

Glenview Terrace Project (Glenview Highlands) Mitigation Monitoring and Reporting Program

June 2021 (Updated May 2024)

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Glenview Terrace Project/IS/Addendum for the Glenview Highlands project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

Project Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>III-1. Prior to approval of any grading plans, the project applicant shall show on the plans via notation that the contractor shall ensure that all construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM₁₀ and PM_{2.5}). the heavy-duty off-road vehicles (50 horsepower or more) to be used in the construction project, including owned, leased, and subcontractor vehicles, shall achieve a project wide fleet average 44 percent NO_x reduction compared to the year 2021 California Air Resources Board (CARB) fleet average. The 44 percent NO_x reduction may be achieved by requiring a combination of engine Tier 3 or Tier 4 off-road construction equipment or the use of hybrid, electric, or alternatively fueled equipment. For instance, the emissions presented in Table 4 were achieved by requiring all construction equipment to be engine Tier 4 Interim.</i></p> <p><i>In addition, all off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to five minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. Clear signage regarding idling restrictions should be placed at the entrances to the construction site.</i></p> <p><i>Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</i></p> <p><i>Conformance with the foregoing requirements shall be included as notes and be confirmed through review and approval of grading plans by the City of San Bruno Community Development Department.</i></p>	<p>Prior to approval of any grading plans</p>	<p>City of San Bruno Community Development Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

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<p>IV-1. <i>Prior to grading of the site, three properly-timed, focused surveys shall be conducted on the site in April, June, and September by a qualified botanist or plant ecologist to determine whether the project would significantly impact populations of robust spineflower, Franciscan onion, and arcuate bush-mallow. The surveys shall follow the most recent CNPS and CDFW rare plant survey protocols.</i></p> <p><i>Should properly-timed focused surveys determine that special-status plant species are absent from the site, then further mitigation would not be required. If populations of special-status plant species are present on the site and occur within areas of the site that would be impacted by the proposed project, then the qualified botanist or plant ecologist shall determine whether the project shall result in a significant impact to these populations. If a less-than-significant impact is determined, then further mitigation would not be required.</i></p> <p><i>If populations of special-status plant species are present, and if a qualified botanist or plant ecologist determines that project impacts to special-status plant species would be significant, then the following mitigations shall be implemented:</i></p> <p><i><u>Avoidance.</u> In consultation with a qualified botanist or plant ecologist, and to the maximum extent feasible, the project shall be designed to avoid significant direct and indirect impacts to special-status plant species by preservation of the populations with an appropriately-sized buffer.</i></p> <p><i><u>Compensation.</u> If the project cannot be designed to avoid significant impacts to special-status plant populations, then the following compensatory measures shall be implemented.</i></p> <p>Development of an On-site or Off-site Restoration Plan. <i>If the project cannot be designed to avoid significant impacts</i></p>	<p>Prior to grading of the site</p>	<p>San Bruno Community Development Department California Department of Fish and Wildlife (if impacts to special-status plants cannot be avoided)</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

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<p><i>to special-status plants (as discussed above), then an onsite or offsite restoration plan shall be developed for the significantly impacted species by a qualified botanist or plant ecologist and approved by the City and the California Department of Fish and Wildlife (CDFW) prior to the start of project development. The objective of this mitigation measure would be to replace the special-status plants and habitat lost during project implementation.</i></p> <p><i>A proposed onsite restoration program shall be monitored for a period of five years from the date of site grading. The restoration plan shall contain the following:</i></p> <ul style="list-style-type: none"> <i>• Identification of appropriate locations either on-site or off-site as determined by the botanist or plant ecologist (i.e., areas with suitable soils, aspect, hydrology, etc.) to restore lost plant populations.</i> <i>• A description of the propagation and planting techniques to be employed in the restoration effort. Perennial plants to be impacted by site grading shall be salvaged and raised in a greenhouse for eventual transplanting within the restoration areas. Annual plants can best be established by collecting seeds of on-site plants prior to project implementation and then directly seeding into suitable habitat on the conservation area.</i> <i>• A timetable for implementation of the restoration plan.</i> <i>• A monitoring plan and performance criteria.</i> <i>• A description of remedial measures to be performed in the event that initial restoration measures are unsuccessful in meeting the performance criteria.</i> <i>• A description of site maintenance activities to follow restoration activities. Restoration activities may include weed control, irrigation, and control of</i> 			

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GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

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<p><i>herbivory by livestock and wildlife.</i></p> <p>Development of an Off-site Mitigation Plan. <i>If an on-site restoration plan is not feasible, mitigation for impacted special-status plant species shall be accommodated through restoration or preservation at an off-site location. Any off-site restoration plan would be subject to the same minimum requirements as indicated above for an on-site restoration plan and approval by the City and CDFW.</i></p> <p><i>If off-site preservation is the mitigation alternative chosen, then the mitigation site shall be confirmed to support populations of the impacted species and shall be preserved in perpetuity via deed restriction, establishment of a conservation easement, or similar preservation mechanism. A qualified botanist or plant ecologist shall prepare a Preservation Plan for the site containing the following elements:</i></p> <ul style="list-style-type: none"> • <i>A monitoring plan and performance criteria for the preserved plant population.</i> • <i>A description of remedial measures to be performed in the event that performance criteria are not met.</i> • <i>A description of maintenance activities to be conducted on the site including weed control, trash removal, irrigation, and control of herbivory by livestock and wildlife.</i> <p><i>The project proponent shall be responsible for funding the development and implementation of any on-site or off-site plan.</i></p> <p>Purchase of Suitable Mitigation Bank Credits. <i>To the knowledge of Live Oak Associates, mitigation banks do not currently exist that provide mitigation credits for any of the</i></p>			

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

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<p><i>special-status plant species having potential to occur on the site; however, should mitigation bank credits become available, then the purchase of credits shall be considered an acceptable option to mitigate significant impacts. Proof of mitigation bank credits shall be provided to the City prior to issuance of grading permits.</i></p>			
<p><i>IV-2(a). Within 14 days of commencement of construction activities, a qualified biologist shall conduct a pre-construction survey of the project site to determine the presence or absence of badgers in the development footprint. The results of the survey shall be submitted to the Community Development Department.</i></p>	<p>Within 14 days of commencement of construction activities</p>	<p>San Bruno Community Development Department</p>	
<p><i>IV-2(b). If an active badger den is not identified during pre-construction surveys within or immediately adjacent to the construction envelope, further mitigation shall not be required. If an active badger den is identified during pre-construction surveys within or immediately adjacent to the construction envelope, a construction-free buffer of up to 300 feet (or distance specified by the resource agencies, i.e., CDFW) shall be established around the den. Because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities to ensure the buffer is adequate to avoid direct impact to individuals or abandonment of young. The monitor would be necessary on-site until it is determined that young are of an independent age and construction activities would not harm individual badgers. Once badgers are known to have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.</i></p>	<p>If an active badger den is identified during pre-construction surveys</p>	<p>San Bruno Community Development Department</p>	
<p><i>IV-3(a). A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests no more than 14 days prior to the onset of construction activities within 50 feet of construction zones. The results of the survey shall be submitted to the Community Development Department.</i></p>	<p>14 days prior to the onset of construction activities within 50 feet of construction zones</p>	<p>San Bruno Community Development Department</p>	
<p><i>IV-3(b). If an active nest is not identified during pre-construction surveys</i></p>	<p>If an active nest is identified during pre-</p>	<p>San Bruno</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

Project Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>within 50 feet of construction zones, further mitigation shall not be required. Identified nests shall be avoided, where possible. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January).</i></p> <p>IV-3(c). <i>If a qualified biologist determines that young may be present during the pre-construction survey, a suitable buffer, depending on the type of proposed impact, nest location, and topography of where the nest is located, shall be established by the qualified biologist (typically ranges between 20-50 feet). The buffer shall be established around the nest until the young are independent enough to successfully move from the nest to be deconstructed.</i></p>	<p>construction surveys</p> <p>If young are present in nest</p>	<p>Community Development Department</p> <p>San Bruno Community Development Department</p>	
<p>IV-4(a). <i>Prior to tree or building removal, a habitat assessment to identify potentially suitable roosting trees and structures on-site shall be conducted by a qualified biologist. During this assessment, the biologist shall examine trees and buildings on the site to determine which trees or buildings have the potential to support roosting bats. Potential roost sites may have bats, urine staining, characteristic smell, or physical characteristics which have the potential to support roosting bats. If no suitable habitat is identified on-site, then no further mitigation is required.</i></p> <p>IV-4(b). <i>A daytime survey for bats shall be conducted by a qualified biologist to determine if the potentially suitable habitat identified during the habitat assessment is occupied. The survey shall be conducted visually using binoculars in some cases, and depending on potential suitability and quality of the roosting habitat, a boom truck or other man lift may be used to access higher areas such as trees. Although daytime surveys may occur any time of year, for any areas that cannot be surveyed directly (e.g., ceiling panels, tree cavities, etc.), an emergence survey may be required. Given that a false-negative finding can occur if emergence surveys are conducted in overwintering months,</i></p>	<p>Prior to tree removal or building removal</p> <p>Emergency survey shall be conducted during March 1 through October 15</p>	<p>San Bruno Community Development Department</p> <p>San Bruno Community Development Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

Project Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>emergence surveys shall be conducted during times of the year when bats are volant (March 1 through October 15). Emergence surveys occur when bat species emerge from their roosts for the night; this typically includes some time before dark and up to a few hours after dark, but can vary based on the species expected to occur in areas identified as potential roosting areas. The results of the survey(s) shall be submitted to the Community Development Department.</i></p> <p><i>IV-4(c). If a maternity colony is located during the period of April 15 to August 15, the area shall be avoided by construction activities, and a qualified biologist shall establish an appropriately sized construction-free buffer, which would be dependent on the type of proposed impact, maternity colony roost location and topography of where the maternity colony roost is located (buffers typically range between 50-100 feet). The buffer shall remain in place until the end of the maternity season.</i></p> <p><i>IV-4(d). Should a colony or roosting bat be identified onsite outside of the maternity and overwintering seasons (i.e., March 1-April 15 and August 15-October 15, respectively), a two-step passive removal may occur under the supervision of and with instruction from a qualified biologist. The two-step removal shall require that a qualified biologist direct specific demolition actions within the vicinity of the roosting bat/colony to safely render the roosting location less-suitable. One day after the partial demolition, the biologist shall return to the site to verify that the bat/colony has self-relocated off-site. Once the verification is made, the construction crew shall be required to complete the demolition effort immediately (within 24 hours) to ensure bats are absent during demolition.</i></p>	<p>If a maternity colony is located during the period of April 15 to August 15</p> <p>If a colony or roosting bat is identified outside of the maternity and overwintering seasons (i.e., March 1-April 15 and August 15-October 15)</p>	<p>San Bruno Community Development Department</p> <p>San Bruno Community Development Department</p>	
<p><i>IV-5(a). Should project construction be scheduled to commence between February 1 and August 31, a pre-construction survey for nesting shall be conducted by a qualified biologist within the on-site trees and shrubs, as well as all trees and shrubs within 250 feet of the</i></p>	<p>If construction is scheduled to commence between February 1 and August 31, then a pre-construction survey shall be conducted within 14 days of the on-set of construction</p>	<p>San Bruno Community Development Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

Project Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>site, if accessible. The survey shall occur within 14 days of the on-set of construction and the results of the survey shall be submitted to the Community Development Department.</i></p> <p><i>IV-5(b). If active nests are not identified during pre-construction surveys within the on-site trees and shrubs, as well as all trees and shrubs within 250 feet of the site if accessible, further mitigation shall not be required. If active nests are identified during the pre-construction survey, the active nests, and an appropriate construction-free buffer around them (typically 50 feet for passerines and 200 feet for raptors), shall be established, as determined by a qualified biologist. Suitable setbacks from occupied nests shall be maintained until the young have fledged, as determined by a qualified biologist.</i></p>	<p>If active nests are identified during pre-construction surveys</p>	<p>San Bruno Community Development Department</p>	
<p><i>IV-6. The following measures shall be included on the grading plans and implemented as pre-construction and demolition treatments to help with tree preservation:</i></p> <ol style="list-style-type: none"> <i>1. Establish a Tree Protection Zone around each tree to be preserved. Because the three trees recommended for preservation are located on adjacent properties, the Tree Protection Zone shall be the property line. Grading, excavation, construction, or storage of materials shall not occur beyond the property line.</i> <i>2. Install protection around all trees to be preserved. The project's security fence shall serve as tree protection fencing.</i> <i>3. Trees to be retained require pruning to provide clearance and/or correct defects in structure. All pruning is to be performed by an ISA Certified Arborist or Certified Tree Worker and shall adhere to the latest editions of the ANSI Z133 and A300 standards, as well as the ISA Best Management Practices for Tree Pruning. Pruning contractor shall have the C25/D61 license specification.</i> 	<p>The measures shall be included on the grading plans and implemented as pre-construction and demolition treatments</p>	<p>San Bruno Community Development Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

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<p><i>Grading plans shall be submitted to the City of San Bruno Community Development Department for review and approval.</i></p>			
<p>IV-7. <i>The following measures shall be included in the grading plans and implemented during construction activities on the project site:</i></p> <ol style="list-style-type: none"> 1. <i>Any grading, construction, demolition, or other work that is expected to encounter tree roots shall be monitored by the Consulting Arborist.</i> 2. <i>If injury should occur to any tree during construction, the tree shall be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.</i> 3. <i>Any additional tree pruning needed for clearance during construction shall be performed by a qualified arborist and not by construction personnel.</i> <p><i>Grading plans shall be submitted to the City of San Bruno Community Development Department for review and approval.</i></p>	<p>The measures shall be included in the grading plans and implemented during construction activities on the project site</p>	<p>San Bruno Community Development Department</p>	
<p>IV-8. <i>A tree replacement plan for the removal of the 44 42 Heritage trees on the project site shall be prepared in accordance with San Bruno Municipal Code Section 8.25.050. Replacement trees shall be a minimum of either two 24-inch box size trees, or one 36-inch box size tree for each heritage tree to be removed. The tree replacement plan shall be submitted to the Community Development Department for review and approval. Where the Community Development Director determines that replanting is not feasible and/or appropriate, the Director may require that a payment of equal value to the cost of the purchase and installation of the replacement tree(s) be made to the City Tree Planting Fund.</i></p>	<p>A tree replacement plan shall be submitted in conjunction with improvement plans</p>	<p>San Bruno Community Development Department</p>	
<p>V-1. <i>If any prehistoric artifacts, or other indications of cultural deposits are found once ground disturbing activities are underway, all work within the place of discovery shall be halted within 100 feet of the find, the Community Development Department shall be notified, and the find(s) shall be immediately evaluated by an archaeologist meeting the Secretary of the Interior's Professional Qualifications</i></p>	<p>The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings</p>	<p>San Bruno Community Development Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

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<p><i>Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds at the expense of the developer. If the resource is determined to be eligible for inclusion in the California Register of Historical Resources and project impacts cannot be avoided (preservation in place is the preferred manner of mitigating impacts to archaeological sites), data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087). The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the City of San Bruno.</i></p> <p><i>Prehistoric archaeological site indicators include: obsidian, chert flakes, and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones.</i></p>			
<p>V-2. <i>In the event of the accidental discovery or recognition of any human remains, the City shall be notified and further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of</i></p>	<p>During construction activities</p>	<p>San Bruno Community Development Department</p> <p>County Coroner</p> <p>Native American Heritage</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

Project Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the Most Likely Descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a Most Likely Descendant or Most Likely Descendant fails to make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the Most Likely Descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.</i></p>		<p>Commission (if the Coroner determines that the remains are Native American)</p>	
<p><i>VII-1. All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Reply to Peer Review, Preliminary Storm Drain Outfall Slope Retreat Assessment, & Geotechnical Report Update Study prepared for the proposed project by Geosphere Consultants, Inc. (February 7, 2020) Preliminary Geologic and Geotechnical Assessment prepared by Quantum Geotechnical, Inc. (November 2023) are properly incorporated and utilized in the project design.</i></p>	<p>Prior to the issuance of grading and building permits</p>	<p>Director of Public Works/City Engineer Chief Building Official</p>	
<p><i>VII-2. Implement Mitigation Measure VII-1, including the recommendations in Appendix B to the Geosphere Consultants February 7, 2020 Report Preliminary Geologic and Geotechnical Assessment prepared by Quantum Geotechnical, Inc. (November</i></p>	<p>See Mitigation Measure VII-1</p>	<p>See Mitigation Measure VII-1</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

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<p><i>2023), which contain recommendations for site drainage and stitch pier retention system.</i></p>			
<p>VII-3. <i>Prior to the issuance of a grading permit, the project applicant shall prepare to the satisfaction of the City Engineer, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Actions should include but are not limited to:</i></p> <ul style="list-style-type: none"> • <i>Hydro-seeding;</i> • <i>Placement of erosion control measures within drainage ways and ahead of drop inlets;</i> • <i>The temporary lining (during construction activities) of drop inlets with “filter fabric”;</i> • <i>The placement of straw wattles along slope contours;</i> • <i>Use of a designated equipment and vehicle “wash-out” location;</i> • <i>Use of siltation fences;</i> • <i>Use of on-site rock/gravel road at construction access points; and</i> • <i>Use of sediment basins and dust palliatives.</i> 	<p>Prior to the issuance of a grading permit</p>	<p>City Engineer</p>	
<p>IX-1. <i>Prior to issuance of a demolition permit for any on-site structures, the Developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review to the City of San Bruno Community Development Director an asbestos and lead survey. If ACMs or lead-containing materials are not discovered during the survey, further mitigation related to ACMs or lead containing materials shall not be required. If ACMs and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site ACMs and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety (Cal-OSHA) Administration regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The applicant shall submit the work plan to the City for review and approval.</i></p>	<p>Prior to issuance of a demolition permit</p>	<p>San Bruno Community Development Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
GLENVIEW TERRACE PROJECT/GLENVIEW HIGHLANDS PROJECTS**

Project Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>IX-2. If unidentified or suspected contaminated soil or groundwater evidenced by stained soil, noxious odors, or other factors, is encountered during site improvements, work shall stop in the area of potential contamination, and the type and extent of contamination shall be identified by a Registered Environmental Assessor (REA) or qualified professional. The REA or qualified professional shall prepare a report that includes, but is not limited to, activities performed for the assessment, summary of anticipated contaminants and contaminant concentrations, relevant Low-Threat Underground Storage Tank Closure Policy (LTCP) criteria for identified contaminants, whether the contaminants exceed LTCP criteria, thus warranting remediation, and recommendations for appropriate handling and disposal. Site improvement activities shall not recommence within the contaminated areas until any necessary remediation identified in the report is complete. The report and verification of proper remediation and disposal shall be submitted to the San Bruno Community Development Department for review and approval.</i></p>	<p>During site improvements</p>	<p>San Bruno Community Development Department</p>	
<p><i>XIII-1(a). Construction activities shall comply with the San Bruno Municipal Code and shall be limited to the hours of 7:00 AM to 10:00 PM.</i></p> <p><i>XIII-1(b). Prior to commencement of construction activities, the project contractor shall locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. The project contractor shall shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment.</i></p> <p><i>XIII-1(c). Prior to commencement of construction activities, the project applicant shall acquire a permit to operate construction equipment between the hours of 7:00 AM and 10:00 PM from the Director of Public Works. <u>receive approval of a construction management plan which includes the noise reduction measures from MMXIII-1(b).</u></i></p>	<p>During construction activities</p> <p>Prior to commencement of construction activities</p> <p>Prior to commencement of construction activities</p>	<p>Project Contractor</p> <p>Project Contractor</p> <p>Director of Public Works</p>	

