

Mitigation Monitoring and Reporting Program (MMRP) for the 1868 Ogden Drive Project

| Mitigation Monitoring and Reporting Program | | | | | |
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| Environmental Topic | Mitigation Measures | Level of Environmental Impact | Responsible Party | Verifying Party | Timing |
| Air Quality | <p>Mitigation Measure AQ-1: Implement BAAQMD Basic Construction Mitigation Measures.</p> <p>The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD. The emissions reduction measures shall include, at a minimum, the following:</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 a day. • All haul trucks shall be covered when transporting soil, sand, or other loose material offsite. • All visible mud or dirt track-out material on adjacent public roads shall be removed using wet-power vacuum-type street sweepers at least once a day. The use of dry-power sweeping is prohibited. • All vehicle speeds shall be limited to 15 miles per hour on unpaved roads. • All roadways, driveways, and sidewalks that are to be paved shall be paved as soon as possible. Building pads shall be | Less than Significant with Mitigation Incorporated | Project Applicant or its contractor(s) | City of Burlingame (Public Works Department & Building Division Field Inspectors); Individual at City identified as person of contact for dust complaints | During construction |

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| | <p>laid as soon as possible after grading, unless seeding or soil binders are used.</p> <ul style="list-style-type: none"> • All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible-emissions evaluator. • Idling times shall be minimized, either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure). • Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. | | | | |

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| Air Quality | <p>Mitigation Measure AQ-2: Use Tier 4 Equipment.</p> <p>The applicant shall ensure that all off-road diesel-powered equipment used during construction is equipped with engines that meet EPA Tier 4 “final” emission standards.</p> | Less than Significant with Mitigation Incorporated | Project Applicant or its contractor(s) | City of Burlingame (Public Works Department & Building Division Field Inspectors) | Prior to construction |
| Biological Resources | <p>Mitigation Measure BIO-1: Pre-construction Nesting Bird Surveys and Protection Measures</p> <p>The applicant shall implement the measures that follow prior to structure demolition and tree removal or trimming. Construction shall avoid the avian nesting period (March 15 through August 31) to the extent feasible. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than 7 days prior to construction. The area surveyed shall include all clearing/construction areas as well as areas within 250 feet of the boundaries of these areas or as otherwise determined by the biologist. In the event that an active nest is discovered, clearing/construction shall be postponed within 50 feet of a passerine nest and 250 feet of a raptor nest until the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.</p> | Less than Significant with Mitigation Incorporated | Project Applicant or its contractor(s); Qualified Wildlife Biologist | City of Burlingame Planning Division | <p>Prior to construction (7 days prior to construction during the nesting period of March 15 to August 31)</p> <p>During construction (No surveys are needed if construction takes place outside of the nesting period of March 15 to August 31)</p> |

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| Biological Resources | <p>Mitigation Measure BIO-2: Implement Bird-safe Design Standards into Project Buildings and the Lighting Design.</p> <p>The applicant, or contractor, shall implement the following measures to minimize hazards for birds:</p> <ul style="list-style-type: none"> • Reduce large areas of transparent or reflective glass. • Locate water features, trees, and bird habitat away from building exteriors to reduce reflection. • Reduce or eliminate the visibility of landscaped areas behind glass. • Turn non-emergency lighting off at night, especially during bird migration season (February–May and August–November). • Include window coverings that adequately block light transmission from rooms where interior lighting is used at night and install motion sensors or controls to extinguish lights in unoccupied spaces. • Design and/or install lighting fixtures that minimize light pollution, including light trespass, over-illumination, glare, light clutter, and skyglow, and use bird-friendly colors for lighting when possible. The City of San Francisco's | <p>Less than Significant with Mitigation Incorporated</p> | <p>Project Applicant or its contractor(s)</p> | <p>City of Burlingame Planning Division</p> | <p>Prior to construction</p> |

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| | <i>Standards for Bird-safe Buildings</i> ¹ provides an overview of building design and lighting guidelines to minimize bird/building collisions that could be used to guide the applicant. | | | | |
| Cultural Resources | <p>Mitigation Measure CR-1: Prepare and Submit Historical Documentation of 1868–1870 Ogden Drive</p> <p>The Project sponsor shall retain a professional who meets the Secretary of the Interior’s Qualification Standards for Architectural Historian or Historian (36 Code of Federal Regulations Part 61) and a photographer with demonstrated experience in Historic American Buildings Survey (HABS) photography to prepare written and photographic documentation for the building at 1868–1870 Ogden Drive. The HABS documentation package for the resource shall be reviewed and approved by the staff of the Burlingame Planning Division, which may require the services of a professionally qualified architectural historian or historian hired by the City to perform this review, prior to the issuance of any demolition, site, or construction permit for the Project. Documentation may</p> | Significant and Unavoidable | Project Applicant; Qualified Architectural Historian retained by the Project Applicant | City of Burlingame Planning Division and/or Qualified Architectural Historian or Historian hired by the City | Prior to the issuance of demolition, site, or construction permit |

¹ City and County of San Francisco. 2011. *Standards for Bird-safe Buildings*. San Francisco Planning Department. July 14. Available: http://www.sf-planning.org/ftp/files/publications_reports/bird_safe_bldgs/Standards_for_Bird_Safe_Buildings_7-5-11.pdf. Accessed: July 17, 2020.

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| | <p>be used in the interpretive display or signage described in Mitigation Measure CR-2.</p> <p>The documentation shall consist of the following:</p> <ul style="list-style-type: none"> • <i>Historic American Buildings Survey–level Photographs</i>: HABS standard digital photography shall be undertaken to document the building at 1868–1870 Ogden Drive and its surrounding context. Large-format negatives are not required. The scope and number of photographs shall be reviewed and approved by the staff of the Burlingame Planning Division prior to documentation, and all photography shall be conducted according to the current National Park Service HABS standards. <ul style="list-style-type: none"> ○ The photograph set shall include the following: distant views to capture the extent and context of the resource, contextual views of each façade of the building, façade details showing the character-defining exterior features of the building, and general interior views documenting current interior conditions. | | | | |

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| | <ul style="list-style-type: none"> ○ All views shall be referenced on a key map of the resource that includes a photograph number with an arrow to indicate the direction of the view. ○ The draft photograph contact sheets and key map shall be provided to the Burlingame Planning Division, or professionally qualified reviewer hired by the City, for review and approval to determine the final number of photographs and views for inclusion in the final dataset. ● <i>Written Historic American Buildings Survey Narrative Report:</i> A written historical narrative shall be prepared in accordance with HABS Historical Report Guidelines. The HABS historical narrative should incorporate content from the DPR 523A and 523B form set for 1868–1870 Ogden Drive. Historic photographs identified in previous studies and updated research shall also be collected, scanned as high-resolution digital files, and reproduced in the dataset. | | | | |
| Format of Final Dataset: | | | | | |

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| | <ul style="list-style-type: none"> • The Project sponsor shall contact the Burlingame Historical Society; Northwest Information Center; California Historical Society; University of California, San Diego Library; and no fewer than two additional research repositories with existing collections related to labor and ethnic history in California to inquire as to whether the repositories would like to receive a hard or digital copy of the final dataset. Labeled hard copies and/or digital copies of the final photograph sets and narrative report shall be provided to these repositories in their preferred format. • The Project sponsor shall prepare documentation, along with the final HABS dataset, for review and approval by Burlingame Planning Division staff members that records the outreach, response, and other actions taken with regard to the repositories listed above. The documentation shall also include the research conducted to identify additional interested groups and the results of that outreach. | | | | |

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| Cultural Resources | <p>Mitigation Measure CR-2: Develop and Implement and Interpretive Program</p> <p>The Project sponsor shall install and maintain a permanent onsite interpretive display commemorating the historical significance of the building at 1868–1870 Ogden Drive in relation to labor conflicts between the Western Conference of Teamsters and the United Farm Workers of America during the 1960s and 1970s. The interpretive program shall include the creation of a permanent display with photos of the building at 1868–1870 Ogden Drive and a description of its historical significance in a publicly accessible location on the Project site. The interpretive display can feature interactive or dynamic media, such as video, but, at a minimum, must include one display board containing narrative and visual materials to interpret the history of the building. Development of the interpretive display shall be overseen by a qualified professional who meets the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations Part 61) for Historian or Architectural Historian. The Project sponsor shall prepare an outline of the format, location, and general content of the interpretive display to be reviewed and approved by Burlingame Planning Division</p> | Significant and Unavoidable | Project Applicant; Qualified Professional who meets the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations Part 61) for Historian or Architectural Historian | City of Burlingame Planning Division | <p>Prior to issuance of a demolition permit or site permit</p> <p>Prior to issuance of building permit</p> <p>Prior to the issuance of the occupancy permit</p> |

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| | <p>staff members prior to issuance of a demolition permit or site permit. The Project sponsor shall submit an illustrated memorandum that specifies the format, location, content (draft text and images), specifications, and maintenance of the interpretive displays for review by the Burlingame Planning Division prior to the issuance of any building permits for the Project. The approved display shall be fabricated and installed onsite prior to the issuance of the occupancy permit for the Project.</p> | | | | |
| Cultural Resources | <p>Mitigation Measure CR-3: Pre-construction Archaeological Sensitivity Training</p> <p>A qualified archaeologist shall conduct a pre-construction archaeological sensitivity training session for the excavation crew. This training shall include an overview of what cultural resources are and provide information regarding why such resources are important, archaeological terms (such as site, feature, deposit), Project site history, the types of cultural resources that are likely to be uncovered during excavation, the laws that protect cultural resources, and the protocol for unanticipated discoveries (see Mitigation Measure CR-4). All crew members conducting ground disturbance shall attend archaeological sensitivity training. A sign-in</p> | Less than Significant with Mitigation Incorporated | Project Applicant and/or its contractor(s); Qualified Professional Archaeologist | City of Burlingame Planning Division | Prior to construction |

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| | sheet shall be provided to track who has attended the training. An "Alert Sheet" shall also be posted in conspicuous locations on the Project site to alert personnel to the procedures and protocols to follow any discovery of potentially significant prehistoric archaeological resources. | | | | |
| Cultural Resources | <p>Mitigation Measure CR-4: Unanticipated Discovery Protocol</p> <p>In the event that archaeological resources are encountered during construction, work shall be halted within 100 feet of the discovery and the area avoided until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, shall develop a treatment plan, which could include site avoidance, capping, or data recovery.</p> | Less than Significant with Mitigation Incorporated | Project Applicant and/or its contractor(s); Qualified Professional Archaeologist; Native American representatives | City of Burlingame Planning Division | During construction |
| Cultural Resources | <p>Mitigation Measure CR-5: Stop Work If Human Remains Are Encountered during Ground-disturbing Activities</p> <p>If human remains are unearthed during construction, pursuant to Section 50977.98 of the Public Resources Code and Section 7050.5 of the State Health and Safety Code,</p> | Less than Significant with Mitigation Incorporated | Project Applicant and/or its contractor(s) | County coroner; City of Burlingame Planning Division; NAHC | During construction |

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| | <p>there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains. The county coroner shall be informed to evaluate the nature of the remains. If the remains are determined to be of Native American in origin, the lead agency shall work with the NAHC and the applicant to develop an agreement for treating or disposing of the human remains.</p> | | | | |
| <p>Geology and Soils</p> | <p>Mitigation Measure GEO-1: Stop Work in Case of Discovery of Paleontological Resources</p> <p>Discovery of a paleontological specimen during any phase of the Project shall result in work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by the professional paleontologist, shall be implemented to mitigate the impact prior to the continuation of work.</p> | <p>Less than Significant with Mitigation Incorporated</p> | <p>Project Applicant and/or its contractor(s); Professional Paleontologist</p> | <p>City of Burlingame Planning Division</p> | <p>During construction</p> |

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| Noise | <p>Mitigation Measure NOI-1: Construction Noise Control Plan.</p> <p>The applicant shall develop a set of site-specific noise attenuation measures. Prior to commencement of construction activities, the applicant shall submit the construction noise control plan to the City for review and approval. Noise attenuation measures shall be identified in the plan and implemented to reduce noise levels to the greatest extent feasible. Noise measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Using smaller equipment with lower horsepower or reducing the hourly utilization rate of equipment on the site to reduce noise levels at 50 feet to the allowable level. • Locating construction equipment as far as feasible from noise-sensitive uses. • Requiring that all construction equipment powered by gasoline or diesel engines have sound control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation. | Less than Significant with Mitigation Incorporated | Project Applicant and/or its contractor(s) | City of Burlingame (Public Works Department & Building Division Field Inspectors) | Prior to construction (approval of Noise Control Plan) During construction (implementation of noise measure) |

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| | <ul style="list-style-type: none"> • Prohibiting gasoline or diesel engines from having unmuffled exhaust systems. • Not idling inactive construction equipment for prolonged periods (i.e., more than 5 minutes). • Constructing a solid plywood barrier around the construction site and adjacent to operational businesses, residences, or other noise-sensitive land uses. • Using temporary noise control blanket barriers. • Monitoring the effectiveness of noise attenuation measures by taking noise measurements. • Using “quiet” gasoline-powered compressors or electrically powered compressors and electric rather than gasoline- or diesel-powered forklifts for small lifting. | | | | |

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| Transportation | <p>Mitigation Measure TRA-1: Traffic Control Plan.</p> <p>Prior to issuance of grading and building permits, the applicant shall submit a Traffic Control Plan to the City. The requirements of the Traffic Control Plan include, but are not limited to, the following: Truck drivers shall be notified of and required to use the most direct route between the site and U.S. 101, as determined by the City Engineering Department; all site ingress and egress shall occur only at the main driveways to the Project site; specifically designated travel routes for large vehicles shall be monitored and controlled by flaggers; warning signs, indicating frequent truck entry and exit points, shall be posted on adjacent roadways, if requested; and any debris or mud on nearby streets caused by trucks shall be monitored daily, which may require instituting a street cleaning program.</p> | Less than Significant with Mitigation Incorporated | Project Applicant and/or its contractor(s) | City of Burlingame Public Works Department | <p>Prior to issuance of grading and building permits (submittal of Traffic Control Plan)</p> <p>During construction (implementation of Traffic Control Plan)</p> |