
MITIGATION MONITORING AND REPORTING PROGRAM

This Draft Mitigation Monitoring and Reporting Program (MMRP) is formulated based upon the findings of the Final Environmental Impact Report (EIR) prepared for the proposed San Bruno Recreation and Aquatic Center (SBRAC) Project (project). The MMRP, found in Table 1 below, lists mitigation measures recommended in the EIR prepared for the proposed project and identifies mitigation monitoring and implementation requirements.

This MMRP has been prepared to comply with the requirements of the California Environmental Quality Act (CEQA)(Public Resources Code Section 21081.6), which requires Lead Agencies making CEQA findings related to approval of a project for which an EIR was prepared/certified to adopt an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the EIR during implementation of the project.

The MMRP is organized in a matrix format. The first two columns of Table 1 identify the potential impacts and corresponding mitigation measures. The third column, entitled “Timeframe for Implementation,” refers to when monitoring will occur to ensure that the mitigating action is completed. The fourth column, entitled “Responsibility for Implementation,” refers to the party responsible for implementing the mitigation measure. The fifth column, entitled, “Oversight of Implementation,” refers to the party responsible for oversight or ensuring that the mitigation measure is implemented.

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Table 1: Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
4.1 BIOLOGICAL RESOURCES				
<p>BIO-1: Construction activities could result in direct impacts to California red-legged frog (a California Species of Special Concern) and San Francisco garter snake (a California endangered species).</p>	<p>BIO-1a: For all ground disturbing activities involving vegetation removal, a qualified biologist familiar with California red-legged frog and San Francisco garter snake shall conduct a preconstruction survey of the work area for these species within 24 hours prior to any vegetation removal or ground-disturbing activities. If any California red-legged frogs or San Francisco garter snakes are found in the work area, construction activities shall not commence until a qualified biologist has verified that the species have left the work area. Both the CDFW and USFWS shall be notified within 24 hours. Relocation shall only be conducted with the California Department of Fish and Wildlife (CDFW) and the US Fish and Wildlife Service (USFWS) authorization, and by permitted biologists. Construction activities may not resume until approved by CDFW and USFWS.</p>	<p>Within 24 hours prior to any ground-disturbing activities involving vegetation removal</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department, CDFW, and USFWS</p>
	<p>BIO-1b: A worker-training program and construction monitoring shall be performed by a qualified biologist during the initial ground-disturbing activities at the project site. The qualified biologist shall: 1) be familiar with both California red-legged frog and San Francisco garter snake; 2) advise the construction crew that these species could be present on the site and vicinity and discuss their status and the procedure to follow if an individual of either species is suspected to be present (i.e. that all work shall stop immediately in the vicinity of the individual until the species is accurately identified by the qualified biologist); and 3) monitor construction activity to assist the contractor in avoiding impacts to individuals of these species. If an individual of either species is discovered during initial ground-disturbing activity, all work shall stop and the USFWS and CDFW shall be contacted within 24 hours for guidance on how to proceed.</p>	<p>The worker training shall be held prior to initial ground-disturbing activities and monitoring shall occur during initial ground-disturbing activities</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department, CDFW, and USFWS</p>

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<p>BIO-2: Construction of the project could result in direct impacts to Townsend big-eared bat, a California Species of Special Concern.</p>	<p>BIO-2a: Within 24 hours prior to demolition of structures (including buildings and culverts), and removal of trees, a qualified biologist shall conduct a preconstruction survey of the work area for Townsend big-eared bats. If any Townsend big-eared bats or signs thereof are found in the work area, construction activities shall not commence until a qualified biologist has verified that the animals have left the work area. The CDFW shall be notified within 24 hours and construction activities shall not be resume until approved by CDFW. Relocation shall only be conducted with CDFW authorization, and by permitted biologists.</p>	<p>Within 24 hours prior to demolition activities or tree removal</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department and CDFW</p>
	<p>BIO-2b: All trees shall be removed in a two-step process. On the first day the branches and trunk shall be cut down. The branches and trunk sections shall be left onsite, undisturbed, until the next day (the second day) when the branches can be chipped and hauled away. This two-step process would allow bats roosting in the trees to escape before chipping of the wood.</p>	<p>During tree removal activities</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>
<p>BIO-3: The proposed project would realign a segment of El Zanjon Creek, resulting in temporary impacts to regulated waters and the riparian habitat of the creek channel.</p>	<p>BIO-3a: The City shall apply for a Streambed Alteration Agreement from the CDFW. All measures required by the CDFW as stated in the Streambed Alteration Agreement shall be followed. At a minimum, the following measures shall be implemented:</p> <ul style="list-style-type: none"> ● Construction fencing shall be placed around the segments of the creek channel and surrounding trees to be retained as part of the project so that grading and other construction activities do not inadvertently affect these areas. ● Work within the stream/riparian corridor shall be confined to the period of June 15 to October 15 to minimize the likelihood for presence of surface flows in the channel. Revegetation may occur at any time. The period for completing work within the creek channel shall be restricted to periods of no stream flow and dry weather. 	<p>Prior to and during any ground-disturbing activities within the vicinity of El Zanjon Creek; work within these areas shall only occur during the period between June 15 to October 15</p>	<p>City of San Bruno Community and Economic Development Department and the construction contractor</p>	<p>City of San Bruno Community and Economic Development Department and CDFW</p>

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<i>BIO-3 cont.</i>	<ul style="list-style-type: none"> The City shall enhance or create riparian habitat at a minimum replacement/enhancement-to-loss ratio of 1:1 (i.e., 1 tree replanted per tree removed from the creek corridor). Trees shall be planted along the existing and reconfigured channel. Tree planting shall occur in the fall following the end of construction activities to take advantage of fall and winter rains in establishing the plantings. To ensure a successful revegetation effort, all plants shall be monitored and maintained for 5 years. All planting shall have a minimum of 80 percent survival at the end of 5 years. If this goal is not achieved, the City shall be responsible for replacement planting, additional watering, weeding, invasive exotic eradication, or any other remedial measures, to achieve the performance criteria. Details of the riparian replacement/enhancement plan and success criteria shall be stipulated in a Mitigation and Monitoring Plan, to be prepared by the City's landscape architect, in consultation with a qualified biologist. This Plan shall be submitted to CDFW as part of the Streambed Alteration Agreement. An annual report documenting compliance with this measure shall be submitted to the CDFW and to the Community Development Department project file. 	<p>Habitat replacement activities shall occur in the fall following the end of construction activities and plantings shall be monitored and maintained for 5 years</p> <p>Reporting shall occur on an annual basis</p>		
	<p>BIO-3b: The City shall secure the appropriate permits from and as required by the Army Corps of Engineers (Corps) (Section 404) and Regional Water Quality Control Board (Section 401 Water Quality Certification) and implement all terms of the permits including monitoring and reporting requirements and mitigation requirements. Mitigation for impacts to jurisdictional areas shall be provided at a minimum 1:1 basis (impacted : mitigated).</p>	<p>Prior to any ground-disturbing activities within the vicinity of El Zanjon Creek</p>	<p>City of San Bruno Community and Economic Development Department and construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>

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<p><i>BIO-3 cont.</i></p>	<p>BIO-3c: The City shall implement the following water quality protection measures as best management practices during project construction to protect aquatic life in and the water quality of the El Zanjon Creek channel:</p> <ul style="list-style-type: none"> ● Materials used for work in and below top-of-bank of the current and the proposed new creek channel shall be non-toxic to aquatic life. ● All equipment refueling and maintenance shall occur outside the creek channel, and appropriate measures shall be implemented to prevent the discharge of fuels or other contaminants into the stream in the event of spills. ● An Erosion and Sediment Control Plan (ESCP) shall be developed, and standard erosion and water quality Best Management Practices (BMPs) shall be implemented. ● After realignment work is complete, a final clean-up of the work sites shall include removal of all temporary silt fencing, flagging, sandbags, and other refuse generated by the proposed work. ● Details of the planting plan and success criteria shall be stipulated in a Mitigation and Monitoring Plan (refer to Mitigation Measure BIO-3a). 	<p>Prior to and during ground-disturbing activities within the vicinity of El Zanjon Creek and during creek realignment activities</p> <p>Clean-up activities shall occur once the work is completed</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>

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<p>BIO-4: Construction of the proposed project could result in impacts to nesting native birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code.</p>	<p>BIO-4: To the extent feasible, initial grading and vegetation removal activities shall occur during the non-nesting season (September 1 to January 31). For any construction activities conducted during the nesting season, a qualified biologist (i.e., experienced in searching for passerine nests) shall conduct a preconstruction nest survey of all trees or other suitable nesting habitat in and within 250 feet of the limits of construction activities. The survey shall be conducted no more than seven days prior to the start of work. If the survey indicates the presence of nesting birds, the biologist shall determine an appropriately sized buffer around the nest in which no work shall occur until the young have successfully fledged. The size of the nest buffer shall be determined by the biologist and shall be based on the nesting species and its sensitivity to disturbance. In general, buffer sizes of up to 250 feet for raptors and 50 feet for other birds should suffice to prevent substantial disturbance to nesting birds, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.</p>	<p>Preconstruction surveys shall be conducted no more than 7 days prior to all y grading or vegetation removal activities occurring during the nesting season (February 1 through August 31)</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>
<p>4.2 CULTURAL RESOURCES</p>				
<p>CUL-1: Demolition of the Veterans Memorial building would have a substantial adverse change on a historical resource, as defined in CEQA Guidelines Section 15064.5.</p>	<p>CUL-1a: The City shall retain a historian or architectural historian meeting the Secretary of the Interior’s Qualifications Standards to prepare a historical context report of the Veterans Memorial building. The report shall be done to Level II or higher standards for the National Park Service’s Historic American Building Survey (HABS) documentation and shall generally follow the Outline Format as presented in the HABS History Guidelines issued by the National Park Service. The report shall provide a detailed description of the building and its historical significance within the contexts of the Living Memorial Movement, International/ Modern architecture, and local architect William Henry Rowe.</p>	<p>The Historical Context report shall be prepared prior to any demolition activities</p> <p>The report and other materials shall be available as specified for a minimum of 5 years</p>	<p>City of San Bruno Community and Economic Development Department</p>	<p>City of San Bruno Community and Economic Development Department</p>

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<p><i>CUL-1 cont.</i></p>	<p>Photographs and scaled architectural drawings of the building shall accompany the report (as specified in Mitigation Measures CUL-1b and CUL-1c). The report and associated documentation shall be offered to the appropriate historical archives, including, but not limited to, the San Mateo County History Museum. Based on the curation requirements of the receiving institution, either archival hard copies and/or electronic copies of the report and associated documentation shall be offered to the Northwest Information Center at Sonoma State University, the San Mateo County Historical Association, and the San Bruno Public Library History Collection. The City shall be responsible for ensuring the report, photo-documentation (CUL-1b), and scaled architectural drawings (CUL-1c) are available to the public via the internet for a minimum of 5 years.</p>			
	<p>CUL-1b: The City shall retain a professional photographer to complete photo-documentation of the Veterans Memorial building prior to project construction to provide additional descriptive data and a permanent visual record of the resource. The photographer must be familiar with large format architectural photography and have prior demonstrable experience photographing historic buildings and structures. The photo-documentation shall be done according to the National Park Service’s Historic American Building Survey/Historic American Engineering Record/Historic American Landscapes Survey (HABS/HAER/HALS) Photography Guidelines. Photograph views for the data set shall include contextual views; views of each side of the building; interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features identified in the Historical Resource Evaluation report prepared for the proposed project.</p>	<p>Prior to any demolition activities</p>	<p>City of San Bruno Community and Economic Development Department</p>	<p>City of San Bruno Community and Economic Development Department</p>

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<i>CUL-1 cont.</i>	CUL-1c: Existing, scaled historic drawings of the Veterans Memorial building, if available, shall be reproduced and included with the report (Mitigation Measure CUL-1a). In the absence of adequate archival drawings, an architect, meeting the Secretary of the Interior’s Professional Qualification Standards for Historic Architecture, shall produce full-size measured drawings of the building’s plan and significant exterior elevations.	Prior to any demolition activities	City of San Bruno Community and Economic Development Department	City of San Bruno Community and Economic Development Department
CUL-2: Project ground disturbance has the potential to unearth significant Native American archaeological deposits or resources, resulting in a potential substantial adverse change on a historical resource, as defined in CEQA Guidelines Section 15064.5.	CUL-2a: Prior to project ground disturbance, a qualified archaeologist shall conduct a training session at the project site with construction personnel responsible for overseeing or conducting soil-disturbing activities. The training session shall describe the types of archaeological materials and/or features that could be encountered, the potential for human remains, and the appropriate actions to be taken upon such a discovery. The on-site training shall include photographs and/or physical examples of artifacts that may be encountered during ground disturbance. The City shall be responsible for funding this training and ensuring that all appropriate construction personnel have received this training prior to commencement of project excavation.	Prior to any ground-disturbing activities	Construction contractor	City of San Bruno Community and Economic Development Department
	CUL-2b: Should an archaeological deposit be encountered during project subsurface construction activities when an archaeologist is not on site, all ground-disturbing activities within 25 feet shall be halted and a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the	Prior to and during all subsurface ground-disturbing activities and in the event that an archaeological deposit is encountered	Construction contractor	City of San Bruno Community and Economic Development Department

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<p><i>CUL-2 cont.</i></p>	<p>City shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods and findings shall be prepared, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate curation facility and used for public interpretive displays, as appropriate and in coordination with a local Native American tribal representative.</p> <p>The City shall inform its contractor(s) of the sensitivity of the project area for archaeological deposits and shall verify that the following directive has been included in the appropriate contract documents:</p> <p><i>“The subsurface of the construction site may be sensitive for Native American archaeological deposits. If archaeological deposits are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified archaeologist contacted to assess the situation, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any archaeological materials. Archaeological deposits can include shellfish remains; bones; flakes of, and tools made from, obsidian, chert, and basalt; and mortars and pestles. Contractor acknowledges and understands that excavation or removal of archaeological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5.”</i></p>			

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4.3 TRANSPORTATION AND CIRCULATION				
<p>TRA-1: The proposed project would add more than 10 trips to the critical movement of the all-way stop-controlled intersection of Crystal Springs Road and Oak Avenue/City Park Way during the peak hour and meets the peak hour traffic signal warrant for this intersection during Existing Plus Project and Cumulative Plus Project conditions.</p>	<p>TRA-1: The San Bruno Walk ‘n Bike Plan recommends a mini-roundabout at the Crystal Springs Road and Oak Avenue/City Park Way intersection to simplify the intersection control and calm traffic. However, the plan also noted that this improvement should be further studied to determine the feasibility of a mini-roundabout at this location given the relatively large number of school children and activity. Therefore, to reduce the level of service impact at this intersection, either a mini-roundabout (if determined to be feasible) or traffic signal shall be installed at the Crystal Springs Road and City Park Way intersection.</p>	<p>Prior to the issuance of a certificate of occupancy</p>	<p>City of San Bruno Public Works Department</p>	<p>City of San Bruno Community and Economic Development Department</p>
<p>TRA-2: The proposed project could conflict with the goals and policies related to pedestrian circulation of the San Bruno General Plan and San Bruno Walk ‘n Bike Plan.</p>	<p>TRA-2: Prior to the issuance of a certificate of occupancy, wayfinding signage shall be installed directing pedestrians to the existing path that runs through City Park to the San Bruno Senior Center to prevent unsafe crossings of Crystal Springs Road.</p>	<p>Prior to the issuance of a certificate of occupancy</p>	<p>City of San Bruno Public Works Department</p>	<p>City of San Bruno Community and Economic Development Department</p>
4.4 AIR QUALITY				
<p>AIR-1: Construction of the proposed project would generate air pollutant emissions that could violate air quality standards</p>	<p>AIR-1: In order to meet the Bay Area Air Quality Management district (BAAQMD) fugitive dust threshold, the following BAAQMD Basic Construction Mitigation Measures shall be implemented: All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</p> <ul style="list-style-type: none"> ● All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ● Use Best Management Practices to prevent tracking of materials onto roadway. ● All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ● All vehicle speeds on unpaved roads shall be limited to 15 mph. ● All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. 	<p>During all construction activities</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>

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<i>AIR-1 cont.</i>	<ul style="list-style-type: none"> • Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • A publicly-visible sign shall be posted with the telephone number and person to contact at the City of San Bruno regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations. 			
AIR-2: Construction of the proposed project would expose surrounding sensitive receptors to toxic air contaminants.	AIR-2: During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board (CARB) Tier 2 with level 3 diesel particulate filters emissions standards or equivalent.	During all construction activities	Construction contractor	City of San Bruno Community and Economic Development Department
4.5 NOISE				
NOI-1: The proposed project would locate recreational land uses in an area that is considered a conditionally acceptable noise environment based on the City's Noise and Land Use Compatibility Guidelines for similar land uses.	NOI-1: In order to reduce interior noise impacts in compliance with City noise standards, the building design shall incorporate mechanical ventilation, such as air conditioning, to allow windows and doors to remain closed for prolonged periods of time.	Prior to issuance of a building permit	City of San Bruno Community and Economic Development Department	City of San Bruno Community and Economic Development Department

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<p>NOI-2: Noise from construction activities at the project site would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>NOI-2: The project contractor shall implement the following best management practice measures during construction of the project:</p> <ul style="list-style-type: none"> ● Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. ● Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site. ● Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction. ● Install temporary noise barriers around stationary noise sources (such as compressors) and locate stationary noise sources as far from adjacent or nearby sensitive receptors as possible. ● Prohibit extended idling time of internal combustion engines. ● All noise producing construction activities shall be limited to between the hours of 7:00 a.m. and 5:00 p.m. unless permitted by the City of San Bruno. ● Designate a "disturbance coordinator" at the City of San Bruno who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem. 	<p>During all construction activities</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>
<p>4.6 GEOLOGY AND SOILS</p>				
<p>GEO-1: The proposed project could expose occupants to seismic hazards related to liquefaction.</p>	<p>GEO-1: Prior to the issuance of any site-specific grading or building permits, the City's Building Division shall confirm that: 1) additional borings/cone penetrometer tests have been performed across the footprint of the proposed building after the demolition of the existing structures to refine foundation/ground improvement recommendations and depth to</p>	<p>Prior to issuance of any site-specific grading or building permits</p>	<p>City of San Bruno Community and Economic Development Department</p>	<p>City of San Bruno Community and Economic Development Department</p>

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<i>GEO-1 cont.</i>	groundwater; 2) a design-level geotechnical report has been prepared which includes evaluations of the potential for: lateral spreading, including at the landscaped slope on the northeast side of the proposed building and earthen creek embankments along the relocated creek alignment, slope instability from removal of an existing retaining wall and excavation into/at the toe of the hillside, and expansive soils at the project site; 3) the design-level geotechnical report includes design-level recommendations for grading activities, removal of the existing retaining wall, hillside excavation, engineered fill, foundation and ground improvement designs, retaining wall designs, and measures to address expansive soils, if present; and 4) project plans have incorporated geotechnical recommendations and the project’s geotechnical engineer has reviewed and approved project plans. Prior to the issuance of building occupancy permits, the City’s Building Division shall ensure that implementation of all the geotechnical recommendations including design criteria, specifications, and construction observations/inspection/testing has been performed and documented in a construction completion report prepared by the project’s geotechnical engineer.			
GEO-2: Construction of the proposed project could directly or indirectly destroy a previously unknown paleontological resource or a unique geologic feature.	GEO-2: If paleontological resources are encountered during site preparation or grading activities, all work within 25 feet of the discovery shall be redirected until a qualified paleontologist has assessed the discoveries and made recommendations. Paleontological resources include fossil plants and animals, and evidence of past life such as trace fossils and tracks.	During all construction activities and in the event that paleontological resources are encountered	Construction contractor	City of San Bruno Community and Economic Development Department

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<p><i>GEO-2 cont.</i></p>	<p>If the paleontological resources are found to be significant, adverse effects to such resources shall be avoided by project activities to the extent feasible. If project activities cannot avoid the resources, the adverse effects shall be mitigated in accordance with CEQA Guidelines Section 15126.4(b)(3). Mitigation may include data recovery and analysis, preparation of a final report, and the formal transmission or delivery of any fossil material recovered to a paleontological repository, such as the University of California Museum of Paleontology (UCMP). Upon completion of project activities, the final report shall document methods and findings of the mitigation and be submitted to the City’s Community and Economic Development Department for the project file and a suitable paleontological repository.</p>			
<p>4.7 HAZARDS AND HAZARDOUS MATERIALS</p>				
<p>HAZ-1: Demolition of the existing buildings on the project site could result in the release of PCBs into the environment.</p>	<p>HAZ-1: Prior to the issuance of any demolition permits for existing structures on the project site, a comprehensive Hazardous Building Materials Survey (HBMS) for the project site shall be prepared and signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials, lead containing paint, lead based paint, PCBs containing equipment and materials, and any other hazardous building materials. The HBMS and abatement specifications shall be submitted to and approved by the City prior to the start of abatement activities. The HBMS shall include abatement specifications for the stabilization and/or removal of the identified hazardous building materials in accordance with all applicable laws and regulations. The demolition contractor(s) shall implement the abatement specifications and submit to the City evidence of completion of abatement activities prior to demolition of the existing structures.</p>	<p>Prior to the issuance of any demolition permits</p>	<p>City of San Bruno Community and Economic Development Department</p>	<p>City of San Bruno Community and Economic Development Department</p>

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<p>HAZ-2: Construction and operation of the proposed project could temporarily and permanently increase fire risks.</p>	<p>HAZ-2a: Construction contractors shall ensure spark arrestors are fitted on all construction vehicles and equipment to minimize the potential for accidental ignition of construction materials and vegetation and shall store flammable/combustible materials away from vegetated areas and structures.</p>	<p>During all construction activities</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>
	<p>HAZ-2b: The City shall develop a Vegetation Management and Fire Prevention Plan and shall implement the approved Plan during construction and operation of the proposed project. The Vegetation Management and Fire Prevention Plan shall include, at a minimum, the following measures:</p> <ul style="list-style-type: none"> ● Use of spark arrestors on all vehicles and equipment used for landscape and vegetation management; ● Schedule for removal of vegetation overhanging roof areas; ● Schedule for removal of leaves and needles from roofs; Planting and placement of fire-resistant plants near the structure and phasing out flammable vegetation; ● Schedule for trimming back vegetation around windows; ● Pruning the lower branches of tall trees ● Clearing out ground-level brush and debris; and, ● Storing combustible materials away from vegetated areas. 	<p>Prior to and during all construction activities and throughout project operation</p>	<p>City of San Bruno Community and Economic Development Department and construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>

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4.8 HYDROLOGY AND WATER QUALITY				
<p>HYD-1: The proposed project would alter the drainage pattern of the site in a manner which could impede or redirect flood flows.</p>	<p>HYD-1: Prior to issuance of grading or building permits, a detailed hydraulic evaluation shall be performed by a qualified professional engineer and submitted to the City’s Building Division for review and approval. The detailed hydraulic evaluation shall include analysis of post-project potential flooding conditions (including 25-year, 50-year, and 100-year storm events) and shall be performed using hydraulic modeling (i.e., HEC-RAS or similar program). The detailed hydraulic evaluation shall demonstrate that the proposed project, when combined with all other existing and anticipated development, would not contribute to increased flooding or impede or redirect flood flows such that it would increase the extent or depth of flooding on or off the project site. If hydraulic evaluation indicates that the project could increase flooding risks or that the proposed structure could be exposed to flooding inundation, the project plans shall be modified (e.g., changing the location and/or design of improvements, increasing on-site stormwater detention/retention, increasing impervious area) and/or improvement of existing off-site stormwater drainage systems shall be incorporated into the project such that subsequent hydraulic modeling demonstrates that the proposed project, when combined with all other existing and anticipated development, would not impede or redirect flood flows, contribute to increased flooding risks, or expose the proposed pool and/or structure to flooding inundation.</p>	<p>Prior to the issuance of any grading or building permits</p>	<p>City of San Bruno Community and Economic Development Department</p>	<p>City of San Bruno Community and Economic Development Department</p>

Table 1: Mitigation Monitoring and Reporting Program

Environmental Impacts	Mitigation Measures	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>HYD-2: During a construction-period flooding event at the project site, pollutants could be released into surface waters.</p>	<p>HYD-2: When working within areas of potential storm flooding inundation at the northeast portion of the project site (defined as Zone D on the Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map (FIRM) Panel No. 06081C0131F, dated April 5, 2019 and shown on Figure 4.8-1 of the EIR) and any other areas of potential storm inundation identified by the hydraulic evaluation required by Mitigation Measure HYD-1, the construction contractor(s) shall closely monitor weather forecasts and shall ensure that construction materials and equipment are temporarily moved out of areas of potential flooding inundation prior to the start of the storm event. The improvements anticipated to be located within areas of potential storm flooding inundation include the proposed parking lot and relocation of El Zanjon Creek.</p>	<p>During construction activities located within flood Zone D</p>	<p>Construction contractor</p>	<p>City of San Bruno Community and Economic Development Department</p>