have not previously occurred. The survey shall be performed within the following radii of the applicable construction area in order to locate any active nests: 100 feet for passerine species, 300 feet for raptor (birds of prey) species, and 500 feet for peregrine falcon; and shall be of those areas that constitute suitable habitat for these species.</p> <p>c. If active nests are located during the preconstruction nesting bird survey, a qualified biologist shall determine if the schedule of construction activities could</p>	<p>construction surveys for review and approval.</p>						

² 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 conducting surveys for each species that may be present within the project site.

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<p>affect the active nests; if so, the following measures would apply:</p> <ol style="list-style-type: none"> 1. 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 would 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. 2. If it is determined that construction may cause 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 100 feet for passerines and 300 feet for raptors; however, the buffers may be decreased if an obstruction, such as a building, is within line-of-sight between the nest and construction. 3. Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying 							

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<p>construction methods in proximity to active nests shall be approved by the qualified biologist and in coordination with the Planning Division. To the extent necessary to remove or relocate an active nest, such removal or relocation shall be coordinated with the Planning Division, and the removal or relocation shall be in compliance with the California Fish and Game Code and other applicable laws.</p> <p>4. 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.</p> <p>5. 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 Measure c.2 above.</p>							
<p>Mitigation Measure BIO-1b: Preconstruction Bat Surveys and Protection</p> <p>Prior to the demolition of the existing buildings and structures within the Specific Plan area, the Phase 1 applicant shall retain a qualified biologist to conduct a habitat assessment and implement protective measures for pallid bat,</p>	<p>Project applicant(s) to submit to City pre-construction habitat assessment for review and approval.</p>	<p>Once prior to issuance of demolition permit.</p>	<p>Phase 1 Only</p>	<p>City of South San Francisco Economic and Community Development Department</p>			

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<p>Townsend’s big-eared bat, and hoary bat, and other roosting bats, which shall include an initial daytime survey to assess the building for potential bat roosting habitat, and to look for bats and signs of bats. It is recommended that the habitat assessment be conducted by a qualified biologist at least two months and no more than six months prior to demolition activities. Qualified biologists shall have knowledge of the natural history of the species that could occur and sufficient experience determining bat occupancy and bat survey techniques. The qualified biologist shall examine both the inside and outside of the buildings and structures for potential roosting habitat, as well as routes of entry to the buildings and structures. Locations of any roosting bats, signs of bat use, and entry and exit points shall be noted and mapped on a drawing of the buildings and structures. Roost sites shall also be photographed as feasible. The methods and results of the habitat assessment and the future steps to be taken shall be submitted to CDFW. Recommendations received from CDFW shall be considered by the City and incorporated into future steps to be taken unless the City determines them to be infeasible. The City shall make good faith efforts to coordinate with CDFW to discuss revisions to any CDFW recommendations the City considers to be infeasible. Depending on the results of the habitat assessment, the following steps will be taken as described below.</p>	<p>If evidence of potential bat presence is found during habitat assessment, project applicant to coordinate with City and provide applicable construction provisions, including protective measures.</p>	<p>As needed during demolition and construction.</p>		<p>(Building Division)</p>			

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<ul style="list-style-type: none"> If the buildings and structures can be adequately assessed (i.e., sufficient areas of the buildings and structures can be examined) and no habitat or limited habitat for roosting bats is present, and no signs of bat use are present, a preconstruction survey of the interior and exterior of the buildings and structures by a qualified biologist shall be conducted within 24 hours of demolition. If moderate or high potential habitat is present but there are no signs of bat use, the Phase 1 applicant shall implement feasible measures under the guidance of a qualified biologist to exclude and/or discourage bats from using the buildings and structures as a roost site, such as sealing off entry points. Feasible measures shall be determined based on the condition of the buildings and structures. Prior to installing exclusion measures, a qualified biologist shall re-survey the buildings and structures to ensure that no bats are present. In addition, a preconstruction survey of the interior and exterior of the buildings and structures shall be conducted within 24 hours of demolition to confirm that no bats are present. If moderate or high potential habitat is present and bats or signs of bats are observed, or if exclusion measures are not installed as described above, or the buildings or structures provide suitable habitat but could not be adequately assessed, the Phase 1 applicant shall 							

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<p>implement the following protective measures.</p> <ul style="list-style-type: none"> o Follow-up surveys shall be conducted to determine if bats are present prior to commencement of demolition. The Phase 1 applicant shall submit a survey plan (number, timing, and type of surveys) to the City and CDFW; recommendations received from CDFW shall be considered and incorporated into the plan unless the City determines them to be infeasible. If CDFW requests that the bats be identified to species, the follow-up survey(s) shall include use of night vision goggles and active acoustic monitoring using full spectrum bat detectors. o Based on the timing of demolition, the extent of bat signs and/or occupied habitat, and the species present (if determined), as determined by the qualified biologist, the biologist shall develop a bat exclusion plan to discourage or exclude bat use prior to demolition. The Phase 1 applicant shall submit the bat exclusion plan to the City and CDFW for review and approval, pursuant to Section 4150 of the Fish and Game Code. Reasonable methods to discourage or exclude bat use may include installing exclusion measures such as one-way doors or using light or other means to deter bats from using the buildings and structures to roost, such as sealing large holes or gaps void of 							

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<p>bats using the installation of plywood and/or metal sheeting, and/or sealing small holes or gaps void of bats using installation of expandable foam or steel wool.</p> <ul style="list-style-type: none"> ○ A preconstruction survey of the interior and exterior of the buildings and structures shall be conducted within 24 hours of demolition. ● Depending on the species of bats present, the size of the bat roost, and timing of the demolition, additional protective measures may be recommended by the qualified biologist or CDFW, and may include measures listed below, which shall be undertaken by the Phase 1 applicant. <ul style="list-style-type: none"> ○ To avoid impacts on maternity colonies or hibernating bats, the buildings and structures shall not be demolished while bats are confirmed to be present, generally between April 1 and September 15 (maternity season) and from November 1 to March 1 (hibernation). ○ Removal of occupied roosting habitat shall only occur following the maternity season and prior to hibernation, generally between September 15 and October 31, unless exclusionary devices are first installed (as described above). Other measures, such as using lights to deter bat roosting, may be used if developed in compliance with applicable law and coordination with and approval by CDFW. 							

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<ul style="list-style-type: none"> o Installation of exclusion devices shall occur before maternity colonies establish or after they disperse, generally from March 1–30 or September 15–October 31 to preclude bats from occupying a roost site during demolition to the extent feasible. Exclusionary devices shall only be installed by or under the supervision of a qualified biologist. <p>The Phase 1 applicant shall implement the following measures prior to any tree removal on the project site:</p> <ul style="list-style-type: none"> • A qualified biologist shall examine trees to be removed for suitable bat roosting habitat (e.g., large tree cavities, basal hollows, loose or peeling bark, larger snags, palm trees with intact thatch) before tree removal. Trees providing suitable or potential bat habitat shall be marked with flagging and identified as potential habitat. Because of the limited timeframe for tree removal for trees containing bat habitat (i.e., September 15–October 31), the tree habitat assessment should be conducted early enough in the calendar year to provide information to the applicant and City to inform tree removal planning. The protective measures listed below shall be implemented for trees containing potential roosting habitat. o Removal or disturbance of trees providing bat roosting habitat shall be avoided between April 1 and September 15 (the maternity period) to avoid effects on pregnant females and active 							

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<p>maternity roosts (whether colonial or solitary).</p> <ul style="list-style-type: none"> ○ Removal of trees providing bat roosting habitat shall be conducted between September 15 and October 31, which corresponds to a time period when bats have not yet entered torpor or would be 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 the roost is no longer active. The qualified biologist will determine appropriate no-work buffers around roost and/or hibernaculum sites. Buffer distances may vary depending on the species and activities being conducted. ● Removal of trees (between September 15 and October 31) providing suitable roosting habitat shall be monitored by qualified biologists. Trees that provide suitable habitat for bats shall be removed in a two-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 remainder of the tree shall be removed. A qualified biologist shall search downed vegetation for dead and injured bats. After tree removal and monitoring completion, 							

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<p>the biologist shall prepare a biological monitoring report, which shall be provided to the City and to CDFW. The presence of dead or injured bats that are species of special concern resulting from downed trees shall be included in the monitoring report.</p> <p>Loss of occupied roosting habitat shall be mitigated by constructing and/or installing suitable replacement habitat on-site or near the project site which shall be undertaken by the Phase 1 applicant. The roosting habitat shall be monitored by a qualified biologist to ensure it functions as intended, as set forth under a roosting habitat design and monitoring plan developed in coordination with CDFW.</p>							
<p>Mitigation Measure BIO-2a: Lighting Measures to Reduce Impacts on Birds</p> <p>During design, the Phase 1 applicant and applicants of future phases shall ensure that a qualified biologist experienced with bird strikes and building/lighting design issues shall identify lighting-related recommended measures to minimize the effects of the building’s lighting on birds to. The applicant shall incorporate such measures into the building’s design and operation to the extent feasible, subject to design review and approval by the City, which may include the following and/or other measures.</p> <p>a. Use strobe or flashing lights in place of continuously burning lights for obstruction lighting. Use flashing white lights rather than continuous light, red light, or rotating beams.</p>	<p>Project applicant(s) to submit bird-safe lighting specifications to the City for review and approval.</p>	<p>Once prior to issuance of building permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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					Initial	Date	Comments
<p>b. Install shields onto light sources not necessary for air traffic to direct light towards the ground.</p> <p>c. Extinguish all exterior lighting (i.e., rooftop floods, perimeter spots) not required for public safety as determined by the City.</p> <p>d. When interior or exterior lights must be left on at night, the operator of the buildings shall examine and adopt feasible alternatives to bright, all-night, floor-wide lighting, which may include installing motion-sensitive lighting, using desk lamps and task lighting, reprogramming timers, or using lower-intensity lighting.</p> <p>e. Windows or window treatments that reduce transmission of light out of the building shall be implemented to the extent feasible.</p>							
<p>Mitigation Measure BIO-2b: Building Design Measures to Minimize Bird Strike Risk</p> <p>During design, the Phase 1 applicant and applicants of future phases shall ensure that a qualified biologist experienced with bird strikes and building/lighting design issues shall identify recommended measures related to the external appearance of the building to minimize the risk of bird strikes. The applicant shall incorporate such measures into the building’s design to the extent feasible, subject to design review and approval by the City, which may include the following and/or other measures:</p> <p>a. Minimize the extent of glazing.</p> <p>b. Use low-reflective glass and/or patterned or fritted glass.</p>	<p>Project applicant(s) to submit bird-safe building design specification to City for review and approval.</p>	<p>Once prior to issuance of building permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>c. Use window films, mullions, blinds, or other internal or external features to “break up” reflective surfaces rather than having large, uninterrupted areas of surfaces that reflect, and thus to a bird may not appear noticeably different from, vegetation or the sky.</p>							
<p>Cultural Resources</p>							
<p>Mitigation Measure CR-1: Interpretive Signage Program</p> <p>The Phase 1 applicant shall prepare an interpretive signage plan document setting forth the process for design and installation of interpretive signage within the Specific Plan area. The interpretive signage plan shall be developed in coordination with professionals who meet the Secretary of the Interior’s Professional Qualification Standards in History or Architectural History.</p> <p>The interpretive signage plan shall include details regarding the proposed locations for the signage and the design of the visual components of the interpretive historic district signage program. The interpretive signage plan does not need to include cost analysis or specifications for the fabrication or installation of the signage program.</p> <p>The interpretive signage plan shall be reviewed and approved by the City of South San Francisco prior to the issuance of a building permit for the proposed project. No further discretionary review or approvals are anticipated to be required by the City to implement the interpretive historic district</p>	<p>Project applicant to install temporary signage for the duration of the construction process.</p> <p>Project applicant to submit interpretive signage plan for permanent signage to City for review and approval.</p> <p>Project applicant to install permanent signage.</p>	<p>Temporary signage: Once prior to issuance of building permit.</p> <p>Permanent signage: Once prior to issuance of Certificate of Occupancy.</p>	<p>Phase 1 Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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					Initial	Date	Comments
<p>signage program. Implementation of the interpretive signage program shall include the following elements:</p> <ol style="list-style-type: none"> 1. Temporary Signage: The temporary historic district interpretive signage program shall include at least one temporary marker or sign regarding South San Francisco’s industrial heritage to display within or at the perimeter of the Specific Plan area for the duration of the construction process. The temporary signage shall be installed at a location that is visible from a public right-of-way and shall include a written narrative accompanied by historic images where feasible. As needed due to construction activity, the temporary signage may be relocated to another location that meets these criteria. 2. Permanent Signage: The permanent interpretive signage program shall include a minimum of two and a maximum of four permanent interpretive markers or signs that interpret South San Francisco’s industrial heritage and include a history of the land uses previously located within the Specific Plan area. The signs shall describe the industries that operated within the Specific Plan area, such as Colorado Fuel and Iron, Poetsch & Peterson Tannery, and E. I. du Pont de Nemours, and provide a written or visual narrative that places these companies within the context of the City’s industrial development. The permanent signage shall use relevant historic photos, historic maps, and company archival 							

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<p>materials (such as logos), to illustrate the narrative where feasible given availability and publication permissions of the images. The signs shall be located within the Specific Plan area boundary and shall be visible to both Specific Plan area tenants and the general public from a public right-of-way. No more than half of the signs may be located in lobbies, restaurants, or other public spaces that are inside buildings. The permanent signs shall be installed prior to the issuance of the first Certificate of Occupancy for Phase 1, and may be located solely within the Phase 1 area.</p>							
<p>Mitigation Measure CR-2a: Cultural Resources Worker Environmental Awareness Program (WEAP) The Phase 1 applicant and applicants of future Precise Plans shall ensure that a qualified archaeologist shall conduct Worker Environmental Awareness Program (WEAP) training for all construction personnel on the project site prior to project-related construction and ground-disturbing activities. The training shall include basic information about the types of artifacts that might be encountered during construction activities and procedures to follow in the event of a discovery. This training shall be provided for any additional personnel added to the project, even after the initiation of construction and ground-disturbing activities.</p>	<p>Qualified archaeologist (retained by the project applicant(s)) to conduct training.</p>	<p>Once prior to the start of issuance of grading permit.</p> <p>As needed during duration of soil-disturbing or excavating activities and throughout ground-disturbing activities.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			
<p>Mitigation Measure CR-2b: Halt Construction Activity, Evaluate Find, and</p>	<p>Verify that all activity within 25 feet of a find is halted until such time as</p>	<p>Duration of soil-disturbing or excavating</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and</p>			

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<p>Implement Mitigation for Archaeological and Tribal Cultural Resources</p> <p>Should a potential archaeological or tribal cultural resource be encountered during project construction activities, the construction contractor shall halt construction within 25 feet of the find and immediately notify the City of South San Francisco Economic and Community Development Director if the resource was discovered in South San Francisco’s jurisdiction, or the San Bruno City Planning Manager and Public Works Director if the resource was discovered in San Bruno’s jurisdiction. A qualified archaeologist, in consultation with the City in which the resource was discovered, shall 1) evaluate the potential resource to determine if it meets the CEQA definition of a unique archaeological resource pursuant to Public Resources Code Section 21083.2 or a tribal cultural resource pursuant to Public Resources Code Section 21074 and 2) make recommendations about the treatment of the resource, as warranted. If the qualified archaeologist determines the find is not a unique archaeological resource, then proper recordation and identification shall be completed and construction shall continue without delay.</p> <p>If the resource meets the CEQA definition of a unique archaeological resource or tribal cultural resource, it shall be avoided to the extent feasible by project construction activities to allow for preservation in place as described under CEQA Guidelines Section</p>	<p>the find is evaluated by a qualified professional. If needed, verify that a find has been evaluated by a qualified professional and that data recovery has occurred if required.</p>	<p>activities and throughout all ground-disturbing activities.</p>		<p>Community Development Department (Community Development Director) or City of San Bruno Planning Manager or Public Works Director</p>			

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					Initial	Date	Comments
15126.4 (b)(3)(A)-(B). If avoidance is not feasible, and the resource is determined to be a unique archaeological resource, adverse effects to the resource shall be mitigated as specified by Public Resources Code Section 21083.2. This mitigation may include, but is not limited to, a thorough recording of the resource on Department of Parks and Recreation Form 523 records, or archaeological data recovery excavation. If data recovery excavation is warranted, CEQA Guidelines Section 15126.4 (b)(3)(C), which requires a data recovery plan prior to data recovery excavation, shall be followed. If avoidance is not feasible, and the resource is determined to be a tribal cultural resource, additional coordination with the appropriate California Native American tribe(s) shall be conducted in accordance with existing laws to determine appropriate mitigation, including consideration of the measures identified in Public Resources Code Section 21084.3.							
<p>Mitigation Measure CR-3: Halt Construction Activity, Evaluate Remains, and Take Appropriate Action in Coordination with Native American Heritage Commission</p> <p>In the event that human remains are uncovered during site preparation, excavation, or other construction activity, the Phase 1 applicant and applicants of future Precise Plans shall cease or ensure the ceasing of all such construction activity within a radius of 25 feet of the discovery and shall notify the San Mateo county coroner</p>	Verify that all activity within 25 feet of a find is halted until such time as the find is evaluated by a San Mateo County Coroner. If remains are determined to be Native American, Coroner shall notify NAHC to identify descendants to make recommendations regarding proper burial.	Duration of soil-disturbing or excavating activities and throughout all ground-disturbing activities.	All Phases	City of South San Francisco Economic and Community Development Department (Building Division)			

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
					Initial	Date	Comments
<p>immediately. No further construction activity shall occur within this 25-foot radius until the San Mateo county coroner has evaluated the remains and has taken appropriate action in accordance with Section 5097.98 of the California Public Resources Code. Concurrently, an archaeologist shall be contacted to assess the situation and consult with the appropriate agencies. If the human remains are of Native American origin, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of this identification in accordance with section 5097.98 of the California Public Resources Code, and section 7050.5 of the California Health and Safety Code, as applicable. The NAHC shall identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The MLD may inspect the site of the discovery and shall complete the inspection within 48 hours of notification by the NAHC.</p>							
Geology and Soils							
<p>Mitigation Measure GEO-1: Halt Construction Activity in Case of Finding Paleontological Resources, Evaluate Find, and Excavate Find</p> <p>In the event that previously unidentified paleontological resources are uncovered during site preparation, excavation, or other construction activity, the project applicant or successor shall cease all such activity within 25 feet of the discovery or ensure that all such activity within 25 feet of the discovery ceases</p>	<p>Verify that all activity within 25 feet of a find is halted until such time as the find is evaluated by a qualified professional. If needed, verify that a find has been evaluated by a qualified professional and that data recovery has occurred if required.</p>	<p>Duration of soil-disturbing or excavating activities and throughout all ground-disturbing activities.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
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<p>until the resources have been evaluated by a qualified professional and specific measures can be implemented to protect these resources in accordance with Sections 21083.2 and 21084.1 of the California Public Resources Code. If the find is potentially significant, the project applicant or successor shall ensure a qualified paleontologist shall excavate the find in compliance with state law, keeping project delays to a minimum. If the qualified paleontologist determines the find is not significant then proper recordation and identification shall ensue and the project will continue without delay.</p>							
Greenhouse Gas Emissions							
<p>Mitigation Measure GHG-1: Require Implementation of BAAQMD-recommended Construction BMPs</p> <p>The Phase 1 applicant and applicants of future Precise Plans shall require their contractors, as a condition in contracts, to reduce construction-related GHG emissions by implementing BAAQMD’s recommended BMPs, based on BAAQMD’s CEQA Guidelines:</p> <ul style="list-style-type: none"> • Ensure that alternative-fuel (e.g., biodiesel, electric) construction vehicles/equipment make up at least 15 percent of the fleet, • Use local building materials (at least 10 percent) sourced from within 100 miles of the planning area, and • Recycle and reuse at least 50 percent of construction waste or demolition materials. 	<p>Project applicant(s) to submit to City applicable provisions of construction contracts requiring the use of BAAQMD-recommended construction best management practices to reduce GHG emissions.</p>	<p>Once prior to issuance of grading permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
					Initial	Date	Comments
Hazards and Hazardous Materials							
<p>Mitigation Measure HAZ-2a: Prepare a Soil Management Plan Prior to Issuance of Grading Permit</p> <p>Prior to issuance of any grading permit, the Phase 1 applicant and applicants of future Precise Plans shall retain the services of a qualified environmental engineering firm to prepare and implement, during site preparation, grading, and excavation activities, a Soil Management Plan (SMP). The SMP shall be designed to protect human health of construction workers, the public and the environment during site preparation, grading, and excavation activities by including protocols, measures, and techniques for the proper handling, management, and disposition of affected soils found on the site and any areas of off-site work during site preparation and grading activities. The SMP shall also ensure the proper characterization, management, and/or disposal of contaminated environmental media that is above applicable Environmental Screening Levels (ESLs) by recommending additional sampling activities (as necessary), including profile sampling for proper disposal. The SMP shall be prepared by a commercial environmental engineering firm with demonstrated expertise and experience in the preparation of SMPs and shall be stamped by an appropriately licensed professional. The SMP shall be implemented by the Phase 1 applicant and applicants of future Precise Plans throughout all ground-disturbing work.</p>	<p>Project applicant(s) to provide to City the SMP and plans that depict incorporation of all recommendations from the SMP to reduce human and environmental risks associated with exposure to affected soils.</p>	<p>Once prior to issuance of grading permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)/ San Francisco RWQCB</p>			

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					Initial	Date	Comments
<p>The SMP shall establish protocols and measures for addressing the discovery of presently unknown environmental conditions or subsurface structures such as USTs, sumps, or wells. If the environmental engineering firm subsequently identifies the need for further sampling, the project applicant shall implement this and any other requirements identified in the SMP. The project applicant shall enter into a voluntary agreement with the San Francisco Bay Regional Water Quality Control Board (RWQCB) for review and approval of the SMP prior to construction activities. The RWQCB will also have oversight authority pertaining to implementation of the SMP. If directed by the RWQCB, the project applicant shall conduct additional site investigation and characterization prior to construction to ensure that hazardous materials in the soil, soil vapor, and/or groundwater do not exceed applicable regulatory thresholds.</p>							
<p>Mitigation Measure HAZ-2b: Engineering Controls to Address Vapor Encroachment Conditions</p> <p>Prior to the issuance of a building permit for development within the property at 325 South Maple Avenue, the project applicant shall demonstrate compliance with applicable requirements imposed by the San Francisco Bay Regional Water Quality Control Board (RWQCB) or San Mateo County Health, Environmental Health Services for soil vapor sampling and risk evaluation to address vapor intrusion concerns. Prior to the issuance of a certificate of occupancy, engineering controls</p>	<p>Project applicant to submit plans and contract specifications to the City, the San Francisco Bay RWQCB or San Mateo County Health, that demonstrate all applicable RWQCB or San Mateo County Health, Environmental Health Services, vapor intrusion measures have been incorporated.</p>	<p>Once prior to issuance of building permit.</p>	<p>Future Phases that Include the Property at 325 South Maple Avenue</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)/ San Francisco RWQCB/San Mateo County</p>			

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
					Initial	Date	Comments
<p>designed by a qualified engineer to address vapor encroachment conditions by redirecting and or minimizing VOC concentrations in compliance with San Francisco Bay RWQCB (or San Mateo County Health) requirements and shall be implemented on the site. Specific engineering controls may include, but will not be limited to:</p> <ul style="list-style-type: none"> • Installation of subsurface migration barriers; and/or • Inclusion of ventilated foundations for any proposed structures; and/or • The use and implementation of an alternative method or structural design that would address soil gas releases and reduce the potential for hazardous conditions to occur. <p>Appropriate engineering control system(s) shall be determined with concurrence, approval, and oversight of the San Francisco Bay RWQCB or San Mateo County Health, as applicable, and shall be dependent on future building placement and construction. Project applicants shall comply with all applicable San Francisco Bay RWQCB or San Mateo County Health requirements for long-term operation, monitoring, and maintenance of the vapor mitigation systems. Any land use covenant required by the San Francisco Bay RWQCB or San Mateo County Health to assure the long-term efficacy of the vapor mitigation systems shall be recorded in property title records by the project sponsor(s) or successor owner(s). If at the time of development, the 325 South Maple Avenue site has obtained case closure</p>							

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					Initial	Date	Comments
from the San Francisco Bay RWQCB or San Mateo County Health and vapor intrusion is deemed no longer a concern, implementation of this mitigation measure would no longer be required.							
<p>Mitigation Measure HAZ-2c: Conduct a Hazardous Building Materials Survey prior to Demolition Activities and Hazardous Building Material Handling</p> <p>Prior to the issuance of any demolition permit, the Phase 1 applicant and applicants of future Precise Plans shall ensure that a Hazardous Building Materials Survey is conducted by a licensed contractor on structures that will be demolished and have not been surveyed previously. The Hazardous Building Materials Survey shall identify the presence of hazardous building materials including: asbestos-containing materials (ACMs), lead-based paint (LBP), and poly-chlorinated biphenyls (PCBs). Should this survey determine that lead-based paint and/or asbestos or other hazardous building materials are present, the following actions shall be implemented by the Phase 1 applicant and applicants of future Precise Plans:</p> <ul style="list-style-type: none"> A health and safety plan shall be developed by a certified industrial hygienist for potential lead-based paint, asbestos or other hazardous building materials risks present during demolition. The health and safety plan shall then be implemented by a licensed contractor. The health and safety plan shall comply with federal Occupational Safety and Health Administration (OSHA) 	Project applicant(s) to submit to City pre-construction hazardous building materials survey for review and approval. If evidence of potential hazardous materials is found during the survey, project applicant to coordinate with the City and provide applicable construction contract provisions, including protective actions.	Once prior to issuance of demolition permit.	All Phases	City of South San Francisco Economic and Community Development Department (Building Division)			

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					Initial	Date	Comments
<p>and the California Occupational Safety and Health Administration (Cal/OSHA) requirements.</p> <ul style="list-style-type: none"> • Necessary approvals shall be acquired from the City and/or County (by the licensed contractor) for specifications or commencement of abatement activities. Abatement activities shall be conducted by a licensed contractor. • Prior to demolition of building materials containing asbestos, the Bay Area Air Quality Management District (BAAQMD) shall be notified ten days prior to initiating construction and demolition activities. Section 19827.5 of the California Health and Safety Code requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. In addition: <ul style="list-style-type: none"> ○ Asbestos shall be disposed of at a licensed disposal facility to be identified by the licensed contractor. ○ The local office of the Cal/OSHA shall be notified of asbestos abatement activities. ○ Asbestos abatement contractors shall follow state regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. ○ Asbestos removal contractors shall be certified as such by the Contractors 							

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<p>Licensing Board of the State of California. The owner of the property where abatement is to occur shall have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento.</p> <ul style="list-style-type: none"> The contractor and hauler of hazardous building materials shall file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of it. Pursuant to California law, the City of South San Francisco shall not issue the required permit until the applicant has complied with the notice requirements described above. 							
Hydrology and Water Quality							
<p>Mitigation Measure HWQ-1: Require Groundwater Monitoring and Sampling Prior to Dewatering Activity</p> <p>Prior to any construction activity proposing or with the potential to require dewatering, applicants of future Precise Plans shall measure water levels and water quality, prior to and during dewatering activities, with a focus on potential constituents of concern based on permitting requirements and known or suspected water quality impacts within or near the development site. Applicants of future Precise Plans shall ensure collection and testing of samples prior to initiating construction activities proposing or with the potential to require dewatering. The location of the sampling locations shall be at an</p>	<p>Project applicant(s) to conduct collection and testing of water samples. If contamination is detected, remedial measures to limit and/or contain the spread of contaminated water shall be implemented.</p>	<p>Once prior to issuance of grading permit.</p>	<p>Future Phases Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division).</p>			

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					Initial	Date	Comments
<p>appropriate distance from the proposed dewatering site, as determined by a geotechnical evaluation of the local groundwater and soil conditions. If contamination is detected, remedial measures to limit and/or contain the spread of contaminated water shall be implemented. Several options can be employed, such as conducting on-site treatment/remediation, disposal in sewer system (with any appropriate pre-treatment) or at a hazardous materials disposal facility depending on type and levels of contamination, tanking, or stopping or phasing underground construction. Water shall be treated such that it complies with discharge and reporting requirements of the Volatile Organic Compound (VOC) and Fuel General Permit (Order No. R2-2018-0050) and applicable water quality objectives as designated in the San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan), or hauled off-site for treatment and disposal at a permitted waste treatment facility. The applicant shall be responsible for demonstrating to the City that the treatment and disposal requirements set forth in this mitigation measure have been met.</p>							
Noise							
<p>Mitigation Measure NOI-1a: Construction Noise Control Plan to Reduce Noise Outside Standard Construction Hours in the City of South San Francisco</p> <p>The Phase 1 applicant and applicants of future Precise Plans and/or the contractor(s) for Phase 1 and future Precise Plans shall obtain a</p>	<p>Project applicant(s) and/or contractor(s) to request permit from City to complete work outside standard construction hours. Project applicant(s)</p>	<p>Once prior to issuance of grading permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building</p>			

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
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<p>permit to complete work outside the standard construction hours outlined in the South San Francisco and/or San Bruno Municipal Code for work within each respective jurisdiction. In addition, the applicant and/or contractor(s) shall develop a construction noise control plan to reduce noise levels and comply with municipal daytime and nighttime noise standards. Specifically, for noise generated in or experienced by receptors in South San Francisco, the plan shall demonstrate that noise from construction activities that occur daily between 7:00 and 8:00 a.m. weekdays and on Saturday will comply with the applicable City of South San Francisco noise limit of 65 dBA at the nearest existing commercial land use and 60 dBA at the nearest multi-family residential land use, and construction activities that occur between 10:00 p.m. and 7:00 a.m. will comply with the applicable City noise limit of 60 dBA at the nearest existing commercial land use and 55 dBA at the nearest multi-family residential land use. In addition, the plan shall demonstrate that noise generated in or experienced by receptors in San Bruno from construction activities that occur between the hours of 10:00 p.m. and 7:00 a.m. shall not exceed a noise level of 60 dBA, as measured at 100 feet. Measures to help reduce noise from construction activity during non-standard construction hours to these levels shall be incorporated into this plan and may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> Plan for the noisiest construction activities to occur during daytime hours in both 	<p>and/or contractor(s) to submit a construction noise control plan to City to ensure that noise levels from construction will comply with the City's daytime and nighttime noise standards.</p>			<p>Division) or City of San Bruno Public Work Department</p>			

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
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<p>jurisdictions when the quantitative standards are less stringent and when people are less sensitive to noise.</p> <ul style="list-style-type: none"> Require all construction equipment be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) that are in good condition (at least as effective as those originally provided by the manufacturer) and appropriate for the equipment. Maintain all construction equipment to minimize noise emissions. Locate construction equipment as far as feasible from adjacent or nearby noise-sensitive receptors. Require all stationary equipment be located to maintain the greatest possible distance to the nearby existing buildings, where feasible. Require stationary noise sources associated with construction (e.g., generators and compressors) in proximity to noise-sensitive land uses to be muffled and/or enclosed within temporary enclosures and shielded by barriers, which can reduce construction noise by as much as 5 dB. Install noise-reducing sound walls or fencing (e.g. temporary fencing with sound blankets) around noise-generating equipment during nighttime/non-standard daytime hours. Prohibit the use of impact tools (e.g., jack hammers) during nighttime/non-standard daytime hours. 							

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<ul style="list-style-type: none"> Prohibit idling of inactive construction equipment for prolonged periods during nighttime/non-standard hours (i.e., more than 2 minutes). Provide advance notification in the form of mailings/deliveries of notices to surrounding land uses regarding the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period. Provide the name and telephone number of an on-site construction liaison through on-site signage and on the notices mailed/delivered to surrounding land uses. If construction noise is found to be intrusive to the community (i.e., if complaints are received), the construction liaison shall take reasonable efforts to investigate the source of the noise and require that reasonable measures be implemented to correct the problem. Use electric motors rather than gasoline- or diesel-powered engines to avoid noise associated with compressed air exhaust from pneumatically powered tools during nighttime hours. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust could be used; this muffler can lower noise levels from the exhaust by about 10 dB. External jackets on the tools themselves could be used, which could achieve a reduction of 5 dB. 							

Mitigation Measure	Action Required	Monitoring Timing	Applicable Phase(s)	Monitoring Responsibility	Compliance Verification		
					Initial	Date	Comments
<p>Mitigation Measure NOI-1b: Construction of Temporary Noise Barrier along Tanforan Avenue</p> <p>The Phase 1 contractor(s) shall install a temporary noise barrier along the complete length of Tanforan Avenue that abuts project construction activities, located within the direct line-of-sight path between the noise source and nearby sensitive receptor(s), in advance of project construction. The barrier shall be constructed of material that has a surface weight of at least 1 pound per square foot and has an acoustical rating of at least 25 STC (Sound Transmission Class). This can include a temporary barrier constructed with plywood supported on a wood frame, sound curtains supported on a frame, or other comparable material.</p>	<p>Project applicant to demonstrate that temporary noise barrier along Tanforan Avenue has been incorporated into construction plans and contract specifications.</p>	<p>Once prior to commencement of demolition .</p>	<p>Phase 1 Only</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			
<p>Mitigation Measure NOI-1c: Mechanical Equipment Noise Reduction Plan</p> <p>To reduce potential noise impacts resulting from project heating, cooling, and ventilation equipment, the Phase 1 applicant and applicants of future Precise Plans shall conduct a noise analysis to estimate noise levels of project-specific mechanical equipment based on the selected equipment models and design features, and create a Noise Reduction Plan to ensure noise levels of equipment, once installed, are below the applicable criteria described below. The Noise Reduction Plan shall include any necessary noise reduction measures required to reduce project-specific mechanical equipment noise to a less-than-significant level. The plan shall also</p>	<p>Project applicant(s) to provide to City the noise analysis along with the Noise Reduction Plan and plans that depict incorporation of all recommendations from the plan to reduce noise from project mechanical equipment to the levels outlined in the City’s noise ordinance.</p>	<p>Once prior to issuance of building permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>demonstrate that with the inclusion of selected measures, noise from equipment would be below the significance thresholds. Feasible noise reduction measures to reduce noise below the significance threshold include, but are not limited to, selecting quieter equipment, utilizing silencers and acoustical equipment at vent openings, siting equipment farther from the roofline, and/or enclosing all equipment in a mechanical equipment room designed to reduce noise. This analysis shall be conducted and the results and final Noise Reduction Plan shall be provided to the City prior to the issuance of building permits for each phase.</p> <p>The noise analysis and Noise Reduction Plan shall be prepared by persons qualified in acoustical analysis and/or engineering. The Noise Reduction Plan shall demonstrate with reasonable certainty that noise from mechanical equipment selected for the project, including the attenuation features incorporated into the project design, will not exceed the City of South San Francisco property plane threshold of 60 dBA during daytime hours or 55 dBA during nighttime hours for nearby multi-family residential uses, 65 dBA during daytime hours or 60 dBA during nighttime hours for nearby commercial uses, or the City of San Bruno threshold of 10 dB above the ambient noise level, as identified through field noise measurements, at the property plane.</p> <p>The Phase 1 applicant and applicants of future Precise Plans shall incorporate all feasible</p>							

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<p>methods to reduce noise identified above and any other feasible recommendations from the acoustical analysis and Noise Reduction Plan into the building design and operations as necessary to ensure that noise sources meet applicable requirements of the respective noise ordinances at receiving properties.</p>							
<p>Mitigation Measure NOI-1d: Emergency Generator Noise Reduction Plan Prior to approval of a building permit for any proposed development under the Specific Plan, including Phase 1, the Phase 1 applicant and applicants of future Precise Plans shall conduct a noise analysis to estimate noise levels from the testing of project-specific emergency generators, and create a Noise Reduction Plan to ensure noise levels of generator testing are below the applicable criteria. This analysis and Noise Reduction Plan may be incorporated together with the analysis described in MM-NOI-1c. This analysis shall be conducted and the Noise Reduction Plan shall be created based on the analysis results. The results, methods, and final Noise Reduction Plan shall be provided to the City prior to the issuance of building permits for each phase. The analysis shall account for proposed noise attenuation features, such as specific acoustical enclosures and mufflers or silences, and the final Noise Reduction Plan shall demonstrate with reasonable certainty that proposed generator(s) will not exceed the City of South San Francisco property plane threshold of 60 dBA for residential uses and 65 dBA for commercial uses during daytime hours, or 55</p>	<p>Project applicant(s) to provide to City the noise analysis along with the Emergency Generator Noise Reduction Plan and plans that depict incorporation of all recommendations from the plan to reduce noise from project emergency generators to the levels outlined in the City’s noise ordinance.</p>	<p>Once prior to issuance of building permit.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>dBA for residential uses and 60 dBA for commercial uses during nighttime hours, and the City of San Bruno threshold of 10 dB above the ambient noise level, as identified through field noise measurements. Acoustical treatments may include, but are not limited to:</p> <ul style="list-style-type: none"> • Enclosing generator(s); • Installing relatively quiet model generator(s); • Orienting or shielding generator(s) to protect noise-sensitive receptors to the greatest extent feasible; • Installing exhaust mufflers or silencers; • Increasing the distance between generator(s) and noise-sensitive receptors; and/or • Placing barriers around generator(s) to facilitate the attenuation of noise. <p>In addition, all project generator(s) shall be tested only between the hours of 7:00 a.m. and 8:00 p.m.</p> <p>The Phase 1 applicant and applicants of future Precise Plans shall incorporate all recommendations from the acoustical analysis into the building design and operations to ensure that noise sources meet applicable requirements of the noise ordinance.</p>							
Utilities and Service Systems							
<p>Mitigation Measure UTIL-1: Limit Total Water Demand under the Specific Plan to 527 AFY</p> <p>If Cal Water has lawfully adopted a Water Neutral Development policy that is applicable to the project at the time a Certificate of</p>	<p>Project applicant(s) to demonstrate project’s compliance with Water Neutral Development policy, if applicable, or provide total estimated</p>	<p>Once prior to issuance of Certificate of Occupancy.</p>	<p>Future Phases</p>	<p>City of South San Francisco Economic and Community Development Department</p>			

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<p>Occupancy is requested for projects under the Specific Plan, the applicant(s) shall be required to demonstrate to the satisfaction of Cal Water that the project complies with said policy. Upon demonstrating compliance with said policy, no further action is required. The applicant(s) shall provide the City with documentation of Cal Water’s concurrence that the project has complied with said policy.</p> <p>If a Water Neutral Development policy has not been lawfully adopted or is not applicable to the project at the time a Certificate of Occupancy, applicants of future Precise Plans shall prepare an estimate of their individual project’s net water demand for the City’s review and approval prior to the issuance of the Certificate of Occupancy. The net increase in water demand shall be calculated based on the expected total water use due to the proposed development and/or expansion, minus the amount of existing water use, onsite credits, alternative onsite sources of water supply, and/or offsite credits.</p> <p>The City shall ensure, through its review of individual projects’ demand estimates, that the individual project’s net increase in demand does not result in total demand within the Specific Plan area that exceed 527 AFY. When preparing demand estimates for future phase(s) of development, applicants shall include Phase 1’s net increase in demand based on actual water usage data for Phase 1, if Phase 1 is fully constructed and operational and such data are readily available. If Phase 1 is not fully constructed and operational, or if actual water</p>	<p>water demand for project to the City for review and approval. If the total estimated demand is found to exceed 527 AFY, the City will withhold issuance of a Certificate of Occupancy for that portion of the project that causes total demand within the Specific Plan area to exceed 527 AFY until the applicant(s) provide evidence that additional water supply is available, or sufficient offsets are provided, to satisfy any additional demand in excess of 527 AFY.</p>			(Building Division)			

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<p>demand data are not readily available, the applicant shall prepare an estimate of the Phase 1 demand and include it in the estimate of total demand. If the total estimated demand for all projects within the Specific Plan is found to exceed 527 AFY, the City shall withhold issuance of a Certificate of Occupancy for that portion of the project that causes total demand within the Specific Plan area to exceed 527 AFY until the applicant provides evidence that additional water supply is available, or sufficient offsets are provided, to satisfy any additional in excess of 527 AFY.</p>							
<p>Mitigation Measure UTIL-2: Implement Measures to Address Projected Dry Year Water Shortages</p> <p>If Cal Water has lawfully adopted a Water Neutral Development policy that is applicable to the project at the time a Certificate of Occupancy is requested for projects under the Specific Plan, the applicant(s) shall be required to demonstrate to the satisfaction of Cal Water that the project complies with said policy. Upon demonstrating compliance with said policy, no further action is required. The applicant(s) shall provide the City with documentation of Cal Water’s concurrence that the project has complied with said policy.</p> <p>If said policy has not been lawfully adopted or is not applicable to the project at the time a Certificate of Occupancy is requested and the 2018 amendment to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary (Bay-Delta Plan Amendment) is not being implemented as</p>	<p>Project applicant(s) to provide project’s compliance with Water Neutral Development Policy to the City for review and approval, if applicable. If no such policy is in effect and if applicable, the applicant(s) shall provide the City with documentation of Cal Water’s concurrence that the applicant(s) have committed to implement an agreed upon strategy to address water shortage levels in compliance with the requirements of the 2020 UWMP Water Shortage Contingency</p>	<p>Once prior to issuance of Certificate of Occupancy.</p>	<p>All Phases</p>	<p>City of South San Francisco Economic and Community Development Department (Building Division)</p>			

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<p>adopted due to pending or concluded litigation, rescission, modification through voluntary agreement(s), or other circumstances, no further action is required.</p> <p>If said policy has not been lawfully adopted or is not in effect at the time the Certificate of Occupancy is requested and the Bay-Delta Plan Amendment is being implemented, then if a Shortage Level 1 or greater shortage has been established, as defined under the Cal Water 2020 UWMP Water Shortage Contingency Plan (WSCP) for the South San Francisco District or otherwise applicable WSCP at that time, applicants of projects under the Specific Plan shall comply with applicable requirements under the WSCP. Consistent with the 2020 UWMP-WSCP, coordination with Cal Water District staff will be required to determine the specific range of strategies identified under the WSCP needed to address water shortage levels, including water use restrictions and/or consumption reduction actions applicable to the project (UWMP, Appendix L, Table 5-1). The applicant(s) shall provide the City with documentation of Cal Water’s concurrence that the applicant(s) have committed to implement an agreed upon strategy to address water shortage levels in compliance with the requirements of the WSCP.</p>	Plan for the South San Francisco District.						