

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

Genesis & Hyundai Dealership

CITY OF SAN BRUNO

February 2023

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study for the *Genesis & Hyundai Dealership* concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant and for which no mitigation measures would be required.

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<i>Mitigation Measures</i>			
AIR QUALITY			
<p>MM AIR-3.1: The project shall develop a plan demonstrating that the off-road equipment used onsite to construct the project would achieve a fleet-wide average 75-percent reduction in DPM exhaust emissions or greater. The plan shall be submitted to the Community and Economic Development Director, or the director’s designee, prior to issuance of grading and building permits. One feasible plan to achieve this reduction would include the following:</p> <ul style="list-style-type: none"> • All diesel-powered off-road equipment, larger than 25 horsepower, operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent if feasible, otherwise: <ul style="list-style-type: none"> ○ If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines with particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 75 percent reduction in particulate matter 	<p>Develop a construction operations plan that includes use of Tier 4 engines or equivalent measures to reduce construction fleet emissions by 75 percent to be submitted and approved prior to issuance of grading and building permits.</p>	<p>Prior to and during construction.</p>	<p>Community and Economic Development Department – Planning Division</p>

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<p>exhaust in comparison to uncontrolled equipment; alternatively (or in combination).</p> <ul style="list-style-type: none"> ○ Use of electrical or non-diesel fueled equipment. <ul style="list-style-type: none"> ● Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 75 percent or greater. Elements of the plan could include a combination of some of the following measures: <ul style="list-style-type: none"> ○ Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment, ○ Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors, ○ Use of electrically powered equipment, ○ Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered, 			

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<ul style="list-style-type: none"> ○ Change in construction build-out plans to lengthen phases, and ○ Implementation of different building techniques that result in less diesel equipment usage. 			
BIOLOGICAL RESOURCES			
<p>MM BIO-1.1: To the extent feasible, initial grading and vegetation removal activities (or at least the commencement of such activities) should be scheduled to occur during the non-nesting season (September 1 to January 31). If construction activities are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and CDFW will be avoided. No tree or vegetation removal will occur, or grading or building permits issued shall allow construction activity during the nesting period (February 1 to August 31) without adhering to MM BIO-1.2.</p>	<p>Completion of initial grading and vegetation removal during the non-nesting season (September 1 to January 31).</p>	<p>During the non-nesting season (September 1 to January 31).</p>	<p>Community and Economic Development Department – Planning Division</p>
<p>MM BIO-1.2: If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats within 250 feet of the limits</p>	<p>Between February 1 and August 31, completion of pre-construction surveys no more than seven days prior to the initiation of construction activities and establishment of</p>	<p>During the nesting season (February 1 to August 31) and during construction.</p>	<p>Community and Economic Development Department – Planning Division</p>

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<p>of construction activities. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors and 50 feet for other species), to ensure that nests of species protected by the MBTA and CDFW shall not be disturbed during project implementation. The results of the pre-construction surveys and proposed buffer zones shall be submitted to the Community and Economic Development Director, or the director’s designee, prior to vegetation removal and issuance of grading permits. These buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest with the permission of the ornithologist.</p>	<p>construction-free buffer zones around all active nests.</p>		

CULTURAL RESOURCES

<p>MM CUL-2.1:</p>	<p>Prior to the initiation of site preparation and/or the start of construction, the project applicant shall ensure that all construction workers receive training overseen by a qualified professional archaeologist who is experienced in teaching non-specialists, to ensure that contractors can recognize archaeological resources in the event that any are discovered during construction. Proof of contractor training shall be submitted to the Community and Economic Development Director, or the director’s designee, prior to issuance of any grading or</p>	<p>A qualified professional archaeologist hired by the project applicant shall provide training to contractors on recognizing potential archaeological resources.</p>	<p>Prior to issuance of grading or building permits.</p>	<p>Community and Economic Development Department – Planning Division</p>
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building permits that would permit subsurface work.			
<p>MM CUL-2.2: If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the Community and Economic Development Director or the director’s designee shall be notified. The project applicant shall hire a qualified archaeologist to conduct a field investigation. The Community and Economic Development Director or the director’s designee shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through avoidance, preservation in-place, recordation, additional archaeological testing and data recovery measures that are consistent with the Secretary of the Interior’s Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.</p>	<p>In the event of potential archaeological resource discovery, the Community Economic Development Department in consultation with a qualified archaeologist shall require the applicant to complete field surveys and avoidance, preservation in-place, recordation, additional archaeological testing and data recovery measures, as warranted.</p>	<p>During construction, in the event that evidence of an archaeological site or other suspected cultural resource is encountered during construction.</p>	<p>Community and Economic Development Department – Planning Division</p>

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<p>MM CUL-3.1: If human remains are discovered at the project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and the Community Development Director and the San Mateo County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of San Bruno shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project sponsor shall implement approved mitigation, to be</p>	<p>Any human remains encountered during construction would result in the notification of the San Mateo County Coroner and NAHC (if remains are determined to be Native American). Remains would be treated in accordance with CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98.</p>	<p>During construction, in the event that human remains are discovered at the project construction site during any phase of construction.</p>	<p>Community and Economic Development Department – Planning Division San Mateo County Coroner Native American Heritage Commission</p>

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verified by the City of San Bruno, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.			
GEOLOGY AND SOILS			
<p>MM GEO-6.1: Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the Community Development Director notified immediately. A qualified paleontologist hired by the project applicant shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is implemented. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, submitted to a paleontological repository, such as the University of California Museum of Paleontology.</p>	<p>Any unique paleontological resource or site or unique geological feature discovered during construction would be assessed by a qualified paleontologist, and recovered paleontological materials would be submitted to a paleontological repository. A report shall be submitted to the City and, if paleontological materials are recovered, submitted to a paleontological repository.</p>	<p>During construction, in the event that a unique paleontological resource or site or unique geological feature be encountered during any phase of construction.</p>	<p>Community and Economic Development Department – Planning Division</p>

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GREENHOUSE GAS EMISSIONS			
<p>MM GHG-1.1: Prior to issuance of any discretionary permits that would allow construction (grading, excavation, building, etc.) activities, the applicant shall submit a construction management plan that demonstrates that the project will implement the following measures prior to and during construction:</p> <ul style="list-style-type: none"> • Alternative fueled (e.g. biodiesel, electric) construction vehicles/equipment shall make up at least 15 percent of the fleet; • Buildings shall be constructed with local building materials of at least 10 percent (sourced from within 100 miles of the City limits); and • Contractors shall recycle and reuse at least 50 percent of construction waste materials. 	<p>A construction management plan consistent with MM GHG-1.1 shall be submitted for review by the Community and Economic Development Department prior to issuance of any grading or building permits.</p>	<p>Prior to issuance of grading or building permits.</p>	<p>Community and Economic Development Department – Planning Division</p>
<p>MM GHG-1.2: The final project design shall exclude the construction of natural gas infrastructure and the use of natural gas appliances. Proof of compliance with the aforementioned prohibitions on natural gas infrastructure and appliances shall be submitted to the Director of Community and Economic Development or the Director’s designee prior to the issuance of building permits.</p>	<p>Proof that no natural gas infrastructure and appliances would be constructed shall be submitted to the Director of Community and Economic</p>	<p>Prior to the issuance of building permits for the construction of any structures.</p>	<p>Community and Economic Development Department – Planning Division</p>

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	Development or the Director's designee.		

HAZARDS AND HAZARDOUS MATERIALS

<p>MM HAZ-5.1: Prior to the issuance of any building permits, the applicant shall provide evidence to the Director of Community and Economic Development or the Director's designee that the Federal Aviation Administration has reviewed the proposed construction plan and issued a Determination of No Hazard that confirms that the use of construction equipment would not be an obstruction to air navigation and would not have a substantial aeronautical impact.</p>	<p>The Community and Economic Development Department shall verify that the Federal Aviation Administration has reviewed the proposed construction plan and issued a Determination of No Hazard.</p>	<p>Prior to construction.</p>	<p>Community and Economic Development Department – Planning Division</p>
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NOISE

<p>MM NOI-1.1: The applicant and contractor shall place and operate construction equipment to minimize the impact of construction noise on existing sensitive receptors. Construction equipment shall be well-maintained and used judiciously to be as quiet as possible. Additionally, the applicant and contractor shall incorporate the following best management practices to reduce noise from construction activities on nearby sensitive land uses:</p>	<p>The applicant and contractor shall develop a detailed construction plan documenting how construction would comply with the noise reduction measures set forth in MM NOI-1.1. The plan shall be</p>	<p>Provide construction plan prior to issuance of grading permit, and implement the plan during construction.</p>	<p>Community and Economic Development Department – Planning Division</p>
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<ul style="list-style-type: none"> • Notify all adjacent land uses of the construction schedule in writing; • The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent land uses so that construction activities can be scheduled to minimize noise disturbance. The plan shall demonstrate how construction would comply with the measures set forth in MM NOI-1.1 and be submitted to the Director of Community and Economic Development or the Director’s designee prior to issuance of grading and building permits; • Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule; 	<p>reviewed and approved by the Community and Economic Development Department prior to issuance of grading and building permits.</p>		

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<ul style="list-style-type: none"> • Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction; • Temporary noise barriers shall be constructed around the perimeter of the construction site. The noise barrier shall interrupt the line-of-sight between the noise source and receiver and be constructed in a manner that eliminates any cracks or gaps; • Foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile; • Temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the adjacent land uses; • All internal combustion engine-driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment; • Unnecessary idling of internal combustion engines should be strictly prohibited; • Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located 			

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<p>near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors;</p> <ul style="list-style-type: none"> Control noise from construction workers' radios to a point where they are not audible at existing commercial uses bordering the project site. 			
<p>MM NOI-2.1: A Construction Vibration Monitoring, Treatment, and Reporting Plan shall be prepared under the direction of a licensed Professional Structural Engineer in the State of California and in accordance with industry-accepted standard methods that adheres with the following provisions:</p> <ul style="list-style-type: none"> The condition of all structures located within 90 feet of construction shall be documented prior to, during, and after vibration generating construction activities. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. Specifically: <ul style="list-style-type: none"> Vibration limits shall be applied to vibration-sensitive structures 	<p>A Construction Vibration Monitoring, Treatment, and Reporting Plan shall be prepared. All construction would comply with the measures set forth in the Construction Vibration Monitoring, Treatment, and Reporting Plan, which would be reviewed and approved by the Community and Economic Development Department prior to the issuance of grading and building permits.</p>	<p>Provide a Construction Vibration Monitoring, Treatment, and Reporting Plan shall be prepared prior to grading and building permits, and implement the Plan during, and provide proof of implementation after construction prior to issuance of occupancy permits.</p>	<p>Community and Economic Development Department – Planning Division.</p>

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<p>located within 90 feet of any high impact construction activities (i.e., pile driving) and 30 feet of other construction activities identified as sources of high vibration levels (i.e., clam shovels and vibratory rollers).</p> <ul style="list-style-type: none"> ○ Performance of a photo survey, elevation survey, and crack monitoring survey for each structure of normal construction within 90 feet of any high impact construction activities and/or within 30 feet of other construction activities identified as sources of high vibration levels. Surveys shall be performed prior to any construction activity, in regular intervals during construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. 	<p>Prior to issuance of any permits allowing the use of pile drivers, clam shovels, or vibratory rollers, the project applicant or their contractor shall submit the results of the pre-construction surveys, the Vibration Monitoring and Construction Contingency Plan, and the heavy construction equipment list. Proof of adherence with the plan (including post-construction surveys and remediation) shall be provided to the Community and Economic Development Department prior to issuance of occupancy permits.</p>		

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<ul style="list-style-type: none"> • Vibration monitoring shall be conducted during demolition and grading/excavation activities. A Vibration Monitoring and Construction Contingency Plan shall be developed to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. The report shall include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations. Construction contingencies shall be identified for when vibration levels approached the limits. The plan shall designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site. • A list of all heavy construction equipment to be used for this project and the anticipated time duration of using the equipment that is known to produce high vibration levels (pile drivers, clam shovel drops, vibratory rollers, hoe rams, large bulldozers, caisson drillings, loaded trucks, jackhammers, etc.) shall be prepared. 			

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<p>This list shall be used to identify equipment and activities that would potentially generate substantial vibration and to define the level of effort required for continuous vibration monitoring. Phase demolition, earth-moving, and ground impacting operations so as not to occur during the same time period.</p> <ul style="list-style-type: none"> • Prior to issuance of any permits allowing the use of pile drivers, clam shovels, or vibratory rollers, the project applicant or their contractor shall submit the results of the pre-construction surveys, the Vibration Monitoring and Construction Contingency Plan, and the heavy construction equipment list to the Community and Economic Development Director or the director’s designee. • Use of the heavy vibration-generating construction equipment shall be prohibited within 20 feet of any adjacent building. • Use alternate foundation methods, such as Cast In-Drilled Holes piles, where geological conditions permit. • If vibration levels approach limits, suspend construction and implement contingency measures to either lower vibration levels or secure the affected structures. 			

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<ul style="list-style-type: none"> • Post-construction survey shall be conducted on structures where either monitoring has indicated high vibration levels or complaints of damage has been made. The results of the post-construction survey shall be submitted to the Community and Economic Development Director or the director’s designee prior to the issuance of any occupancy permits. The project applicant shall complete appropriate repairs or provide equivalent compensation where damage has occurred as a result of construction activities. • All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. 			

SOURCE: City of San Bruno. *Genesis & Hyundai Dealership*. February 2023.