

# CHAPTER 4

## Mitigation Monitoring and Reporting Program

---

### 4.1 Introduction

Section 21081.6 of the *California Public Resources Code* and Sections 15091(d) and 15097 of the *State CEQA Guidelines* require public agencies “to adopt a reporting or monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” The purpose of such a program is to ensure that when an environmental document identifies mitigation measures that those measures are, in fact, implemented.

The following Mitigation Monitoring and Reporting Program (MMRP) is based on the mitigation measures presented in the Environmental Impact Report (EIR) prepared by the City of Brisbane to analyze impacts of proposed Baylands development. As lead agency for the proposed development of the Brisbane Baylands, and pursuant to AB 3180, the City of Brisbane is responsible for implementation of this MMRP.

Pursuant to the State CEQA Guidelines, an MMRP must:

- Identify the entity that is responsible for each monitoring and reporting task, be it the City of Brisbane (as lead agency), other agency (responsible or trustee agency), or a private entity (i.e., the project sponsor);
- Be based on the project description and the required mitigation measures presented in the environmental document prepared for the project and certified by the lead agency (Brisbane Baylands Final EIR) and
- Be approved by the lead agency at the same time as project entitlement action or approvals.

An Environmental Impact Report (EIR) has been prepared for the proposed Baylands development program that addresses the anticipated environmental impacts of such development. Where significant impacts are identified, the EIR recommends measures to mitigate these impacts. It is the purpose of this MMRP to set forth the implementation strategy for each mitigation measure to ensure that adopted mitigation measures are successfully implemented. Following adoption of the MMRP by the Brisbane City Council, the City will incorporate the mitigation monitoring/reporting requirements in the appropriate permits (e.g., Specific Plan(s), site-specific development, infrastructure construction permits). Therefore, in accordance with the aforementioned requirements, this Chapter of the Final EIR lists each mitigation measure, describes the methods for implementation and verification for each measure, and identifies the responsible party or parties as detailed below in the MMRP Implementation section.

This MMRP will be kept on file at the City of Brisbane Community Development Department, 50 Park Place, Brisbane, CA 94005.

## 4.2 Monitoring Procedures and Reporting Requirements

The Brisbane Baylands MMRP serves a dual purpose of (1) verifying completion of mitigation measures for proposed Baylands development and (2) generating information on the effectiveness of the mitigation measures. The program includes the following:

- Specific monitoring activities
- Reporting system
- Criteria for evaluating the success of the mitigation measures

Monitoring compliance with the mitigation measures will be performed as specified in the MMRP Summary Table in Section 4.3, below.

### 4.2.1 Types of Mitigation Monitoring Activities

The Brisbane Baylands EIR contains a wide variety of mitigation measures aimed at addressing widely different types of impacts of the various components of proposed Baylands development. Thus, the mitigation measures contained in the EIR are to be implemented at various stages of the development process, including:

- **Measures to be included in any specific plan adopted within the Baylands.** These include regulatory measures primarily aimed at establishing zoning and other regulatory requirements for future development within the Baylands. These measures also include requirements for coordination of site remediation and Title 27 landfill closure with Baylands development entitlements.
- **Measures to be included in site-specific development approvals within the Baylands.** These include measures primarily involving the design of site-specific development within the Baylands.
- **Measures to be implemented prior to grading or building permits.** These generally include measures addressing impacts resulting from grading and other ground-disturbing activities such as biological and cultural resources impacts. These measures also include requirements for planning and design of site-specific developments within the Baylands.
- **Measures to be implemented during site remediation and construction.** These measures address impacts of remediation and construction activities themselves.
- **Measures to be implemented as part of site operations following remediation and construction.** These measures address impacts related to ongoing operations of proposed lands uses within the Baylands. In some cases, plans and programs to be implemented as part of site operations are required in the MMRP to be in place prior to issuance of building occupancy permits.

## 4.2.2 Identification of Mitigation Monitoring Roles and Responsibilities

For all mitigation measures related to grading and/or construction, the City will designate a Monitoring Coordinator to oversee implementation of the monitoring and reporting program. The designated Monitoring Coordinator shall report to the Brisbane Community Development Director. Mitigation monitoring activities, including costs for the designated Monitoring Coordinator shall be paid for by the Baylands developer. The designated Monitoring Coordinator will be responsible for ensuring full compliance with the provisions of this MMRP by:

- Tracking implementation of each of the mitigation measures contained in the certified Final EIR;
- Ensuring that monitoring of mitigation measure implementation is carried out in a timely manner;
- Maintaining a log of completed mitigation measures, including dated, written verification of completion from the party with enforcement responsibility.

The Monitoring Coordinator shall have authority over all other mitigation monitors/specialists, construction contractors, and construction personnel for those actions related to implementation of EIR mitigation measures.

It shall be the responsibility of the Baylands developer, site-specific development applicants, and construction contractors to comply with all mitigation measures listed in the MMRP matrix presented in Section 4.4 of the Final EIR. Any problems or concerns between monitors and construction personnel shall be addressed by the Monitoring Coordinator and the construction contractor. Each general contractor undertaking construction, grading, or remediation within the Project site shall prepare a construction schedule to be submitted to the Monitoring Coordinator. Contractors shall inform the Monitoring Coordinator of any major revisions to the construction schedule at least 48 hours in advance. The Monitoring Coordinator and general contractor(s) involved in implementing EIR mitigation measures shall meet on a regularly scheduled basis as needed in order to assess compliance and review future construction activities.

## 4.2.3 Procedural Guidelines

An effective reporting system shall be established prior to any monitoring efforts. The Monitoring Coordinator shall ensure that all parties involved have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort. For mitigation measures being implemented during remediation and construction activities, this would be accomplished in a pre-construction briefing. The Monitoring Coordinator is to distribute to each environmental specialist and environmental monitor involved in implementing EIR mitigation measures a specific list of mitigation measures that pertain to their monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

In addition to the list of mitigation measures, in-field environmental monitors are to be provided with mitigation monitoring report (MMR) forms by the Monitoring Coordinator. The monitors shall complete the MMR and file it with the Monitoring Coordinator following the monitoring activity.

The Monitoring Coordinator will provide monthly reports to the Community Development Director indicating the major accomplishments of the monitoring program during the past month, summarize problems encountered in achieving the goals of the program, evaluate solutions developed to overcome problems, and provide a list of recommendations for future monitoring. In addition, and if determined to be appropriate by the Monitoring Coordinator, individual environmental monitors or environmental specialists engaged in monitoring implementation of Baylands mitigation measures will be required to fill out and submit a daily or weekly log report to the Monitoring Coordinator. The Monitoring Coordinator will provide the Brisbane Community Development Director with monthly status reports generated from the daily logs and compliance reports and will include supplemental material (i.e., memoranda, telephone logs, and letters). This type of feedback is essential for the City of Brisbane to confirm the implementation and effectiveness of the mitigation measures imposed on Baylands development.

The Monitoring Coordinator shall submit status reports to the City Council on a regular basis, summarizing the results and effectiveness of the Monitoring and Reporting Program, including information on which mitigation measures were completed and what compliance problems, if any, may have been encountered. Such Status Reports shall include a Master Checklist that indicates the extent of compliance with each mitigation measure and provides recommended follow-up or corrective actions if there is a lack of compliance. The checklist will also indicate when the requirements of a particular mitigation measure have been completed.

#### **4.2.4 Actions in Case of Noncompliance**

If the Monitoring Compliance Report indicates a lack of compliance with mitigation measures, the Monitoring Coordinator shall require appropriate follow-up or corrective measures. Lack of compliance and recommended follow-up or corrective measures shall be indicated in the quarterly Status Report.

There are generally three levels of non-compliance that could result, including non-compliance that:

- Requires an immediate halt to a specific task or piece of equipment;
- Warrants an immediate corrective action but does not result in work or task delay, and
- That does not warrant immediate corrective action and results in no work or time delay.

There are a number of options the City of Brisbane may use to enforce this program should non-compliance continue, including “stop work” orders, fines and penalties (civil), restitution, permit revocations, citations, and injunctions. It is essential that all parties involved in the MMRP understand the authority and responsibility of the on-site monitors. Decisions regarding actions in case of non-compliance are the sole responsibility of the City of Brisbane.

## 4.3 Mitigation Monitoring and Reporting Matrix

The MMRP for the Brisbane Baylands is presented in a matrix that includes the full text of the mitigation measures identified in the Final EIR. The MMRP Matrix is intended to be used by all parties involved in implementing, monitoring, and enforcing completion of EIR mitigation measures, including contractors and others working in the field. The MMRP Matrix describes each mitigation measure, implementation and monitoring activities, and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities as follows.

- **Significant Impact Being Mitigated:** Identifies the nature of the impact addressed in the Mitigation Measure, and the proposed development scenarios determined to have a significant impact for which implementation of the mitigation measure is required.
- **Mitigation Measure:** Provides full text of the mitigation measure as provided in the Final EIR.
- **Responsibility for Implementation:** Designates the party responsibility for implementation of the mitigation measure.
- **Enforcement Responsibility:** Identifies the party at the City of Brisbane responsible for determining compliance with the mitigation measure, and for signing off on its completion.
- **Monitoring Responsibility/Frequency:** Designates the party responsible for monitoring implementation activities, including procedures for documenting and reporting mitigation implementation.
- **Actions Indicating Compliance:** Defines when the mitigation measure would be implemented and the action(s) indicating completion of their implementation.

## Mitigation Monitoring and Reporting Matrix

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Aesthetics and Visual Resources</b>					
<p><b>Loss of scenic views of Bay shoreline.</b></p> <p><b>DSP &amp; DSP-V scenarios</b></p>	<p><b>4.A-1a:</b> Development within 350 feet of the eastern boundary of the Baylands Project Site (US Highway 101) shall be designed to avoid blockage of views of the Bay shoreline from Viewpoints 1, 2, 3, 7, 8, and 11 by limiting the height of buildings within 350 feet of US Highway 101 to a maximum height of 80 feet based on the grading plan included in the proposed Brisbane Baylands Infrastructure Plan. Each specific plan approved for development within the Baylands Project Site shall include development standards setting forth this requirement.</p>	<p>Applicants for specific plan(s) shall include the required language in proposed specific plans.</p> <p>Applicants for site-specific development within 350 feet of the US 101 freeway shall provide visual simulations and line-of-site drawings to demonstrate compliance.</p>	<p>Specific Plan(s): City Council</p> <p>Site-specific developments: City approval authority</p> <p>The City shall not adopt any specific plan or approve any site-specific development project that would does not meet the requirements of Mitigation Measure 4.A-1a.</p>	<p>The Community Development Department shall review specific plan(s) prior to public hearings and review visual simulations and line-of-site drawings prior to approval of site-specific development permits for compliance with Mitigation Measure 4.A-1a.</p>	<p>Adoption of specific plan(s) with required language.</p> <p>Site-specific development project review for compliance with Mitigation Measure 4.A-1a.</p>
<p><b>Loss of scenic views of Bay shoreline.</b></p> <p><b>CPP &amp; CPP-V scenarios</b></p>	<p><b>4.A-1b:</b> Development within 350 feet of the eastern boundary of the Project Site (US Highway 101) shall be designed to avoid blockage of views of the Bay shoreline from Viewpoints 1, 2, 8, and 11. Each specific plan approved for development within the Project Site shall include development standards setting forth this requirement. These standards shall include a requirement that buildings within 350 feet of US Highway 101 be no greater than 80 feet in height.</p>	<p>Applicants for specific plan(s) shall include the required language in proposed specific plans.</p> <p>Applicants for site-specific development within 350 feet of the US 101 freeway shall provide visual simulations and line-of-site drawings to demonstrate compliance.</p>	<p>Specific Plan(s): City Council</p> <p>Site-specific developments: City approval authority</p> <p>The City shall not adopt any specific plan or approve any site-specific development project that does not meet the requirements of Mitigation Measure 4.A-1b.</p>	<p>The Community Development Department shall review specific plan(s) prior to public hearings and review visual simulations and line-of-site drawings prior to approval of site-specific development permits for compliance with Mitigation Measure 4.A-1b.</p>	<p>Adoption of specific plan(s) with required language.</p> <p>Site-specific development project review for compliance with Mitigation Measure 4.A-1b.</p>
<p><b>Differences in the intensity of Baylands development compared to existing surrounding development.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.A-3:</b> All site-specific development projects within the Project Site shall be subject to the following minimum standards, which shall be set forth in required specific plan(s) prepared for development of the Project Site:</p> <ul style="list-style-type: none"> <li>• <b>Landscaping/Open Space:</b> Landscaping and open space areas shall be designed to provide usable outdoor spaces; to provide a pedestrian orientation within residential (DSP and DSP-V scenarios) and non-residential development areas; and to avoid the appearance of a solid mass of buildings as viewed from within the Project Site, from US Highway 101, from Bayshore Boulevard, and from the representative viewpoints shown in Figure 4.A-1.</li> <li>• <b>Development Intensity, Setbacks, Stepbacks, and Building Heights:</b> Variations, including reductions in the development intensity of site-specific development sites within the Project Site from the maximum allowable development intensity,</li> </ul>	<p>Applicants for specific plan(s) shall incorporate the performance standards set forth in Mitigation Measure 4.A-3.</p> <p>Applicants for site-specific development shall design their projects in compliance with the performance standards set forth in Mitigation Measure 4.A-3.</p>	<p>Specific Plan(s): City Council</p> <p>Site-specific developments: City approval authority</p> <p>The City shall not adopt any specific plan that does not incorporate the performance standards set forth in Mitigation Measure 4.A-3, nor shall any site-specific development project be approved unless it meets the performance standards set forth in Mitigation Measure 4.A-3.</p>	<p>The Community Development Department shall review specific plan(s) prior to public hearings and review site-specific development permits prior to public hearings or approval if no hearing is required for compliance with Mitigation Measure 4.A-3.</p>	<p>Adoption of specific plan(s) with required language.</p> <p>Site-specific development project review for compliance with Mitigation Measure 4.A-3.</p>

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Aesthetics and Visual Resources (cont.)</b>					
	<p>shall be provided to maintain compatibility with the development intensity of surrounding neighborhoods and community areas. Variations in building heights (reductions from maximum allowable heights), along with appropriate building setbacks and provision of buildings stepbacks in height, shall be employed to maintain a feeling of openness within Project Site open space areas; to maintain compatibility with the scale of historic structures being preserved onsite; to reduce the perceived intensity of development as viewed from the Geneva Avenue extension, Bayshore Boulevard, US 101 freeway, and Viewpoints 1, 2, 3, 7, 8, and 11; and to provide view corridors through the Baylands so that development is not perceived as a solid mass of buildings when viewed from downtown Brisbane or the US 101 freeway.</p> <ul style="list-style-type: none"> <li>• <b>Roofs:</b> Roof design shall be compatible with the building design and articulation, emphasizing color, form, and materials. Rooftop mechanical equipment shall be screened from visibility from the representative viewpoints shown in Figure 4.A-1. Roofs shall incorporate opportunities for solar panels, which when installed need not be screened from view.</li> <li>• <b>Fenestration:</b> Window patterns shall be well proportioned to the building, shall be varied to achieve diversity in architecture, and shall provide adequate light and air to interiors.</li> <li>• <b>Building Articulation:</b> Facade articulation of a minimum of five feet shall be required at minimum intervals of 80 feet.</li> <li>• <b>Building Materials:</b> Materials shall be high quality with textures and colors that further accentuate building design. Changes in building materials along a building face shall relate to building massing.</li> <li>• <b>Signage:</b> Signage shall complement building design in material, scale, lettering, and lighting and enhance the public realm.</li> </ul>				

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Aesthetics and Visual Resources (cont.)</b>					
	<ul style="list-style-type: none"> <li>• <b>Transparency:</b> In retail buildings along publicly accessible frontages, 40 to 60 percent of ground-floor wall areas shall be transparent.</li> <li>• <b>Building Facades:</b> Building design shall avoid large flat wall areas unbroken by protections, recesses, or other architectural features. Entrances shall be appropriately scaled and easy to find.</li> <li>• <b>Outdoor Storage and Mechanical Equipment:</b> Any permitted outdoor storage or mechanical equipment shall be fully screened from view from areas accessible to the general public, as well as from the representative viewpoints shown in Figure 4.A-1.</li> <li>• <b>Parking:</b> Podium or structured parking shall be wrapped with active uses at ground level and not exposed to the street. As part of the approval of specific plan(s) for development within the Project Site, the City shall first make the finding that the design standards and guidelines contained in the specific plan set forth, at a minimum, these standards.</li> </ul> <p>As part of the approval of all subsequent site-specific development within the Project Site, the approving body for such development shall first make the finding that the site-specific development being reviewed meets the standards and guidelines set forth in the applicable specific plan implementing the requirements of this mitigation measure.</p>				
<b>Nighttime lighting</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<p><b>4.A-4a:</b> All development within the Project Site shall comply with the following lighting design standards in order to minimize project lighting to the extent required for safety and comfort only in order to reduce nighttime lighting effects:</p> <ul style="list-style-type: none"> <li>• Limit light spill across the property lines, such that illumination at the property line of any use within the Project Site that is attributable to the subject property does not exceed 0.1 foot-candles on business properties and 0.05 foot-candles on residential properties and open space areas. Onsite lighting of site-specific development within the Project Site shall result in zero direct-beam illumination leaving the site.</li> </ul>	<p>Applicants for specific plan(s) shall include development requirements incorporating the performance standards set forth in Mitigation Measure 4.A-4a.</p> <p>Applicants for site-specific development shall design their projects in compliance with the performance standards set forth in Mitigation Measure 4.A-4a.</p>	<p>Specific Plans: City Council</p> <p>Site-specific developments: City approval authority</p> <p>The City shall not adopt any site-specific development project that does not meet the requirements of Mitigation Measure 4.A-4a.</p>	<p>The Community Development Department shall review specific plan(s) prior to public hearings and review site-specific development permits prior to public hearings or approval if no hearing is required for compliance with Mitigation Measure 4.A-4a.</p>	<p>Adoption of specific plan(s) with required language.</p> <p>Site-specific development project review for compliance with Mitigation Measure 4.A-4a.</p>



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Aesthetics and Visual Resources (cont.)</b>					
	<ul style="list-style-type: none"> <li>• Street lighting shall be comprised of shorter, pedestrian-scaled fixtures, rather than tall cobra head fixtures.</li> <li>• Off-street pedestrian walkways and trails shall have bollard-type lighting to ensure visibility and safety for pedestrians, cyclists, and others.</li> <li>• Off-street pedestrian walkways and trails shall have bollard-type lighting to ensure visibility and safety for pedestrians, cyclists, and others.</li> <li>• Laser source lights and searchlights, and any other high-intensity light for outdoor advertising or entertainment used to attract attention to commercial activities or community events, shall be prohibited.</li> <li>• Light fixtures that produce a warm light and focus the light downward onto the pedestrian zone shall be selected.</li> <li>• Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees.</li> <li>• Entry monuments shall be lighted with low-level lights with fixtures concealed to highlight the names, maps, etc.</li> <li>• Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees.</li> <li>• Entry monuments shall be lighted with low-level lights with fixtures concealed to highlight the names, maps, etc.</li> <li>• Exterior lighting shall be kept to the minimum required for safety; purely decorative lighting displays shall be prohibited.</li> <li>• All parking lot, recreational area, walkway, and trail lighting shall have no light emitted above 90 degrees.</li> <li>• Project lighting shall be designed to control light energy and ensure that exterior lighting is directed</li> </ul>				

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Aesthetics and Visual Resources (cont.)</b>					
	<p>downward and away from adjacent streets and buildings in a manner designed to minimize offsite light spillage.</p> <ul style="list-style-type: none"> <li>• A master plan for street and parking lot lighting shall be approved by the City prior to final approval of design plans for roadways within the Brisbane portion of the Project Site.                             <ul style="list-style-type: none"> <li>- All streets within the Brisbane portion of the Project Site shall have uniform lighting standards with regard to style, colors, and materials in order to ensure consistency with design.</li> <li>- Parking lot lighting shall be of the same source of illumination as street lighting so as to ensure uniformity of night lighting color.</li> <li>- Due to their high-energy efficiency, long life, and spectral characteristics, Narrow-Spectrum Amber LEDs shall be the preferred illumination source throughout the Brisbane portion of the Project Site.</li> </ul> </li> <li>• A photometric analysis and lighting plan shall be prepared for each development project. The photometric analysis shall include an assessment of potential lighting impacts based on the height, location, light fixtures, direction, illumination intensity, and hours of operation. This analysis shall identify any potential light spill beyond the boundary of the specific plan, as well as light spill beyond the boundaries of individual sites within the Project Site. Lighting performance standards as described above shall apply. The lighting plan shall demonstrate maintenance, to the maximum extent feasible, of ambient light levels as measured from 100 feet from the individual site. The lighting plan shall be submitted to the Community Development Department and City Engineer for final approval prior to approval of a building permit.</li> </ul> <p>When reviewing illumination plans, the City will review the following factors to determine the level of illumination required.</p> <ul style="list-style-type: none"> <li>- <b>Purpose:</b> The function and activities for the planned area;</li> </ul>				

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Aesthetics and Visual Resources (cont.)</b>					
<b>Daytime glare</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<ul style="list-style-type: none"> <li>- <b>Safety:</b> The level of comfort and security needed to be provided;</li> <li>- <b>Aesthetics:</b> The overall appearance of proposed lighting with respect to the Baylands and surrounding community; and</li> <li>- <b>Impacts:</b> The extent to which proposed lighting minimizes impacts on adjacent land uses, maintains the area's dark night sky, and conserves energy.</li> </ul> <p><b>4.A-4b:</b> All building exteriors within the Baylands Project Site shall be composed of textured and other non-reflective materials, including high-performance tinted non-mirrored glass. Any reflective materials on building exteriors that have a light reflectivity factor greater than 30 percent shall be positioned so as to not reflect daytime glare onto the 101 freeway or onto existing residential communities in Brisbane and Visitacion Valley. Mirrored glass shall be prohibited.</p>	<p>Applicants for specific plan(s) shall include development requirements incorporating the performance standards set forth in Mitigation Measure 4.A-4b.</p> <p>Applicants for site-specific development shall design their projects in compliance with the performance standards set forth in Mitigation Measure 4.A-4b.</p>	<p>Specific Plans: City Council</p> <p>Site-specific developments: City approval authority</p> <p>The City shall not adopt any specific plan or approve any site-specific development project that does not meet the requirements of Mitigation Measure 4.A-4b.</p>	<p>The Community Development Department shall review specific plan(s) prior to public hearings and review site-specific development permits prior to public hearings or approval if no hearing is required for compliance with Mitigation Measure 4.A-4b.</p>	<p>Adoption of specific plan(s) with required language.</p> <p>Site-specific development project review for compliance with Mitigation Measure 4.A-4b.</p>
<b>Air Quality</b>					
<b>Dust generation during construction</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<p><b>Mitigation Measure 4.B-1:</b> To reduce fugitive dust emissions, the following provisions shall be incorporated into construction specifications for all site-specific development projects within the Project Site. These measures would reduce fugitive dust emissions primarily during soil movement, grading and demolition activities but also during vehicle and equipment movement on unpaved project sites.</p> <p><b>Basic Controls that Apply to All Construction Sites</b></p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered as needed, but no less than two times per day on days with no precipitation.</li> </ol>	<p>Construction contractors for site-specific development</p>	<p>The City Building Official shall not approve any building permit applications without evidence that the required language is included in construction contracts and specifications.</p> <p>The City Engineer shall not approve any grading permit or infrastructure improvements plan without evidence that the required language is included in construction contracts and specifications.</p>	<p>The City Building Official shall be responsible for monitoring compliance on a minimum monthly basis during building construction.</p> <p>The City Engineer shall be responsible for monitoring compliance on a minimum monthly basis during grading and infrastructure construction.</p>	<p>Approval of grading, building, and construction permits in compliance with Mitigation Measure 4.B-1.</p>

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Air Quality (cont.)</b>					
	<ol style="list-style-type: none"> <li>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>6. 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). Clear signage shall be provided for construction workers at all access points.</li> <li>7. 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.</li> <li>8. A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</li> <li>9. Construction foreman and crew shall receive training from contractors on implementation of the above emission reduction techniques prior to each development phase.</li> </ol>				

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Air Quality (cont.)</b>					
<p><b>Generate cumulatively considerable construction emissions of criteria pollutants</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.B-2a:</b> To reduce construction vehicle emissions, the following provisions shall be incorporated into construction specifications for all projects on the Baylands:</p> <p>i. Idling times shall be minimized either by shutting diesel-powered or gasoline-powered equipment off when not in use or reducing the maximum idling time of diesel-powered equipment to five 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.</p> <p>ii. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. It shall be the contractor's responsibility to ensure that all equipment has been checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>iii. All construction contract specifications shall include a requirement that on-road diesel trucks used to transport spoils consist of 2007 or newer model-year trucks with factory built engines. All on-road diesel trucks shall be required to have emission control labels as specified in 13 CCR 2183(c) or any subsequent updates to this CARB regulation, whichever is more stringent. The construction contract specifications shall require that the contractor submit to the City a comprehensive inventory of all on-road trucks used to haul spoils. The inventory shall include each vehicle's license plate number, the engine production year, and a notation of whether the truck is in possession of an emission control label as defined in 13 CCR. The contractor shall update the inventory and submit it monthly to the City throughout the duration of the project.</p>	<p>Construction contractors for site-specific development</p>	<p>The City Building Official shall not approve any building permit applications without evidence that the required language is included in construction contracts and specifications.</p> <p>The City Engineer shall not approve any grading permit or infrastructure improvements plan without evidence that the required language is included in construction contracts and specifications.</p>	<p>The City Building Official shall be responsible for monitoring compliance on a minimum monthly basis during building construction.</p> <p>The City Engineer shall be responsible for monitoring compliance on a minimum monthly basis during grading and infrastructure construction.</p>	<p>Approval of building, grading, and construction permits in compliance with Mitigation Measure 4.B-2a.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Air Quality (cont.)</b>					
<p><b>Generate cumulatively considerable construction emissions of criteria pollutants</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.B-2b:</b> All construction contract specifications shall include a requirement that off-road construction equipment used for site improvements shall be equipped with Tier 3 (Tier 2 if greater than 750 hp) diesel engines or better. All diesel generators used for project construction must meet Tier 4 emissions standards. If new emissions standards are adopted by U.S. EPA during project construction, construction contract specifications shall incorporate whichever standard is more stringent.</p>	<p>Construction contractors for site-specific development</p>	<p>The City Building Official shall not approve any building permit applications without evidence that the required language is included in construction contracts and specifications.</p> <p>The City Engineer shall not approve any grading permit or infrastructure improvements plan without evidence that the required language is included in construction contracts and specifications.</p>	<p>The City Building Official shall be responsible for monitoring compliance on a minimum monthly basis during building construction.</p> <p>The City Engineer shall be responsible for monitoring compliance on a minimum monthly basis during grading and infrastructure construction.</p>	<p>Approval of building, grading, and construction permits in compliance with Mitigation Measure 4.B-2a.</p>
<p><b>Considerable net increase of criteria pollutants during operations</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.B-4:</b> The following measures identified in the 2012 BAAQMD <i>CEQA Guidelines</i> shall be implemented for site-specific development projects within the Project Site and shall be included, as applicable, into commercial leases, as well as Covenants, Codes, and Restrictions (CC&amp;Rs) within the Project Site:</p> <p>(i) Provide free transit passes (e.g., Clipper Card for use on Caltrain, San Francisco Municipal Railway [Muni], and SAMTrans) to employees (for employers of 100 or more employees);</p> <p>(ii) Provide and maintain secure bike parking for commercial and industrial uses (at least one space per 20 vehicle spaces) as a condition of occupancy permit/tenancy contract;</p> <p>(iii) Provide and maintain showers and changing facilities for employees in buildings having a gross leasable area of 25,000 square feet or more;</p> <p>(iv) Provide information on transportation alternatives to employees as a condition of occupancy permit/tenancy contract;</p> <p>(v) Establish a dedicated employee transportation coordinator for each site-specific development as a condition of occupancy permit/tenancy contract;</p>	<p>Businesses with 100 or more employees shall provide free transit passes (e.g., Clipper Card for use on Caltrain, San Francisco Municipal Railway [Muni], and SAMTrans) to employees as part of approved TDM programs.</p> <p>Site developers shall design parking areas with a minimum of 20 spaces for commercial and industrial uses to:</p> <ul style="list-style-type: none"> <li>• Provide a minimum of 1 secure bicycle parking space for each 20 vehicle parking spaces. Building owners responsible for maintaining areas shall also be responsible for maintaining secure bicycle parking spaces.</li> </ul>	<p>City of Brisbane Community Development Director</p>	<p>The Community Development Director shall ensure that provisions i through vi of Mitigation Measure 4.B-4 are included in the Transportation Demand Management Program required by Mitigation Measure 4.N-13.</p> <p>The Community Development Director shall prepare a condition of approval for site-specific development that provisions vii through xiii of Mitigation Measure 4.B-4 shall be included into all commercial leases and CC&amp;Rs.</p>	<p>Approval of TDM program(s) meeting City and C/CAG requirements prior to issuance of occupancy permits.</p> <p>Approval of site-specific developments with conditions of approval requiring implementation of provisions vii through xiii of Mitigation Measure 4.B-4 to be included into all commercial leases and CC&amp;Rs.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Air Quality (cont.)</b>					
	(vi) Provide and maintain preferential carpool and vanpool parking for non-residential uses; (vii) Increase building energy efficiency by 20 percent beyond Title 24 (reduces NOx related to natural gas combustion); (viii) Require use of electrically powered landscape equipment through CC&Rs; (ix) Require only natural gas hearths in residential units as a condition of final building permit; (x) Use low VOC architectural coatings in maintaining buildings through CC&Rs; (xi) Require smart meters and programmable thermostats; (xii) Meet Green Building Code standards in all new construction (reduces NOx related to natural gas combustion); and (xiii) Install solar water heaters for all uses as feasible.  A majority of these measures could be included in the TDM plan that would be required of all project scenarios. Refer to <b>Mitigation Measure 4.N-13</b> of the Section 4.N, <i>Traffic and Circulation</i> , of this EIR.	<ul style="list-style-type: none"> <li>• Preferential carpool and vanpool parking spaces within parking areas.</li> </ul> Building developers shall be responsible to: <ul style="list-style-type: none"> <li>• Provide showers and changing facilities for employees in non-residential buildings with a gross leasable area of 25,000 square feet or more. Building owners responsible for maintaining buildings shall also be responsible for maintaining these facilities.</li> </ul>			
<b>Generation of objectionable odors by the proposed onsite recycled water plant</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>Mitigation Measure 4.B-8: Recycled Water Plant Odor Management Plan.</b> Prior to the start of operation pursuant to issuance of a permit to operate from RWQCB, the recycled water plant shall formulate and implement a progressive Odor Management Plan for review and comment by BAAQMD prior to review and approval by the City. The Odor Management Plan shall select a sufficient number of control measures from the following menu of options identified by BAAQMD to attain a performance standard which meets the odor detection thresholds of BAAQMD Regulation 7 as achieved and verified by the BAAQMD inspector. <ol style="list-style-type: none"> <li>i. Activated carbon filter/carbon adsorption</li> <li>ii. Biofiltration/bio trickling filters</li> <li>iii. Fine bubble aerator</li> </ol>	Bayshore Sanitary District, unless another public agency is provided with responsibility for operating the onsite recycles water plant.	The City of Brisbane City Engineer shall review the required Odor Management Plan for compliance with Mitigation Measure 4.B-8.	BAAQMD through its existing odor control enforcement program	Operation of the recycled water plant in compliance with Mitigation Measure 4.B-8.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Air Quality (cont.)</b>					
	<ul style="list-style-type: none"> <li>iv. Hooded enclosures</li> <li>v. Wet and dry scrubbers</li> <li>vi. Caustic and hypochlorite chemical scrubbers</li> <li>vii. Ammonia scrubber</li> <li>viii. Energy efficient blower system</li> <li>ix. Thermal oxidizer</li> <li>x. Capping/covering storage basins and anaerobic ponds</li> <li>xi. Mixed flow exhaust</li> <li>xii. Wastewater circulation technology</li> <li>xiii. Exhaust stack and vent location with respect to receptors</li> </ul>				
<p><b>Conflict with or obstruct implementation of the applicable air quality plan</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.B-9:</b> The following TDM measures shall be implemented:</p> <ul style="list-style-type: none"> <li>i. Promote use of clean fuel-efficient vehicles through preferential parking and/or installation of charging stations.</li> <li>ii. As a potential element of a required TDM program, promote zero-emission vehicles such as through a neighborhood electric vehicle program or other programs or policies to reduce the need to have a car or second car vehicles.</li> </ul> <p>See also Table 4.B-21.</p>	<p>Businesses with 100 or more employees</p>	<p>The Community Development Director shall include as a condition of approval for site-specific development that applicable provisions of Mitigation Measure 4.B-9 shall be included into all commercial leases and CC&amp;Rs within the Project Site.</p>	<p>The Community Development Director shall ensure that provisions of Mitigation Measure 4.B-9 are included in the Transportation Demand Management Program required by Mitigation Measure 4.N-13.</p> <p>The Community Development Director shall prepare a condition of approval for site-specific development that the provisions Mitigation Measure 4.B-9 shall be included into all commercial leases and CC&amp;Rs.</p>	<p>Approval of site-specific developments with conditions of approval requiring implementation of Mitigation Measure 4.B-9 to be included into all commercial leases and CC&amp;Rs.</p>



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources</b>					
<p><b>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-1a:</b> Prior to construction, or any other Project Site development-related ground disturbance activities on Icehouse Hill, the applicant shall conduct pre-construction presence/absence surveys for special-status plants.</p> <p>Initial surveys at Icehouse Hill shall be carried out in conjunction with surveys for endangered butterfly host plants as described in <b>Mitigation Measure 4.C-1c</b>. Surveys would be implemented to determine if a special-status plant species has colonized the site in the interim between the determination of baseline conditions for this EIR, and project initiation, as well as to provide site-specific direction for final trail routing and design to avoid sensitive plant species (see <b>Mitigation Measures 4.C-1b</b> and <b>4.C-1c</b>).</p> <p>Surveys shall be conducted in accordance with CNPS and CDFW rare plant survey guidelines and shall be conducted during the flowering period when each species is most readily identifiable.</p> <p>In order to capture variability of special-status plant species distribution, three special-status plant surveys shall be conducted at two-week intervals during the appropriate flowering period (April to June), before commencement of any development activities on Icehouse Hill.</p> <p>Any special-status plant populations shall be mapped in the field (see <b>Mitigation Measure 4.C-1b</b>). If the presence of any special-status plant species is confirmed, a copy of the survey results shall be forwarded to CDFW, and <b>Mitigation Measure 4.C-1b</b> shall be implemented.</p> <p>In the event that special-status plants are not identified within development areas, including areas used for construction, the additional mitigation identified in <b>Mitigation Measure 4.C-1b</b> is not required.</p>	Baylands developer	City of Brisbane Community Development Director	<p>The City Community Development Director shall prepare conditions of approval for site-specific development projects requiring completion of the pre-construction presence/absence surveys for special-status plants on Icehouse Hill required by Mitigation Measure 4-1a prior to initiation of any grading or other ground disturbing activities on Icehouse Hill.</p> <p>In the event that special-status plants are identified on Icehouse Hill, the Community Development Director shall ensure that the additional mitigation requirements identified in <b>Mitigation Measure 4.C-1b</b> are implemented.</p> <p>The Community Development Director shall review the report documenting presence/absence for special-status plants on Icehouse Hill. Such report shall:</p> <ul style="list-style-type: none"> <li>i. Demonstrate surveys were conducted by a qualified biologist familiar with the sensitive species potentially present on Icehouse Hill in accordance with CNPS and CDFW rare plant survey guidelines and were be conducted</li> </ul>	Construction permits for trails on Icehouse Hill in compliance with Mitigation Measure 4.C-1a.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
				<p>during the flowering period when each species is most readily identifiable.</p> <p>ii. Demonstrate that three special-status plant surveys were conducted at two-week intervals during the flowering period (April to June.</p> <p>iii. Identify whether a special-status plant species has colonized the site in the interim between the determination of baseline conditions for the EIR, and project initiation; and</p> <p>iv. If any special status plant populations are identified during surveys, provide accurate mapping of the special status plant populations and achieve the requirements of Mitigation Measure 4.C-1b by determining whether trails could be sited to avoid special-status plants and <i>Viola pedunculata</i>.</p> <p>v. If trails could be designed to avoid status plants and <i>Viola pedunculata</i>, provide site-specific direction for final trail routing and design, including a minimum 25 foot buffer zone adjacent to the trail</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
				and construction staging areas, mapping of required fencing, and construction staging areas.	
<p><b>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-1b:</b> Documented plant occurrences on Icehouse Hill shall be avoided by establishing a buffer zone of no less than 25 feet prior to Project trail construction, or other ground-disturbing activities having the potential to disturb or result in mortality of special-status plant populations. This buffer zone, whose specific width shall be determined based on site-specific analysis of proposed construction techniques and their potential for dust creation, shall be demarcated using flagging, orange fencing, or any other visual barrier between plant populations and the active disturbance footprint. Buffer distances may be increased if hydrology features would be altered as a result of train construction.</p> <p>Trail configurations shall be sited to avoid special-status plants and <i>Viola pedunculata</i>. In the event the City determines that trail construction cannot be accomplished without disturbance or mortality then trail construction would be abandoned and Icehouse Hill would remain closed for public uses.</p> <p>To reduce impacts from off-trail use, and increased horse use in association with trail riding, trail head signage shall be required to educate the public regarding sensitive resources and restoration that would be affected by off-trail use. Protected areas shall be marked in perpetuity. Trail use rules shall be developed prior to trail construction, and in addition to limiting use to identified trails, may include other requirements to limit the possibility that sensitive species would be impacted.</p> <p>As part of trail construction, native grasses, and host plant species for special status butterflies shall be planted to enhance the existing habitat and assist in soil stabilization on Icehouse Hill. A planting palette shall be designed by a qualified botanist in coordination with the San Bruno Mountain Habitat</p>	Baylands developer	City of Brisbane Community Development Director	If the surveys required in Mitigation Measure 4.C-1a identify special-status plants on Icehouse Hill, the Community Development Director shall ensure that the final survey report incorporates the additional requirements of Mitigation Measure 4.C-1b in the final survey report required by Mitigation Measure 4.C-1a.	Construction permits for trails on Icehouse Hill in compliance with Mitigation Measure 4.C-1b.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	Conservation Plan using plant species that are known to have high survival rates and are compatible with the flora and fauna of the region, as proven by successful restoration efforts on San Bruno Mountain.				
<p><b>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-1c:</b> Prior to any trail-related construction, vegetation management, development, or any other ground disturbing activities taking place on Icehouse Hill, pre-construction surveys for butterfly larval host plants (<i>Viola pedunculata</i>, <i>Lupinus albifrons</i>, <i>L. formosus</i>, and <i>L. versicolor</i>) shall be conducted by a qualified invertebrate biologist with demonstrated experience working with the species to ensure avoidance of such host plants. Required surveys may be conducted in conjunction with the rare plant surveys required under <b>Mitigation Measure 4.C-1a</b>. The timing for these preconstruction surveys is further specified, below.</p> <p>All populations of butterfly host plants located on Icehouse Hill shall be mapped and trails shall be designed to avoid them, whether or not they are being used by butterflies at the time of the initial surveys. All populations of butterfly host plants located on Icehouse Hill shall be inspected by a qualified invertebrate biologist, at an appropriate time of year, to determine whether or not they are being used by endangered butterflies for reproduction. If it is determined that they are being used for reproductive purposes by endangered butterflies, the specific project applicant shall contact USFWS to identify the appropriate consultation process prior to proceeding further with any activities on Icehouse Hill. Consultation may indicate that an Incidental Take Permit is required pursuant to the FESA.</p> <p>If populations of callippe silverspot or Mission blue butterflies are determined to be reproducing on Icehouse Hill, the property owner shall prepare and implement a Butterfly Protection Plan in coordination with the USFWS and the habitat managers for the SBMHCP prior to any ground-disturbing activities on or adjacent to Icehouse Hill. The plan shall include, but not be limited to, the following elements:</p>	Baylands developer	City of Brisbane Community Development Director	<p>The City Community Development Director shall prepare conditions of approval for site-specific development projects requiring pre-construction surveys for butterfly larval host plants (<i>Viola pedunculata</i>, <i>Lupinus albifrons</i>, <i>L. formosus</i>, and <i>L. versicolor</i>) to be conducted during the April-June period prior to trail construction on Icehouse Hill to be prepared by a qualified invertebrate biologist with demonstrated experience working with the species to ensure avoidance of such host plants.</p> <p>If it is determined that host plants are present and are being used for reproductive purposes by endangered butterflies, the Community Development Director shall confirm that the USFWS has been contacted, appropriate consultation has been completed, and that an Incidental Take Permit (if required pursuant to the FESA) has been obtained prior to permitting commencement of trail construction on Icehouse Hill.</p>	Construction permits for trails on Icehouse Hill in compliance with Mitigation Measure 4.C-1c.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<ul style="list-style-type: none"> <li>i. Pre-construction surveys shall be conducted during the period of identification for larval host plants and butterfly larvae in the flowering and/or breeding season immediately prior to trail construction or any other work scheduled to occur on Icehouse Hill.</li> <li>ii. Trail construction on Icehouse Hill shall avoid populations of larval host plants.</li> <li>iii. All trails, or alternately, sensitive habitats, shall be fenced to minimize the establishment of "informal" trails through habitats supporting special-status plants.</li> <li>iv. Dogs shall be allowed on Icehouse Hill trails on leash only.</li> <li>v. Interpretative signage shall be posted at trailheads explaining the presence of endangered butterflies and/or their habitat and the importance of preserving Icehouse Hill as habitat for endangered species.</li> <li>vi. Establishment of seasonal restrictions or a period during which horses would be permitted to occur on Ice House Hill associated with passive recreation areas shall be implemented in a manner that coordinates best with the use pattern of special status butterflies, under consultation with a Lepidopterist.</li> </ul> <p>Grassland habitat on Icehouse Hill shall be restored and enhanced to maintain and expand healthy populations of butterfly host plants. This shall include regular and ongoing management of non-native invasive species, such as French broom and fennel, as well as revegetation with native grassland species and establishment of new populations of butterfly host plants for callippe silverspot and Mission blue butterfly species, particularly lupine host species and Veolia species. These efforts shall be planned in coordination with similar SBMHCP efforts and according to the butterfly habitat restoration and vegetation management guidelines that have been established for the SBMHCP (San Mateo County, 2007). The criteria for successful implementation of habitat restoration shall be no loss of butterfly habitat and at least 50 percent cover (includes at least two of the lupine species used by butterflies) in restored areas after five years.</p>			<p>The conditions of approval shall also require implementation of Mitigation Measure 4.C-1c, including avoidance of larval host plants, fencing to minimize the establishment of "informal" trails, restrictions on off-leach pets, provision of interpretive signage, seasonal restrictions on horses, provisions for ongoing maintenance of trails and associated features, and habitat restoration and enhancement.</p> <p>The final report of f pre-construction surveys required by Mitigation Measure 4.C-1c shall:</p> <ul style="list-style-type: none"> <li>i. Update the reports undertaken pursuant to Mitigation Measures 4.C-1a and 4.C-1b;</li> <li>ii. Determine whether any modification to earlier findings, habitat mapping, and trail routing/design are needed.</li> </ul>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
<p><b>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-1d:</b> The following steps shall be taken to avoid direct losses of nests, eggs, and nestlings and indirect impacts to special status avian species.</p> <p>Vegetation removal including removal of trees and shrubs as part of site development shall be confined to the non-breeding season, except as provided for below. Grading or ground disturbance activities associated with site development including site remediation activities shall occur after pre-construction protocol burrowing owl surveys are conducted as described below and in the 2012 CDFW Staff Report on Burrowing Owls.</p> <ul style="list-style-type: none"> <li>• If removal of trees and shrubs or disturbance to trees and shrubs (i.e., tree removal, tree trimming) is proposed to occur between January 1 and September 15, a qualified avian biologist shall survey any trees proposed to be removed or trimmed during the nesting season (i.e., January 1 through September 15) to determine if active nests are present. Surveys shall occur not more than 14 days prior to tree removal or trimming. If active nests are found, tree removal and/or tree trimming shall be conducted only after the young have left the nest and the nest is no longer in use. Confirmation that the nest is no longer in use shall be provided by a qualified biologist familiar with the species.</li> </ul> <p>If the qualified avian biologist identifies active nests, a no disturbance buffer of 150 feet shall be established and monitored by a qualified avian biologist, with authority to stop work in the event construction activities encroach within the disturbance buffer thus ensuring that impacts to nesting birds would not occur.</p> <p>Survey and monitoring reports shall be submitted to City staff for review: preconstruction survey reports shall be submitted prior to initiating construction activities; monitoring reports shall be submitted weekly until activities associated with nest habitat removal or disturbance activities are completed.</p>	<p>Baylands developer, applicants for site-specific development</p>	<p>City of Brisbane Community Development Director</p>	<p>The City Community Development Director shall prepare conditions of approval for site-specific development projects requiring that (1) pre-construction protocol burrowing owl surveys are conducted and in the 2012 CDFW Staff Report on Burrowing Owls, (2) if active owl burrows are identified their presence is reported to the CDFW, and (3) removal of trees and shrubs be confined to the non-breeding season, except as provided for in Mitigation Measure 4.C-1d.</p> <p>If constructed artificial burrows shall be monitored by a biologist with expertise in the species selected by the Community Development Director annually for a period of five years to confirm continuing occupation or the burrows, with monitoring reports to be forwarded to the CDFW.</p> <p>The City Building Official shall not issue permits for site grading or other ground-disturbing activities without clearance from the Community Development Director that the provisions of Mitigation Measure 4.C-1d have been met.</p>	<p>Issuance of permits for grading and other ground disturbing activities following completion of required survey and monitoring reports in compliance with Mitigation Measure 4.C-1d.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<ul style="list-style-type: none"> <li>• Prior to initiating <b>grading or ground disturbance activities</b> associated with remediation activities required prior to site development, the following shall occur:               <ul style="list-style-type: none"> <li>– Not less than 45 days prior to site grading, a qualified biologist shall survey the site to determine the presence of active burrowing owl nests. If active nests are found passive relocation of the individuals would be accomplished according to the CDFW standards in effect at the time of the survey including the 2012 CDFW Staff Report on Burrowing Owls.</li> <li>– Results of the burrowing owl survey will be forwarded to CDFW.</li> <li>– Should the results of the survey include positive finding for occupied burrows, the location and condition of the burrows shall be reported to the CDFW and an on-site mitigation plan shall be prepared for review and approval by the CDFW. Onsite mitigation shall include construction of artificial burrows at a ratio of not less than 1:1 with the burrows located away from areas permitted for use by dogs and hikers. Following construction of the artificial burrows, the existing owls shall be passively removed from their burrows using one-way trap doors. The artificial burrows shall be monitored for a period of five years to confirm occupation by the species. Monitoring reports shall be forwarded to the CDFW to document compliance with this mitigation measure.</li> </ul> </li> </ul>				
<b>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.C-1e:</b> Prior to construction of any wind turbines within the Project Site, the applicant for such wind turbines shall prepare a site-specific micrositeing report in designing the proposed turbine layout that incorporates modeling of raptor species' flight patterns, hovering or kiting patterns, bat roosting habitat areas and foraging areas. The report shall provide micrositeing recommendations to reduce avian collision and impacts to bat species that shall be implemented in the final design and placement of wind turbines. Utilization data; digital elevation modeling; slope	Applicant(s) for construction of wind turbines	Brisbane Community Development Director for review and approval of required micrositeing reports  Brisbane Building Official for review and approval of construction plans.	The Community Development Department shall review required micrositeing report(s) prior to review of construction drawings by the City Building Official.  Prior to issuance of construction permits, the Brisbane Building Official	Issuance of construction permits in compliance with the recommendations of the required micrositeing report(s) and Mitigation Measure 4.C-1e.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	attributes; techniques to identify saddles, notches, and benches; and associations between bird utilization and topography may be included, for example. The report shall include adaptive management during and after Project Site construction using information gathered in the pre-construction assessment to guide possible Project modifications, mitigation, or the need for and design of post-construction studies; post-construction studies can test design modifications and operational activities to determine their effectiveness in avoiding or minimizing significant adverse impacts (USFWS, 2010b). The design of wind turbines shall minimize the use of above ground electrical cabling; be designed with solid surfaces that are not conducive to perching; not run when visibility is poor, such as at night and during periods of heavy fog; and be designed with low rotor speeds (20 rpm maximum).			shall approve construction permits for wind turbines only if the design of such permits complies with the recommendations of the required micro-siting report(s) and the requirements of Mitigation Measure 4.C-1e.	
<b>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<p><b>4.C-1f:</b> Prior to construction or operation of wind turbines within the Project Site, the applicant shall implement the following mitigation measure, which is based upon the California Bat Working Group <i>Guidelines for Assessing and Minimizing Impacts to Bats at Wind Energy Development Sites in California</i> (CBWG, 2006). These measures will help to mitigate the Project's effects on bats by addressing the data gaps that prevent adequate assessment of the Project's effects on bats, such as what bat species are using the site and how they are using the Project area.</p> <p>The applicant shall contribute to the body of knowledge on bat/turbine interactions by performing pre-construction and post-construction surveys, and post-construction monitoring within the Project area at each discrete location of a wind turbine or solar facility.</p>	Applicant(s) for construction of wind turbines	Brisbane Community Development Director	<p>The City Community Development Director shall prepare conditions of approval for site-specific renewable energy generation development projects requiring that a monitoring protocol be prepared and implemented to the satisfaction of the Community Development Director by a qualified biologist with expertise in bat behavior patterns under pre-construction, construction, and operations conditions to document changes in bat behavior patterns from pre-construction conditions at each location of a wind turbine or solar facility.</p> <p>The City Building Official shall not issue permits for construction of wind</p>	Issuance of construction permits in compliance with Mitigation Measure 4.C-1f



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
				turbines until after completion and submittal of monitoring reports to the California Bat Working Group documenting bat behavior patterns under pre-construction, construction, and operations conditions at each renewable energy generation facility.	
<p><b>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-1g:</b> Construction and operation of proposed uses and open space areas along Visitation Creek or adjacent to the northern lagoon edge shall include implementation of erosion control and water pollution control measures consistent with Storm Water Pollution Prevention Program (SWPPP) requirements, and implementation of an on-going maintenance plan to ensure no reduction in water and environmental quality within the Creek and lagoon.</p> <p>Project applicants shall provide the City with proof that appropriate stormwater permits have been obtained pursuant to the City of Brisbane's NPDES stormwater discharge permit, the San Francisco Regional MS4 Permit. This shall include construction site inspection and control programs at all construction sites, with follow-up and enforcement consistent with each Permittee's respective Enforcement Response Plan, to prevent construction site discharges of pollutants and impacts on beneficial uses of receiving waters. The goal of Provision C.3 of the MS4 Permit is for the Permittee, such as the City of Brisbane, to use their planning authorities to include appropriate source control, site design, and stormwater treatment measures in new development and redevelopment projects to address both soluble and insoluble stormwater runoff pollutant discharges and prevent increases in runoff flows from new development and redevelopment projects. This goal is to be accomplished primarily through the implementation of low impact development techniques.</p>	Grading permit applicants	City of Brisbane City engineer	<p>The City Engineer shall not approve any grading permit without verification from the applicant that:</p> <ol style="list-style-type: none"> <li>(1) The applicant has filed a Notice of Intent with the RWQCB to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities;</li> <li>(2) A site-specific SWPPP for construction activities on the Project Site in accordance with the NPDES General Construction Permit and the requirements of Mitigation Measure 4.H-1a has been prepared.</li> <li>(3) Grading contracts include requirements for compliance with the provisions of the NPDES General Construction Permit, site-specific SWPPP,</li> </ol>	Issuance of grading permits in compliance with Mitigation Measure 4.C-1g.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<p>Project applicants shall comply with local municipal requirements and the local storm water program as mandated under the Municipal Stormwater Permit, including, at minimum, the following measures:</p> <ul style="list-style-type: none"> <li>• Plan the development to fit the topography, soils, drainage pattern and natural vegetation of the Project Site.</li> <li>• Delineate clearing limits, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposure.</li> <li>• Phase grading operations to reduce disturbed areas and time of exposure.</li> <li>• Avoid excavation and grading during wet weather.</li> <li>• Limit on-site construction routes and stabilize construction entrance(s) and exit(s).</li> <li>• Any increase in impervious surface area shall include establishment of vegetated swales, permeable pavement materials, preserve vegetation, re-plant with native vegetation and appropriate measures should be evaluated and implemented where appropriate.</li> <li>• Whenever practicable, native vegetation buffer areas shall be provided as part of a project to control pollutants from entering the Bay, and vegetation shall be substituted for rock riprap, concrete, or other hard surface shoreline and bank erosion control methods where appropriate and practicable.</li> <li>• Construct diversion dikes and drainage swales to channel runoff around the site and away from bodies of water.</li> <li>• Use berms and drainage ditches to divert runoff around exposed areas.</li> <li>• Place diversion ditches across the top of cut slopes.</li> <li>• No use of fertilizers or pesticides.</li> </ul>			<p>and Brisbane's Municipal Regional Stormwater Permit Order No. 2011-0083 Provision C.3.</p> <p>The City Engineer shall maintain minimum monthly inspections during site grading activities.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<p>Applicants shall prepare a maintenance program for approval by the City that includes maintenance of water quality pollution-control features such as swales, sediment traps or other passive applications of pollution-prevention measures required as part of NPDES permitting. The maintenance program shall address the management of open space adjacent to the Brisbane lagoon and Visitation Creek and, at minimum, shall include the following requirements, to be performed to the satisfaction of the City:</p> <ul style="list-style-type: none"> <li>• Identify the entity responsible for ongoing maintenance of the lagoon perimeter and recreational facilities within the perimeter area (e.g., property owners' association, landscape maintenance district), along with provisions permitting the City to enforce maintenance requirements and recoup costs for such enforcement.</li> <li>• Provide trash receptacles at appropriate locations and regular litter removal.</li> <li>• Maintain all improvements within the lagoon perimeter in a safe and working condition.</li> <li>• Identify a funding mechanism to ensure site maintenance and implementation of environmental quality monitoring at the creek and lagoon as part of the open space interpretive center. Monitoring parameters shall include water quality monitoring that at a minimum tests the first draw of stormwater from the new rainy season, and may include, but not be limited to vegetation monitoring, and passive observation and recording of fish species present.</li> <li>• See also Mitigation Measures 4.H-1a, 4.H-1b and 4.H-4.</li> </ul>				

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
<p><b>Adverse effects on riparian habitat</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-2a:</b> The applicant shall avoid or minimize adverse effects on sensitive natural communities and restored wetland mitigation areas created to comply with remediation permit requirements or any restored habitat that may have been created as part of site clean-up actions. After Project Site remediation has concluded, measures shall be implemented to avoid impacts to sensitive natural communities or restored habitat areas, including the installation of silt fencing, straw wattles, or other appropriate erosion and sediment control methods or devices to prevent runoff and construction debris from entering these areas. Such measures shall also be employed where pre-construction grading and post-remediation development may require work adjacent to sensitive natural communities, either prior to or after restoration of those areas occurs. Where construction activities occur in the vicinity of sensitive natural communities onsite, the following shall be implemented to ensure no loss of restored mitigation sites:</p> <ul style="list-style-type: none"> <li>• Fencing shall be erected adjacent to the areas where construction is occurring to avoid unintended impacts to sensitive natural area that occur just outside the construction area, and shall be constructed in a manner that will not impede wildlife access to wetland areas. Construction workers will be educated about local resources and instructed to avoid sensitive habitats during construction including limiting any human intrusion into natural areas.</li> <li>• If work in the vicinity of natural communities cannot be avoided, work within these areas shall be conducted during the dry season, typically between May 1 and October 15, and shall occur under permit authority of CDFW, Corps and RWQCB pursuant to the CWA Section 404 requirements for avoidance, mitigation and monitoring. <b>Mitigation Measures 4.2-2b</b> and <b>4.C-2c</b> shall also apply if work cannot be avoided in or directly adjacent to sensitive natural areas or restored habitats created as part of site cleanup actions.</li> </ul>	Applicants for grading and site-specific development	City of Brisbane City Engineer	<p>The City Community Development Director shall prepare conditions of approval for site-specific development projects requiring that grading and other ground-disturbing activities result in no overall loss in habitat value of onsite sensitive natural communities. Conditions of approval shall require that compliance with this requirement be confirmed through a mitigation plan to be prepared by a qualified biologist with expertise in affected species and habitats.</p> <p>The City Engineer shall not issue any permits for grading or other ground-disturbing activities without verification of (1) completion of the required mitigation plan to the Community Development Director's satisfaction, (2) approval of a fencing plan by the Community Development Director, and (3) that required state and federal regulatory permits have been issued.</p> <p>Prior to commencement of grading or other ground-disturbing activities, the City Engineer shall confirm in the field that required fencing is in place. Minimum monthly</p>	Issuance of permits for grading or other ground disturbing activities in compliance with Mitigation Measure 4.C-2a.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
				monitoring in the field shall be maintained to ensure compliance with the provisions of Mitigation Measure 4.C-2a.	
<b>Adverse effects on riparian habitat</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.C-2b:</b> The measures described below shall be employed to avoid degradation of natural communities or sensitive natural communities by maintaining water quality and controlling erosion and sedimentation during construction as required by compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities and as established by <b>Mitigation Measures 4.H-1a and 4.H-1b</b> (see Section 4.H, <i>Hydrology and Water Quality</i> , of this EIR) to address impacts on water quality. In addition, measures shall include, but not be limited to, the following: <ul style="list-style-type: none"> <li>• Installing silt fencing between aquatic sensitive natural communities and Project-related activities;</li> <li>• Locating fueling stations away from potentially jurisdictional areas and features; and</li> <li>• Otherwise isolating construction work areas from any identified jurisdictional features.</li> </ul>	Applicants for grading and site-specific development	City of Brisbane City Engineer	Prior to commencement of grading or other ground-disturbing activities, the City Engineer shall confirm in the field that required fencing is in place and that construction fueling and staging areas are located in compliance with the provisions of Mitigation Measure 4.C-2b. Minimum monthly monitoring in the field shall be maintained to ensure ongoing compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities and as established by Mitigation Measures 4.C-1a, 4.H-1a, and 4.H-1b.	Issuance of permits for grading and other ground disturbing activities in compliance with Mitigation Measure 4.C-2b.
<b>Adverse effects on riparian habitat</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.C-2c:</b> Where disturbance to sensitive natural communities cannot be avoided, compensation shall be provided for temporary impacts and permanent loss to ensure that there is no overall loss of sensitive natural communities as a result of Project Site development. Onsite, in kind replacement of sensitive natural communities including coastal scrub, willow scrub, tidal marsh, freshwater emergent wetlands, and lined manmade drainages that have developed bed and bank characteristics shall be a condition of development. Compensation shall be detailed on an impact-specific basis and shall include development of an onsite wetland mitigation and monitoring plan, which shall be developed prior to Project Site	Baylands developer	City of Brisbane Community Development Director	In reviewing the required mitigation plan for compliance with the provisions of Mitigation Measure 4.C-2a, preference shall be given to onsite habitat preservation and enhancement over offsite in-kind replacement.  The shall not approve site-specific development projects and the City	Issuance of permits for grading and other ground disturbing activities, along with approval of site-specific development projects in compliance with Mitigation Measure 4.C-2c.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<p>development or in coordination with permit applications and/or conditions. Alternately, offsite mitigation may be pursued through an approved mitigation bank, although this option may result in a higher ratio for compensation. At a minimum, such plans shall include:</p> <ul style="list-style-type: none"> <li>• Baseline information, including a summary of findings for the most recent wetland delineation conducted at the Project Site;</li> <li>• Anticipated habitat enhancements to be achieved through compensatory actions, including mitigation site location (onsite enhancement or offsite habitat creation) and hydrology;</li> <li>• Performance and success criteria for wetland creation or enhancement including, but not limited to, the following:               <ul style="list-style-type: none"> <li>- At least 90 percent survival of installed plants for each of the first three years following planting.</li> <li>- Performance criteria for vegetation percent cover in Years 1-4 as follows: at least 10 percent cover of installed plants in Year 1; at least 20 percent cover in Year 2; at least 30 percent cover in Year 3; at least 40 percent cover in Year 4; and at least 50 percent cover in Year 5.</li> <li>- Performance criteria for hydrology in Years 1-5 as follows: 14 or more consecutive days of flooding, ponding, or a water table 12 inches or less below the soil surface during the growing season at a minimum frequency of three of the five monitoring years; OR establishment of a prevalence of wetland obligate plant species.</li> <li>- Invasive plant species that threaten the success of created or enhanced wetlands should not contribute relative cover greater than 35 percent in Year 1, 20 percent in Years 2 and 3, 15 percent in Year 4, and 10 percent in Year 5.</li> <li>- If necessary, supplemental water shall be provided by a water truck for the first two years following installation. Any supplemental water</li> </ul> </li> </ul>			<p>Engineer shall not issue a permit for grading or other ground disturbing activities until the mitigation has been completed to the satisfaction of the Community Development Director.</p> <p>The Community Development Director shall retain a qualified biologist to (1) conduct annual monitoring and reporting as to whether habitat restoration and enhancement areas are meeting the performance standards set forth in Mitigation Measure 4.C-1a and (2) conduct a wetland delineation five years after any wetland creation or restoration to determine whether such wetlands are developing according to the success criteria outlined in regulatory permits and Mitigation Measure 4.C-2c.</p>	

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<p>must be removed or turned off for a minimum of two consecutive years prior to the end of the monitoring period, and the wetland must meet all other criteria during this period. At the end of the five-year monitoring period, the wetland must be self-sufficient and capable of persistence without supplemental water.</p> <ul style="list-style-type: none"> <li>- At least 75 percent cover by hydrophytic vegetation at the end of the five-year monitoring period. In addition, wetland hydrology and hydric soils must be present and defined as follows:                             <ul style="list-style-type: none"> <li>▪ <i>Hydrophytic vegetation</i> – A plant community occurring in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present.</li> <li>▪ <i>Wetland hydrology</i> – Identified by indicators such as sediment deposits, water stains on vegetation, and oxidized rhizospheres along living roots in the upper 12 inches of the soil, or satisfaction of the hydrology performance criteria listed above.</li> <li>▪ <i>Hydric soils</i> – Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions, which are often characterized by features such as redox concentrations, which form by the reduction, translocation, and/or oxidation of iron and manganese oxides. Hydric soils may lack hydric indicators for a number of reasons. In such cases, the same standard used to determine wetland hydrology when indicators are lacking can be used.</li> </ul> </li> <li>• Five years after any wetland creation, a wetland delineation shall be performed to determine whether created wetlands are developing according to the success criteria outlined in the project permits. If they are not, remedial measures such as re-planting</li> </ul>				

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<p>and or re-design and construction of the created wetland shall be taken to ensure that the Project's mitigation obligations are met.</p> <ul style="list-style-type: none"> <li>Monitoring and reporting requirements. If permanent and temporary impacts on jurisdictional waters cannot be compensated onsite through the restoration or enhancement of wetland features incorporated within proposed open space areas, the specific project applicant shall provide additional compensatory mitigation for these habitat losses. Potential options include the creation of additional wetland acreage onsite or the purchase and maintenance in perpetuity of offsite mitigation as approved by the City. Offsite compensatory mitigation would be required to fulfill the performance standards described above.</li> </ul>				
<p><b>Restrictions on the movement of wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-4a:</b> Development in the Baylands shall be subject to a requirement for a Project wide Open Space Plan to be prepared by a landscape architect in coordination with a qualified habitat restoration biologist and included as a component of any Specific Plan within the Brisbane Baylands Specific Plan. The Plan shall incorporate designs to provide for wildlife movement corridors and to enhance habitat for native wildlife species. Specific requirements shall include the following:</p> <ul style="list-style-type: none"> <li>Landscaped areas shall contain a mosaic of native habitat types that support fauna of the surrounding area, including coastal scrub, grassland, and willow scrub habitats. Tree plantings shall be limited to native species whenever possible, as these species could create more nesting and roosting habitat for native birds and bats.</li> <li>Landscape plans shall incorporate both east-west and north-south open space areas, to promote both linkages between upland habitats and San Francisco Bay and linkages between upland habitats along the Bay shoreline.</li> <li>Removed trees shall be replaced at a minimum ratio of 1:1 (native trees shall be substituted for</li> </ul>	Baylands developer	The Brisbane City Council shall not adopt any specific plan that does not meet the requirements of Mitigation Measure 4.C-4a either by incorporating the open space plan required by this mitigation measure into the specific plan, or by requiring its preparation and approval prior to initiation of grading or other ground disturbing activities.	<p>The City Community Development Director shall review proposed specific plans to ensure that the provisions of Mitigation Measure 4.C-4a are implemented, including provision of the timing for implementation of this measure as part of the specific plan's required phasing program.</p> <p>Should the specific plan call for preparation of the required open space plan subsequent to specific plan preparation, the Community Development Director shall review the plan to confirm its compliance with the provisions of Mitigation Measure 4.C-4a and compatibility with the marsh protection plan required by Mitigation Measure 4.C-4b.</p>	<p>Adoption of specific plan(s) incorporating the required open space plan</p> <p>AND/OR</p> <p>Approvals of site-specific development projects in compliance with the approved open space plan.</p>



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<p>non-native trees whenever possible). The minimum ratio of 1:1 shall be met five years after planting; initial plantings may require greater than 1:1 ratio to achieve this standard.</p> <p>Nest boxes for bats and cavity-nesting bird species shall be installed in passive recreational areas.</p>			The City Engineer shall not issue any permits for grading or other ground-disturbing activities without confirmation from the Community Development Director that the proposed activities will comply with the provisions of Mitigation Measure 4.C-4a.	
<p><b>Restrictions on the movement of wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-4b:</b> Development in the Baylands shall be subject to a requirement for a Marsh Wildlife and Habitat Protection Plan for the Project to be prepared as part of the specific plan process prior to approval of any site-specific development projects. The Habitat Protection Plan shall be prepared by a qualified biologist and subject to approval by the Brisbane Community Development Department and must be implemented prior to or concurrently with construction of development projects in the Baylands. The Plan shall provide for accommodating the hydrologic effects of 100 years of projected sea level rise, recognize potential negative effects of rodent population management programs, and include (but not be limited to), the following components:</p> <ul style="list-style-type: none"> <li>• To minimize the effect of night lighting on wetland habitats adjacent to Project Site development, the following shall apply in the vicinity of wetlands located north of the lagoon, development north and south of the Visitacion Creek channel, and any development adjacent to freshwater wetlands in the western portion of the Project Site: <ul style="list-style-type: none"> <li>○ Street lighting shall be provided only at intersections.</li> <li>○ Low-intensity street lamps and low elevation lighting poles shall be provided.</li> <li>○ Internal silvering of the globe or external opaque reflectors shall be provided to direct light away from preserved wetland or open water habitats.</li> </ul> </li> </ul>	Baylands developer	The Brisbane City Council shall not adopt any specific plan that does not meet the requirements of Mitigation Measure 4.C-4b either by incorporating the marsh protection plan required by this mitigation measure into the specific plan, or by requiring its preparation and approval prior to initiation of grading or other ground disturbing activities.	<p>The City Community Development Director shall review proposed specific plans to ensure that the provisions of Mitigation Measure 4.C-4b are implemented, including provision of the timing for implementation of this measure as part of the specific plan's required phasing program.</p> <p>Should the specific plan call for preparation of the required marsh protection plan subsequent to specific plan preparation, the Community Development Director shall review the plan to confirm its compliance with the provisions of Mitigation Measure 4.C-4b and compatibility with the open space plan required by Mitigation Measure 4.C-4a.</p> <p>The City Engineer shall not issue any permits for grading or other ground disturbing without</p>	<p>Adoption of specific plan(s) incorporating the required marsh protection plan</p> <p>AND/OR</p> <p>Approvals of site-specific development projects in compliance with the approved marsh protection plan.</p>

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<ul style="list-style-type: none"> <li>o In addition, private sources of illumination around homes (<b>for DSP and DSP-V only</b>) shall also be directed and/or shaded to minimize glare into these habitats.</li> <li>• Residential and commercial leases within the Project Site shall prohibit building occupants from creating outdoor feeding stations for feral cats to prevent feral cat colonies from establishing and to prevent the attraction of other predatory wildlife such as red fox, raccoon, or opossums. Such restrictions shall be monitored by a property owners association which shall have the right to impose fines for violation of this requirement.</li> <li>• If a buffer cannot be accommodated between development and habitat areas, cyclone fencing with vinyl slats (or an equivalent screening barrier) at a minimum height of three feet for screening shall be installed outside of wetland habitat and between any preserved wetland or open water habitat and all residential or commercial development. Appropriate native vegetation shall be planted both inside and outside of the fence to provide further screening. This fencing would provide a barrier to exclude cats, dogs, and other household pets, which are not effectively deterred by buffers.</li> <li>• If control of rodent populations in open space areas becomes necessary trapping and use of non-poisonous methods will be utilized. Any rodent control actions would be coordinated and documented with the County Health department.</li> <li>• An education program for residents shall be developed including posted interpretive signs and informational materials regarding the sensitivity of preserved habitats, the dangers of unleashed domestic animals in this area. Such restrictions shall be monitored by a property owners association which shall have the right to impose fines for violation of the pet policy. Such information shall be provided in the vicinity of onsite marshes where public access is provided.</li> </ul>			<p>confirmation from the Community Development Director that the proposed activities will comply with the provisions of Mitigation Measure 4.C-4b.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
<p><b>Restrictions on the movement of wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-4c:</b> All development on the Baylands shall be required to have a no pets policy for construction workers. All development within the Baylands that includes a residential component shall also include a pet policy that requires residents to adhere to the measures of this policy to prevent impacts on wildlife from domestic animals. The policy shall become a part of the Covenants, Conditions, and Restrictions (CC&amp;Rs) attached to each property deed for for-sale residential properties and enforced through the homeowners association or other entity specified in the CC&amp;Rs, and made part of leases for residential rental properties and commercial leases within the Project Site. The pet policy shall limit the number of animals per residence and require adult cats, dogs, and rabbits to be spayed or neutered. Cats and dogs shall be required to be kept inside the residences and allowed outside residences only if on a leash and under the tenant's control and supervision, except within areas specifically designed as dog parks. To provide effective predator control, feral animal trapping may be necessary.</p>	<p>Construction contractors for construction activities</p> <p>Baylands developer for residential development pets policy</p>	<p>City of Brisbane Community Development Director</p>	<p>The Community Development Director shall prepare a condition of approval for site-specific development requiring implementation of a no pets policy for construction workers, as well as a pet policy for any approved residential development in compliance with Mitigation Measure 4.C-4d.</p> <p>The City Engineer shall not approve any grading permits, nor shall the City Building Official approve any building permits without confirmation from the Community Development Director that the required no pets policy has been prepared. The City Engineer and Building Official shall, as appropriate, conduct random inspections on a minimum monthly basis to ensure the policy is being followed.</p> <p>The Community Development Director shall review the policy proposed by the Baylands development to be included in all CC&amp;Rs for residential properties, as well as for all leases for residential rental properties and commercial leases and approve such language as is necessary to comply with the provisions of Mitigation Measure 4.C-4d.</p>	<p>Approval of site-specific development projects, as well as grading and building permits in compliance with Mitigation Measure 4.C-4c.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
<p><b>Restrictions on the movement of wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-4d:</b> During design of any building greater than 100 feet tall, the applicant and architect shall consult with a qualified biologist experienced building/lighting design issues (as approved by the City of Brisbane Planning Department) to identify lighting related measures to minimize the effects of the building's lighting on birds. Such measures, which may include the following and/or other measures, shall be incorporated into the building's design and operation.</p> <ul style="list-style-type: none"> <li>• Use strobe or flashing lights in place of continuously burning lights for obstruction lighting. Use flashing white lights rather than continuous light, red light, or rotating beams.</li> <li>• Install shields onto light sources not necessary for air traffic to direct light towards the ground.</li> <li>• Extinguish all exterior lighting (i.e., rooftop floods, perimeter spots) not required for public safety.</li> <li>• When interior or exterior lights must be left on at night, the operator of the buildings shall examine and adopt alternatives to bright, all-night, floor-wide lighting, which may include: <ul style="list-style-type: none"> <li>- Installing motion-sensitive lighting.</li> <li>- Using desk lamps and task lighting.</li> <li>- Reprogramming timers.</li> <li>- Use of lower-intensity lighting.</li> </ul> </li> <li>• Windows or window treatments that reduce transmission of light out of the building will be implemented to the extent feasible.</li> <li>• Educational materials will be provided to building occupants encouraging them to minimize light transmission from windows, especially during peak spring and fall migratory periods, by turning off unnecessary lighting and/or closing drapes and blinds at night.</li> <li>• A report of the lighting alternatives considered and adopted shall be provided to the City of Brisbane</li> </ul>	<p>Applicants for development of buildings greater than 100 feet in height</p>	<p>City of Brisbane Building Official</p>	<p>The City Building Official shall review the proposed design of any building proposed to be 100 feet in height or greater, and shall issue building permits only for those buildings determined to be in compliance with Mitigation Measure 4.C-4d.</p>	<p>Issuance of building permits for building 100 feet in height or greater in compliance with Mitigation Measure 4.C-4d.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	Planning Department for review and approval prior to construction. The City of Brisbane Planning Department shall ensure that lighting-related measures to reduce the risk of bird collisions have been incorporated into the design of such buildings to the extent practicable.				
<b>Restrictions on the movement of wildlife species</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<p><b>4.C-4e:</b> During design of any building greater than 100 feet tall, the applicant and architect shall consult with a qualified biologist experienced with urban building bird strikes design issues (as approved by the City of Brisbane Planning Department) to identify measures related to the external appearance of the building to minimize the risk of bird strikes. Such measures, which may include the following and/or other measures, shall reflect most current practice in in bird strike protection, and be incorporated into the building's design:</p> <ul style="list-style-type: none"> <li>• Treat all windows to decrease reflectivity, including use of non-reflective tinted glass.</li> <li>• Use window films to make windows visible to birds from the outside.</li> <li>• Use of outdoor lighting and colors of lighting that increase visibility of buildings to birds without substantially increasing energy consumption or decreasing public safety.</li> <li>• Use external surfaces/designs that break up reflective surfaces.</li> <li>• Place bird attractants, such as bird feeders and baths, at least three feet and preferably 30 feet or more from windows in order to reduce collision mortality.</li> </ul> <p>A report of the design measures considered and adopted shall be provided to the City of Brisbane Planning Department for review and approval prior to construction. The City of Brisbane Planning Department shall ensure that building design related measures to reduce the risk of bird collisions have been incorporated to the extent practicable.</p>	Applicants for development of buildings greater than 100 feet in height	City of Brisbane Building Official	The City Building Official shall review the proposed design of any building proposed to be 100 feet in height or greater, and shall issue building permits only for those buildings determined to be in compliance with Mitigation Measure 4.C-4e.	Issuance of building permits for building 100 feet in height or greater in compliance with Mitigation Measure 4.C-4e.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
<p><b>Restrictions on the movement of wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-4f:</b> Prior to tree removal, trimming of trees or shrubs or soil disturbance for site grading, a survey of suitable nesting habitat shall be conducted by an avian biologist familiar with Bay Area species and habitats to map the location of vegetation that could support avian species. If ground-disturbing activities or vegetation removal are proposed during the breeding bird season (January 1 through September 15), to avoid direct losses of nests, eggs, and nestlings and indirect impacts on avian breeding success, a qualified avian biologist shall survey active sites for nesting raptors and passerine birds not more than 14 days prior to the ground-disturbing activity or vegetation removal. Surveys shall include all trees in line-of-sight and within 500 feet of construction for raptors, and all vegetation (including bare ground within 250 feet) for all other species. If active nests are found, tree removal or tree trimming and construction activities, including soil disturbance, construction noise, increased human presence, would be halted and the nest would be monitored by a qualified biologist who shall verify when the nestlings have fledged and left the nest.</p>	Baylands developer	City of Brisbane City engineer	The City Engineer shall not issue any permits for grading or other ground-disturbing activities that would result in removal or trimming of trees or shrubs that could serve as nesting habitat during the breeding bird season (January 1 through September 15) unless a survey in compliance with Mitigation Measure 4.C-4f has been completed by a qualified avian biologist not more than 14 days prior to the ground-disturbing activity or vegetation removal documenting that nesting birds will not be affected by the proposed activities.	Issuance of permits for grading or other ground-disturbing activities in compliance with Mitigation Measure 4.C-4f.
<p><b>Restrictions on the movement of wildlife species</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.C-4g:</b> Applicants for site specific development projects pursuant to an approved specific plan within the Project Site shall take the following measures to avoid direct mortality of roosting special-status bats and disturbance of maternity roosts or winter hibernacula:</p> <ul style="list-style-type: none"> <li>• A bat biologist familiar with Bay Area species shall conduct surveys of all potential bat habitat, including areas suitable for maternity roosts and/or winter hibernacula within a site proposed for development prior to initiation of construction activities, including initial grading. Surveys shall be conducted within one year prior to construction to capture current bat habitats at the site, as presence of bats could vary yearly and survey results several years before impacts occur could be inaccurate. Potentially suitable habitat shall be located visually. Bat emergence counts shall be made at dusk as the bats depart from any suitable habitat. In addition, an</li> </ul>	Applicants for site specific development	City of Brisbane Community Development Director	The City Community Development Director shall review the surveys required by Mitigation Measure 4.C-4g for compliance with the requirements of the mitigation measure. Should the surveys determine that bats could be affected by proposed development, the Community Development Director shall consult with CDFW to determine appropriate buffer areas and other requirements.	Permits for grading or other ground-disturbing activities, or for building demolition that avoid impacts to bats per the provisions of Mitigation Measure 4.C-4g.
				The City Engineer shall not issue any permits for	

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Biological Resources (cont.)</b>					
	<p>acoustic detector shall be used to determine any areas of bat activity. At least four nighttime emergence counts shall be undertaken on nights that are warm enough for bats to be active. The bat biologist shall determine the type of each active roost (i.e., maternity, winter hibernacula, day or night).</p> <ul style="list-style-type: none"> <li>Removal or trimming of trees or demolition of buildings showing evidence of bat activity shall occur during the period least likely to affect the bats as determined by a qualified bat biologist (generally between February 15 and October 15 for winter hibernacula and between August 15 and April 15 for maternity roosts). If active day or night (non-maternity) roosts are found, the bat biologist shall take action to allow individual bats to depart prior to tree removal or building demolition.</li> </ul> <p>During construction, a no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with CDFW. Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary.</p>			<p>grading or other ground-disturbing activities, or for building demolition without confirming any actions identified by the Community Development Director needed for compliance with Mitigation Measure 4.C-4g are included in the permit issued by the Building Official.</p>	
<b>Cultural Resources</b>					
<p><b>Effects on the historically significant Roundhouse building</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.D-1a:</b> Within 90 days of Specific Plan adoption or prior to the issuance of the first grading or building permit within the Project Site (whichever occurs first), the property owner shall prepare and implement a stabilization plan subject to review and approval by the Brisbane Planning Department to protect and stabilize the Roundhouse from further deterioration and future vandalism. Such a plan may include, but is not limited to, additional protective fencing, signage, installation of temporary roof coverings to protect the interior from rainwater intrusion, and covering of all window and door openings with plywood. In preparation of the stabilization plan, the property owner shall use the National Park Service's <i>Preservation Brief #31, Mothballing Historic Buildings</i>.</p>	<p>Project site developer</p>	<p>City of Brisbane Community Development Director for approval of the required stabilization plan.</p> <p>Planning Commission for approval of the required rehabilitation plan.</p> <p>City of Brisbane Building Official for implementation of the required stabilization and rehabilitation plans.</p>	<p>The City of Brisbane Building Official shall ensure that implementation of the required stabilization plan is initiated within 60 days of approval of the plan, and is completed in a timely manner. Inspections of stabilization work shall occur on at least a monthly basis.</p> <p>The City of Brisbane Community Development Director shall review the proposed rehabilitation plan</p>	<p>Approval of a stabilization plan for the historic Roundhouse.</p> <p>Site-specific development approval for the Roundhouse Building consistent with the Secretary of the Interior's Standards for Rehabilitation.</p> <p>Certificate of occupancy for the Roundhouse building following completion of its rehabilitation per Secretary of the Interior's Standards for Rehabilitation.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Cultural Resources (cont.)</b>					
	<p>Prior to the issuance of any planning or development approval for use of the historic Roundhouse (e.g., site development plan, building permit), the property owner shall submit a rehabilitation plan for the historic Roundhouse to the City for review and approval by the Brisbane Planning Commission. Implementation of the rehabilitation plan shall be completed prior issuance of an occupancy permit for the a historic Roundhouse.</p> <p>The rehabilitation plan shall be consistent with the performance standards contained in the following documents:</p> <ul style="list-style-type: none"> <li>• The Secretary of the Interior's Standards for Rehabilitation. Such standards call for the retention of significant, character-defining features of the building while finding a new use for the structure that is compatible with its historic character;</li> <li>• The National Park Service's <i>Preservation Brief #17, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Architectural Character</i>; and</li> <li>• The National Park Service's <i>Preservation Brief #18, Rehabilitating Interiors in Historic Buildings - Identifying and Preserving Character-Defining Elements</i>.</li> </ul> <p>To ensure compliance with the Secretary of the Interior's Standards for Rehabilitation, rehabilitation plans shall also be reviewed by a qualified consulting architectural historian who meets the Secretary of the Interior's Standards for Architectural History prior to action by the Planning Commission. The rehabilitation plans shall meet a minimum of 7 out of 10 of the Standards.</p> <ul style="list-style-type: none"> <li>• The Secretary of the Interior's Standard #6, specifically, requires that replacement of missing features will be substantiated by documentary and physical evidence. As nearly 50 percent of the building is missing due to fires and vandalism, such evidence is key to its successful rehabilitation. Original plans and early photographs of the</li> </ul>			<p>to ensure that it is consistent with the Secretary of the Interior's Standards for Rehabilitation before the plan is presented to the Planning Commission.</p> <p>The City of Brisbane Building Official shall conduct inspections of rehabilitation work shall occur on at least a monthly basis.</p> <p>A certificate of occupancy for the Roundhouse building shall not be issued until the City Building Official determines that implementation of the rehabilitation plan has been completed.</p>	



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Cultural Resources (cont.)</b>					
	Roundhouse are available at the Library and Collections Department of the California State Railroad Museum in Sacramento. These original plans and early photographs shall be used when preparing the rehabilitation plan for this building to ensure that rehabilitation efforts will adequately preserve the historic architectural and structural integrity of the building.				
<b>Effects on the historically significant Roundhouse building DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<p><b>4.D-1b:</b> All Project Site development within 50 feet of the Roundhouse or the Machinery &amp; Equipment building be designed to ensure their architectural compatibility with the historic Roundhouse, and to ensure that new buildings do not overwhelm or unnecessarily contrast with these historic buildings. To this end, all development projects shall incorporate a minimum 50-foot structural setback and appropriate heights, volumes, and materials for any proposed new buildings in the immediate vicinity to ensure compatibility with the Roundhouse and the Machinery &amp; Equipment building. Appropriate heights of new construction adjacent to the Roundhouse would be the same as (about 25 feet), or slightly greater than (i.e., up to 15 feet greater than), the existing height of the building. Appropriate heights of new construction adjacent to the Machinery &amp; Equipment building would be the same as (about 40 feet) or slightly greater than (up to 10 feet greater than), the existing height of the building. Appropriate materials for new construction in the immediate vicinity of either building would be brick cladding and/or cementitious materials painted a similar dark red color, as well as Spanish tile roof cladding. Appropriate volumes for new development that would face the Roundhouse should mirror the curve of the existing structure. Appropriate volumes for new development in the vicinity of the Machinery &amp; Equipment building would be rectilinear in massing.</p> <p>All development projects within 50 feet of the Roundhouse or the Machinery &amp; Equipment building shall be subject to City design permit review and approval prior to development.</p>	Site-specific developer(s) of properties within 50 feet of the Roundhouse and the Machinery & Equipment buildings	City of Brisbane approval authority for site-specific development within 50 feet of the Roundhouse and the Machinery & Equipment buildings	The Community Development Director shall review proposed site-specific development plans for compliance with Mitigation Measure 4.D-1b prior to staff approval for development not subject to public hearings and before submittal to the Planning Commission for development projects requiring public hearings.	Approval of site-specific development within 50 feet of the Roundhouse and the Machinery & Equipment buildings in compliance with Mitigation Measure 4.D-1b.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Cultural Resources (cont.)</b>					
<p><b>Potential impacts on previously unidentified archaeological resources</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.D-2:</b> If any previously unidentified archaeological resources are discovered during ground-disturbing activities associated with development on the Baylands, all work within 100 feet of the resources shall be halted. The City, in consultation with a City-approved qualified consulting archaeologist, shall assess the significance of the find according to CEQA Guidelines Section 15064.5. Prehistoric materials subject to this measure might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials subject to this measure might include in-situ (in place) stone, concrete, or adobe footings and walls; filled wells or privies; and in-situ deposits of metal, glass, and/or ceramic refuse.</p> <p>If any find is determined to be a historical resource or a unique archaeological resource, the City and the consulting archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. The City shall make the final determination. All archaeological resources recovered shall be subject to scientific analysis, professional museum curation, and documentation according to current professional standards.</p> <p>Preservation in place, i.e. avoidance, is the preferred method of mitigation for impacts to cultural resources and shall be required unless there are other equally effective methods. Preservation in place would include planning construction to avoid archaeological sites; deeding archaeological sites into a conservation easement, park, or green space; or capping/covering archaeological sites with a layer of soil before building. Other methods to be considered shall include archeological testing, archeological monitoring, and/or an archeological data recovery program that would include sample excavation, artifact collection, site documentation, and historical research. All archaeological work shall be completed in accordance with a Cultural Resources Management Plan prepared</p>	<p>Grading and construction contractors</p>	<p>City Engineer</p>	<p>Grading and construction contractors shall provide the City Engineer with a monthly certification that either (1) no previously unidentified archaeological resources were discovered during ground-disturbing activities or (2) the status of work within 100 feet of the discovery of previously unidentified archaeological resources.</p>	<p>Monthly documentation that the provisions of Mitigation Measure 4.D-2 are being implemented during ground-disturbing development activities.</p>

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Cultural Resources (cont.)</b>					
	by the City-approved qualifying archaeological consultant. Work may commence upon completion of treatment, as approved by the City.				
<p><b>Potential to uncover human remains, including those interred outside of formal cemeteries</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.D-4:</b> If human skeletal remains are uncovered during Project construction, work shall immediately be halted within 100 feet of the find and the San Mateo County Coroner shall be contacted to evaluate the remains as required by the protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the coroner has 24 hours to contact the Native American Heritage Commission (NAHC), in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code Section 5097.98 (as amended by Assembly Bill 2641). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. In accordance with Public Resources Code Section 5097.98, the specific project applicant/landowner shall ensure that, according to generally accepted cultural or archaeological standards or practices, the immediate vicinity where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Public Resources Code Section 5097.98, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.</p>	Grading and construction contractors	City Engineer	Grading and construction contractors shall provide the City Engineer with a monthly certification that either (1) no human skeletal remains were discovered during ground-disturbing activities or (2) the status of work within 100 feet of the discovery of human skeletal remains.	Monthly documentation that the provisions of Mitigation Measure 4.D-4 are being implemented during ground-disturbing development activities.
<b>Geology, Soils, and Seismicity</b>					
<p><b>Exposure of people and structures to strong seismic groundshaking</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.E-2a:</b> Prior to the issuance of a grading permit, applicants for all site-specific development and infrastructure projects within the Project Site, including structures, utilities, and roadways shall submit to the City Engineer a final design-level geotechnical report prepared by a licensed geotechnical or soil engineer experienced in construction methods on fill materials in an active seismic area. The report shall provide site-</p>	Applicant(s) for grading permit(s) and site-specific development	City of Brisbane City Engineer	The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading or construction permit.	Approval of grading or construction permits in accordance with the recommendations of required design-level geotechnical reports and applicable California Building Code requirements.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Geology, Soils, and Seismicity (cont.)</b>					
	<p>specific construction methods and recommendations regarding grading activities, fill placement, soil corrosivity/expansion/erosion potential, compaction, foundation construction, drainage control (both surface and subsurface), and avoidance of settlement, liquefaction, differential settlement, spread of leachate outside of the former landfill, and seismic hazards in accordance with current California Building Code requirements including Chapter 16, Section 1613. The report shall also require that all subsurface improvements such as utilities that include any materials susceptible to corrosive effects would be engineered in conformance with the most recently adopted California Building Code requirements including the use of engineered backfill. The report shall also include stability analyses of final design cut and fill slopes, including recommendations for avoidance of slope failure(s). The final grading plan and associated development elements including the landfill cap layer shall be designed and constructed in accordance with requirements of the final design-level geotechnical investigation as approved by the City Engineer prior to the issuance of any building permits. Designers and contractors shall comply with recommendations of the design-level geotechnical investigation during project construction including any modifications required by the City Engineer. A licensed geotechnical or soil engineer shall monitor earthwork and construction activities to ensure that recommended site-specific construction methods are followed during Project construction. These recommendations shall be incorporated into all development plans submitted and approved for the Project Site development as conditions of approval.</p>				
<p><b>Exposure of people and structures to strong seismic groundshaking</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.E-2b:</b> To address recovery from damage to future structures and to the landfill itself that may be caused by future earthquakes, a Post-Earthquake Inspection and Corrective Action Plan (Plan) for the site-specific development projects within the former landfill portion of the Project Site shall be prepared and implemented by all Project applicants in accordance with Title 27</p>	Responsible party for Title 27 landfill closure	RWQCB and the San Mateo County Health System	Prior to approval of any grading or construction plan within the former landfill area, the City Engineer or Building Official, as applicable, shall confirm that the RWQCB and the	Approval of a Post-Earthquake Inspection and Corrective Action Plan by the RWQCB and the San Mateo County Health System

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Geology, Soils, and Seismicity (cont.)</b>					
	landfill closure requirements as approved by the RWQCB and the San Mateo County Department of Environmental Health prior to issuance of a building permit. The plan shall be implemented in the event of a magnitude 7.0 or greater earthquake centered within 30 miles of the former Brisbane Landfill. Results of the inspection of containment features and groundwater and leachate control facilities potentially affected by any static or seismic deformations of the landfill shall be reported to the RWQCB within 72 hours of the event. Immediately following an earthquake event causing damage to the landfill structures, the Plan shall be implemented and the RWQCB notified of any damage. Plan activities following a triggering event shall include assessing perimeter dikes and shoreline erosion protection measures, the surface locations of underground utilities, landfill cover including roads and parking areas, groundwater monitoring systems, leachate monitoring systems, and surface-water drainage and outlet facilities. Any restorative measures as required under Order 01-041 shall be implemented in accordance with RWQCB requirements.			San Mateo County Health System have approved a Post-Earthquake Inspection and Corrective Action Plan in accordance with Title 27 landfill closure requirements and the provisions of Mitigation Measure 4.E-2b.	
<b>Seismic related ground failure DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.E-3:</b> The final design-level geotechnical investigation recommended in Mitigation Measure 4.E-2a above, to be prepared by a licensed professional and submitted to the City for review and approval, shall address liquefaction potential. The geotechnical investigation shall include recommendations for foundation design to address site-specific potential liquefaction issues. The recommendations of the investigation shall be in accordance with the most recent California Building Code requirements for building design and incorporated into all development plans submitted for the Project Site development. All final design and engineering plans submitted by the applicant shall be subject to review and approval by the City of Brisbane Building Official.	Applicant(s) for grading permit(s) and site-specific development	City of Brisbane City Engineer for grading or infrastructure construction.  City of Brisbane Building Official for building construction.	The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading or infrastructure construction permit.  The Building Official shall review all required design-level geotechnical reports prior to approval of any grading or construction permit.	Approval of grading or construction permits that construction plans are in accordance with the recommendations of required design-level geotechnical reports and applicable California Building Code requirements.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Geology, Soils, and Seismicity (cont.)</b>					
<b>Slope stability DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.E-4a:</b> Site-specific development projects within the Project Site shall not place new fill materials within 600 feet of Brisbane Lagoon, except when required for roadway improvements, habitat enhancement, or other approved site improvements. Placement of new fill materials within 600 feet of the Brisbane Lagoon shall be designed to prevent erosion of soils into the lagoon during and subsequent to construction. All manufactured slopes shall require certification by a licensed geotechnical engineer to the satisfaction of the City Engineer that a factor of safety of at least 1.5 for static conditions and 1.2 under dynamic conditions will be achieved.	Applicant(s) for grading permit(s) within 600 feet of the Brisbane Lagoon	City of Brisbane City Engineer	The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading permit.  The City Engineer shall monitor grading within 600 feet of the lagoon on a minimum monthly basis.	Approved grading permits that grading in compliance with Mitigation Measure 4.E-4a.
<b>Slope stability DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.E-4b:</b> Site-specific development projects within the Project Site shall comply with Brisbane General Plan policy requirements and the most recent California Building Code requirements for slope stability, including Chapters 16 and 18 that require geotechnical investigations. The recommendations of the investigation shall be in accordance with the most recent California Building Code requirements for building design and incorporated into all development plans submitted for Project Site development. All final design and engineering plans submitted by the Project applicant shall be subject to review and approval by the City of Brisbane Building Official prior to issuance of a building permit.	Applicant(s) for grading permit(s)	City of Brisbane City Engineer	The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading permit.	Approval of grading permits that in accordance with the recommendations of required geotechnical reports and the California Building Code.
<b>Hazards and Hazardous Materials</b>					
<b>Routine use, storage, transport, and disposal of hazardous materials DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.G-2a (Confirm Achievement of Remediation Goals):</b> Prior to approval of a specific plan for any parcel within the Project Site, the project applicant shall provide confirmation to the City that the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and/or the San Mateo County Environmental Health Division as the Local Enforcement Agency, as applicable, have completed their review and accepted the Remedial Action Plan or final closure and post-closure maintenance plans.	Responsible parties for site remediation and Title 27 landfill closure	City of Brisbane Community Development Director	The City Council shall not approve any specific plan for land within OU-1, OU-2, or the former landfill until DTSC, RWQCB, and/or the San Mateo County Environmental Health Division as the Local Enforcement Agency, as applicable, have completed their review and accepted the	Approval of specific plan(s), site-specific development, and grading and building permits in compliance with Mitigation Measure 4.G-2a.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
	<p>Prior to issuance of a building or grading permit (other than for grading needed for remediation activities) for any parcel within OU-1, OU-2, or the former landfill, the applicant shall provide the City with evidence that the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and/or the San Mateo County Environmental Health Division as the Local Enforcement Agency in relation to the landfill have approved applicable Remedial Action Plan(s) or final closure and post-closure maintenance plans.</p> <p>Prior to commencement of building construction or site grading for any parcel within OU-1, OU-2, or the former landfill, the project applicant shall obtain regulatory approval from the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and/or the San Mateo County Environmental Health Division as the Local Enforcement Agency in relation to the landfill for the proposed land use, in the form of a Remediation Action Completion Report or equivalent closure letter stating that remediation goals have been achieved for proposed land uses.</p>			<p>Remedial Action Plan or final closure and post-closure maintenance plans.</p> <p><b>For lands within OU-1:</b> The Community Development Director shall not determine a new specific plan application to be complete without written confirmation that DTSC has completed its review and accepted the Remedial Action Plan for OU-1.</p> <p>The City Engineer shall not approve a permit for grading or infrastructure construction (other than for grading needed for remediation activities) nor shall the City Building Official approve a building permit without written confirmation that DTSC has completed its review and accepted the Remedial Action Plan for OU-1.</p> <p>The City Engineer shall not permit initiation of grading (other than for grading needed for remediation activities) until a Remediation Action Completion Report is received from DTSC stating that remediation goals have been achieved for proposed land uses.</p>	

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
				<p>The Community Development Director shall be responsible for inclusion of conditions of approval requiring all grading and construction within OU-1 to comply with all applicable DTSC requirements.</p> <p><b>For lands within OU-2:</b> The Community Development Director shall not determine a new specific plan application to be complete without written confirmation that RWQCB has completed its review and accepted the Remedial Action Plan for OU-2.</p> <p>The City Engineer shall not approve a grading permit (other than for grading needed for remediation activities) or infrastructure construction, nor shall the Building Official issue a building permit without written confirmation that RWQCB has completed its review and accepted the Remedial Action Plan for OU-2.</p> <p>The City Engineer shall not permit initiation of grading (other than for grading needed for remediation activities) until a Remediation Action Completion Report is received from RWQCB stating that remediation goals have been achieved for proposed land uses.</p>	



### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
				<p>The Community Development Director shall be responsible for inclusion of conditions of approval requiring all grading and construction within OU-2 to comply with all applicable RWQCB requirements.</p> <p><b>For lands within the former landfill area:</b> The Community Development Director shall not determine a new specific plan application to be complete without written confirmation that RWQCB has completed its review and accepted a plan for Title 27 landfill closure.</p> <p>The City Engineer shall not approve a grading permit (other than for grading needed for remediation activities), nor shall the City Building Official issue a permit for building or infrastructure construction without written confirmation that RWQCB has completed its review and accepted plans for Title 27 landfill closure.</p> <p>The City Engineer shall not permit initiation of grading (other than for grading needed for Title 27 landfill closure) until receiving a closure letter from RWQCB stating that Title 27 landfill closure has been completed.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
				The Community Development Director shall be responsible for inclusion of conditions of approval requiring all grading and construction within the former landfill area to comply with all applicable RWQCB requirements.	
<p><b>Routine use, storage, transport, and disposal of hazardous materials</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2b (Soil and Groundwater Management Plan):</b> Prior to issuance of a building or grading permit for any parcel within the Project Site a Soil and Groundwater Management Plan (SGMP) shall be prepared by a qualified environmental consulting firm, reviewed and approved by DTSC and the RWQCB and implemented by the project applicant.</p> <p>The Soil and Groundwater Management Plan shall also include a requirement for development and implementation of site-specific safety plans to be prepared prior to commencement of construction consistent with Occupational Safety and Health Administration (OSHA) Safety and Health Standards 29 CFR 1910.120 as well as management of groundwater produced through temporary dewatering activities.</p> <p>Such site-specific safety plans shall include necessary training, operating and emergency response procedures, and reporting requirements to regulate all activities that bring workers in contact with potentially contaminated soil or groundwater, landfill gas, or leachate to ensure worker safety and avoid impacts to the environment. Further, the Soil and Groundwater Management Plan shall include protocols for any areas of the site that require excavation and relocation of refuse material (e.g., building foundations and utility infrastructure) in accordance with the Title 27 of the California Code of Regulations to ensure that the integrity of the low-hydraulic-conductivity layer (LHCL) requirements are maintained.</p>	Grading, infrastructure, and building contractors	<p>City of Brisbane Building Official for building construction</p> <p>City of Brisbane City Engineer for grading and infrastructure construction</p>	<p>The City Building Official shall not issue a building permit, nor shall the City Engineer permit grading or authorize start of infrastructure construction without an approved Soil and Groundwater Management Plan from DTSC or the RWQCB, as applicable.</p> <p>The City Building Official (for building construction) or City Engineer (for grading and infrastructure construction) shall conduct minimum monthly inspections to ensure implementation of approved Soil and Groundwater Management Plans.</p>	Approved grading, building, and infrastructure construction permits in compliance with the approved Soil and Groundwater Management Plan.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
<p><b>Routine use, storage, transport, and disposal of hazardous materials</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2c (Master Deconstruction and Demolition Plan):</b> City review and approval of a specific plan per the requirements of the Brisbane General Plan shall be completed prior to submittal of any application for a demolition permit within the Project Site. Prior to issuance of a demolition permit for any parcel within the Project Site, the applicable property owner shall submit a Master Deconstruction and Demolition Plan to the City Community Development Director and Building Official. The plan shall be reviewed and approved by the Community Development Director and Building Official prior to issuance of the requested demolition permit to ensure that the proposed demolition is consistent with applicable provisions of the Brisbane General Plan and the specific plan adopted pursuant to the General Plan. The demolition plan shall include documentation of hazardous materials determinations (surveys) and demolition or deconstruction recommendations in accordance with local and state requirements. If the surveys conducted by licensed professionals prior to issuance of a demolition permit per the requirements above hazardous building materials<sup>1</sup>, demolition or deconstruction shall proceed in accordance with applicable BAAQMD, OSHA, and CalOSHA requirements, which may include air permits or agency notifications, worker awareness training, exposure monitoring, medical examinations and a written respiratory protection program.</p>	<p>Baylands developer</p>	<p>The City Building Official shall not issue any demolition permit prior to:</p> <ol style="list-style-type: none"> <li>(1) City Council approval of a specific plan covering the area of the requested permit; and</li> <li>(2) Approval of a Master Deconstruction and Demolition Plan by the City Community Development Director and Building Official.</li> </ol>	<p>City of Brisbane Community Development Director and Building Official shall review the required Master Deconstruction and Demolition Plan to ensure its consistency with applicable provisions of the Brisbane General Plan and the specific plan adopted pursuant to the General Plan.</p> <p>The City Building Official shall monitor demolition activities on a minimum monthly basis to ensure compliance with the provisions of the approved Master Deconstruction and Demolition Plan.</p>	<p>Specific plan for all areas involving demolition of structures</p> <p>Issuance of demolition permit(s) in compliance with the approved of a Master Deconstruction and Demolition Plan.</p>
<p><b>Routine use, storage, transport, and disposal of hazardous materials</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2d (NPDES Permit):</b> Prior to issuance of a building or grading permit for any parcel within the Project Site, preparation and implementation of an industry standard spill prevention and protection procedure plan shall be conducted by a licensed professional selected or approved by the City in accordance with NPDES General Construction Permit requirements, and reviewed and approved by the City Building Official. The plan shall include implementation of Best Management Practices for the storage and use</p>	<p>Baylands developer; site-specific developers</p>	<p>City of Brisbane Building Official for building construction</p> <p>City of Brisbane City Engineer for grading and infrastructure construction</p>	<p>The City Building Official shall not issue a building permit, nor shall the City Engineer issue a grading permit or permit start of infrastructure construction without an industry standard spill prevention and protection procedure plan completed by a</p>	<p>Approved grading, infrastructure, and building permits in compliance with approved Soil and Groundwater Management Plans.</p>

<sup>1</sup> Typical hazardous building materials include lead-based paint; asbestos-containing materials, such as insulation, paint, or fiberboards; PCBs in lighting ballasts or wiring; and mercury in thermostat switches. BAAQMD oversees the public health and environmental aspects of removal and disposal of asbestos-containing materials and other hazardous building materials. CalOSHA oversees worker protection and contractor licensing with respect to hazardous building materials.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
	<p>of hazardous materials in accordance with California Stormwater Quality Association Construction guidelines, including emergency procedures for hazardous materials releases for materials that shall be brought onto the site as part of site development and construction activities. The plan shall include standard emergency procedures for hazardous materials releases that would be implemented during Project construction activities, identification of required personal protective equipment, proper housekeeping, spill containment procedures, training of workers to respond to accidental spills/releases, most direct route to a hospital, and requirements for a site safety officer. These measures shall be included within a construction management plan required to be reviewed by all workers.</p>			<p>licensed professional that was selected or approved by the City in accordance with NPDES General Construction Permit requirements.</p> <p>The City Engineer shall be responsible for review and approval of the spill prevention and protection procedure plan to ensure its compliance with NPDES General Construction Permit requirements and the provisions of Mitigation Measure 4.G-2d.</p> <p>The City Building Official (for building construction) or City Engineer (for grading or infrastructure construction) shall conduct minimum monthly inspections to ensure implementation of approved spill prevention and protection procedure plans.</p>	
<p><b>Routine use, storage, transport, and disposal of hazardous materials</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2e (Hazardous Materials Business Plan).</b> Prior to receipt of a Certificate of Occupancy, any business that would handle, store, transport, or dispose of hazardous materials or wastes shall prepare and implement a Hazardous Materials Business Plan (HMBP) that shall include at a minimum, the following components:</p> <ul style="list-style-type: none"> <li>• Details, including floor plans, of the facility and business conducted at the site;</li> <li>• An inventory of the type and quantity of hazardous materials that are handled or stored onsite;</li> <li>• Spill prevention procedures;</li> </ul>	Businesses that would handle, store, transport, or dispose of hazardous materials or wastes	City of Brisbane Building Official	<p>The City Building Official shall not issue a Certificate of Occupancy for any business that would handle, store, transport, or dispose of hazardous materials or wastes without a Hazardous Materials Business Plan approved by the San Mateo County Health System.</p> <p>Responsibility for monitoring ongoing compliance with the approved Hazardous</p>	Issuance of Certificates of Occupancy in compliance with Mitigation Measure 4.G-2e.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
	<ul style="list-style-type: none"> <li>• An emergency response plan that provides emergency notification procedures; and</li> <li>• A safety and emergency response training program for new employees with annual refresher courses.</li> </ul> <p>The HMBP shall be submitted to and approved by the San Mateo Department of Environmental Health prior to site occupancy.</p>			Materials Business Plan rests with the Mateo County Health System pursuant to the System's standard requirements.	
<b>Routine use, storage, transport, and disposal of hazardous materials</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.G-2f:</b> Prior to issuance of a building permit for any development within the Project Site, proposed underground utilities and utility vaults located on or within 500 feet of the landfill footprint shall be constructed with soil vapor barriers and constructed of intrinsically safe and/or explosion-proof equipment in accordance with City Building Division requirements and overseeing agency (DTSC or RWQCB) as well as the San Mateo County Environmental Health Division as necessary.	Utility construction contractors	City of Brisbane Building Official	<p>The City Engineer shall review all plans for construction of underground utilities to ensure that underground utilities and utility vaults located on or within 500 feet of the landfill footprint are designed with soil vapor barriers and constructed of intrinsically safe and/or explosion-proof equipment in accordance with City requirements and overseeing agency (DTSC or RWQCB) as well as the San Mateo County Environmental Health Division, as necessary.</p> <p>The City Engineer shall not issue any permit for any development without first determining that all associated underground utilities and utility vaults are designed to meet the requirements of Mitigation Measure 4.G-2f.</p>	Approved permits for construction of underground utilities and utility vaults on or within 500 feet of the landfill footprint constructed in accordance with City, DTSC, and RWQCB/ San Mateo County Health System requirements.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
<p><b>Routine use, storage, transport, and disposal of hazardous materials</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2g:</b> Prior to issuance of a grading permit, all grading specifications for OU-1 and OU-2 shall be developed in accordance with RWQCB and DTSC requirements regarding soil vapor barriers, and incorporated into the final grading plan. Any installation of utilities in areas that have adopted soil capping remediation strategies shall be located above the contaminated soil and groundwater areas in accordance with RWQCB and DTSC requirements. Where gravity and utility force mains require encroachment into contaminated areas, special construction details and mitigation measures shall be developed during the preparation of the final RAPs for OU-1 and OU-2 as approved by the RWQCB and DTSC and in accordance with Soil and Groundwater Management Plans. Final RAPs shall include overseeing agency (DTSC or RWQCB) approved Human Health Risk Assessments which include inhalation risks and are based on proposed land uses.</p>	<p>Grading contractors</p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall review all grading plans for compliance with RWQCB or DTSC requirements for soil vapor barriers, Mitigation Measure 4.G-2g and other City EIR mitigation requirements and shall approve only those grading plans that are in conformance with those requirements.</p> <p>The City Engineer shall monitor site grading on a minimum monthly basis to ensure compliance with this mitigation measure.</p>	<p>Approved grading plans in compliance with applicable RWQCB or DTSC requirements, Mitigation Measure 4.G-2g, and other City EIR mitigation requirements.</p>
<p><b>Routine use, storage, transport, and disposal of hazardous materials</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2h</b> Construction of all new structures within the former landfill footprint and within OU-1 and OU-2, as well as on site areas within 1,000 feet of the waste material footprint shall incorporate sub-slab vapor barriers to minimize potential vapor intrusion into buildings. Further, all structures built on within 1,000 feet of the landfill footprint shall be equipped with automatic combustible gas sensors in sub-floor areas and in the first floor of occupied interior spaces of buildings. A centralized sensor monitoring and recording system shall also be provided. Gas monitoring for trace gases shall be conducted in accordance with the requirements of Title 27, for 30 years or until the operator receives authorization from the local enforcement agency (LEA) and CalRecycle to discontinue monitoring upon demonstration by the operator that there is no potential for trace gas migration into onsite structures.</p>	<p>Building construction contractors for sub-slab vapor barriers</p> <p>Baylands developer for the required centralized sensor monitoring and recording system</p>	<p>City of Brisbane Building Official in relation to construction permits</p> <p>San Mateo County Health System (LEA) and CalRecycle in relation to ongoing monitoring of trace gases</p>	<p>The Community Development Director shall include as conditions of approval for all development provision of a centralized gas sensor monitoring and recording system, including provisions for its maintenance in perpetuity.</p> <p>The City Building Official shall review all plans for construction of structures within the former landfill footprint and within OU-1 and OU-2, as well as onsite areas within 1,000 feet of the waste material footprint to ensure the provision of sub-slab vapor barriers to minimize potential vapor intrusion into buildings.</p>	<p>Site-specific development approvals and construction permits for buildings within 1,000 feet of the waste material footprint, including ongoing gas monitoring in accordance with the requirements of Title 27 as specified in Mitigation Measure 4.G-2h.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
				<p>The City Building Official shall review also all plans for construction of structures within 1,000 feet of the landfill footprint ensure the provision of automatic combustible gas sensors in sub-floor areas and in the first floor of occupied interior spaces of buildings.</p> <p>Gas monitoring for trace gases shall be conducted in accordance with the requirements of Title 27 as specified in Mitigation Measure 4.G-2h.</p>	
<p><b>Potential lead contamination on Icehouse Hill from the former shooting range.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2i:</b> Prior to any construction of trails on the southerly slope of Icehouse Hill, best management practices for lead removal consistent with United States Environmental Protection Agency Circular EPA-902-B-01-001, <i>Best Management Practices for Lead at Outdoor Shooting Ranges</i>, Revised June 2005, shall be implemented.</p>	Contractor for trail construction	City of Brisbane Community Development Director	<p>Prior to authorizing construction of trails on the southerly slope of Icehouse Hill, the City Building Official shall review construction contracts for the trails to ensure that best management practices for lead removal as required by Mitigation Measure 4.G-2i will be completed prior to trail construction.</p>	<p>Lead removal consistent with United States Environmental Protection Agency Circular EPA-902-B-01-001, <i>Best Management Practices for Lead at Outdoor Shooting Ranges</i>, Revised June 2005 prior to construction of trails on the southerly slope of Icehouse Hill.</p>
<p><b>Potential contamination within the Bayshore Industrial Park.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-2j:</b> Prior to approval of any demolition plan within the Bayshore Industrial Park, any building(s) proposed for demolition shall be tested for asbestos and lead-based paint. Should asbestos or lead-based paint be identified, the affected building(s) shall be remediated to the satisfaction of the RWQCB pursuant to the most current regulatory standards in effect at the time of remediation. Prior to site development within the Bayshore Industrial Park, soils shall be tested for likely constituents of concern based on the site's use pursuant to the requirements of the RWQCB. Human</p>	Site-specific developer(s)	City of Brisbane Building Official	<p>The City Building Official shall not issue a permit for demolition of any buildings within the Bayshore Industrial Park until testing for asbestos and lead-based paint is completed to the Building Official's satisfaction.</p> <p>Should asbestos or lead-based paint be identified,</p>	<p>Approval of demolition permits for buildings within the Bayshore Industrial Park in compliance with Mitigation Measure 4.G-2j.</p>

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
	health risk assessment(s) for sites proposed for demolition shall be prepared based on the future uses of the area approved by the City of Brisbane. Should risks to human health be identified, remediation to the risk-based remediation standards set by the RWQCB shall be completed prior to initiating grading or other onsite development.			the affected building(s) shall be remediated to the satisfaction of the RWQCB pursuant to the most current regulatory standards in effect at the time of remediation before the Building Official approves a permit for demolition.	
<p><b>Locating a school site within 0.25 mile of the Kinder Morgan site</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.G-3:</b> Grade K-12 school facilities constructed on the Project Site shall not be located within 0.25 miles of a facility with hazardous emissions or that handles hazardous or acutely hazardous materials, substances or waste, unless approved by School Facilities Planning Division of the California Department of Education in conformance with California Code of Regulations (CCR) Title 5, Section 14010 which sets forth California Department of Education criteria for school site locations:</p> <ul style="list-style-type: none"> <li>• “If the proposed [school] site is within 1,500 feet of a railroad track easement, a safety study shall be done by a competent professional trained in assessing cargo manifests, frequency, speed, and schedule of railroad traffic, grade, curves, type and condition of track need for sound or safety barriers, need for pedestrian and vehicle safeguards at railroad crossings, presence of high pressure gas lines near the tracks that could rupture in the event of a derailment, preparation of an evacuation plan. In addition to the analysis, possible and reasonable mitigation measures must be identified in accordance the referenced code.” California Code of Regulations (CCR) Title 5, Section 14010 (d)</li> <li>• “The [school] site shall not be located near an above-ground water or fuel storage tank or within 1,500 feet of the easement of an above ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional, which may include certification from a local public utility commission.” CCR Title 5, Section 14010 (h):</li> </ul>	<p>Bayshore Elementary School District (K-8)</p> <p>Jefferson Union High School District (9-12)</p>	<p>City of Brisbane Planning Commission</p>	<p>Any proposed land division involving creation of a parcel identified in an approved specific plan for grade K-12 school use shall be conditioned to require a deed restriction on any such parcel located within 0.25 miles of a facility with hazardous emissions or that handles hazardous or acutely hazardous materials, substances, or wastes, that the parcel shall not be used for a grade K-12 school unless the site is approved by the School Facilities Planning Division of the California Department of Education as being in conformance with California Code of Regulations (CCR) Title 5, Section 14010; California Education Code Sections 17210 through 17224; and related statutory provisions related to risk to human health or the environment at proposed school properties as overseen by the Department of Toxic Substances Control (DTSC).</p>	<p>Approval by the School Facilities Planning Division of the California Department of Education of any proposed school facility subject to the Mitigation Measure 4.G-3 as being in compliance with applicable State regulations.</p>



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Hazards and Hazardous Materials (cont.)</b>					
	<p>Grade K-12 school facilities shall also comply with California Education Code Sections 17210 through 17224 and related statutory provisions related to risk to human health or the environment at proposed school properties as overseen by the Department of Toxic Substances Control (DTSC). In accordance with California Education Code Sections 17210 through 17224 and related statutory provisions, the school district must prepare a Phase I Environmental Site Assessment and/or a Preliminary Endangerment Assessment (PEA) to identify potential contamination and evaluate whether it presents a risk to human health or the environment at proposed school properties as overseen by the Department of Toxic Substances Control (DTSC). The environmental investigation and any required remediation of properties to be developed for use as schools shall be overseen by DTSC in coordination with the California Department of Education and the School Facilities Planning Division.</p> <p>Final design plans shall be approved by the School Facilities Planning Division of the California Department of Education prior to commencement of construction.</p> <p>All required remediation within 0.25 miles of a proposed K-12 school site within the Project Site shall be completed prior to occupancy of the school.</p>				
<b>Surface Water Hydrology and Water Quality</b>					
<p><b>Compliance with water quality standards during construction</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.H-1a:</b> Prior to issuance of a grading permit, an applicant for any site specific development project to be constructed within the Project Site shall (1) file a Notice of Intent to the RWQCB to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities and shall prepare and implement a site-specific SWPPP for construction activities on the Project Site in accordance with the NPDES General Construction Permit and (2) demonstrate compliance with the City of Brisbane's Municipal Regional Stormwater Permit Order No. 2011-0083 Provision C.3. The site-specific SWPPP shall include all provisions of the Erosion and Sediment Control Plan submitted as part of grading</p>	Grading permit applicants	City of Brisbane City Engineer	<p>The City Engineer shall not approve any grading permit without verification from the applicant that:</p> <p>(1) The applicant has filed a Notice of Intent with the RWQCB to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities;</p>	Approval of grading permits in compliance with Mitigation Measure 4.H-1a

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Surface Water Hydrology and Water Quality (cont.)</b>					
	and construction permits. In addition to meeting the regulatory requirements for the SWPPP, the site-specific SWPPP shall include provisions for the minimization of sediment disturbance (i.e., production of turbidity) and release of chemicals to the Bay.			<p>(2) A site-specific SWPPP for construction activities on the Project Site in accordance with the NPDES General Construction Permit and the requirements of Mitigation Measure 4.H-1a has been prepared.</p> <p>(3) Grading contracts include requirements for compliance with the provisions of the NPDES General Construction Permit, site-specific SWPPP, and Brisbane's Municipal Regional Stormwater Permit Order No. 2011-0083 Provision C.3.</p> <p>The City Engineer shall maintain minimum monthly inspections during site grading activities.</p>	
<p><b>Compliance with water quality standards during construction</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.H-1b:</b> Prior to issuance of a grading permit, an applicant for any site specific development project to be constructed within the Project Site shall comply with any site-specific NPDES permit requirements for dewatering activities, as administered by the RWQCB. The RWQCB could require compliance with certain provisions in the permit, such as treatment of the flows prior to discharge, depending on the particular site conditions. Discharge of the groundwater generated during dewatering to the sanitary sewer or storm drain system shall only occur with authorization of and required permits from the applicable regulatory agencies, including the Bayshore Sanitary District or the</p>	Grading contractors	City of Brisbane City Engineer	<p>Prior to issuing a grading permit, the City Engineer shall determine (1) any site-specific NPDES permit requirements for dewatering activities, as administered by the RWQCB and (2) that needed permits for discharge of groundwater generated during dewatering have been obtained.</p>	Approval of grading permits in compliance with any site-specific NPDES permit requirements for dewatering activities.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Surface Water Hydrology and Water Quality (cont.)</b>					
	RWQCB. Site dewatering activities shall also be monitored by a state licensed geotechnical engineer in such a manner as to avoid the potential for damaging buildings or infrastructure due to potential subsidence of the ground surface in accordance with any requirements from the City Engineer.			The City Engineer shall determine that a state licensed geotechnical engineer will monitor dewatering activities in accordance with any requirements of the City Engineer.	
<b>Compliance with water quality standards during construction</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.H-1c.</b> Applicants for site-specific development projects to be constructed within the Project Site shall prepare and implement a Final Stormwater Management Plan (SMP) in accordance with the most recent NPDES C.3 requirements to be reviewed and approved by the City Engineer prior to approval of final design plans. The SMP shall be prepared by licensed professionals and act as the guiding document detailing best management practices for mitigating water quality impacts in the post-construction phase. Industrial uses shall prepare a SMP in accordance with NPDES permit requirements for Industrial Activity. Industrial applicants shall include management measures that will achieve the performance standard of best available technology economically achievable and best conventional pollutant control technology in accordance with the General Industrial Permit as approved by the RWQCB and shall demonstrate compliance within an annual report to be submitted each July 1. The SMP shall provide operations and maintenance guidelines for all of the BMPs identified in the SMP, including LID measures and other BMPs designed to mitigate potential water quality degradation of runoff from all portions of the completed development, and shall clearly identify the entity responsible for the required ongoing maintenance. The SMP shall be developed in conjunction with the Storm Drain Master Plan to ensure that the treatment designs support the hydraulics and hydrology of the proposed storm drainage system.	Applicants for site-specific development	City of Brisbane Community Development Director	The City Community Development Director shall prepare conditions of approval for all site specific development to require preparation of a Final Stormwater Management Plan (SMP) in accordance with the most recent NPDES C.3 requirements to be reviewed and approved by the City Engineer prior to approval of final design plans, along with implementation of the approved plan in compliance with Mitigation Measure 4.H-1c.  The City Engineer shall conduct such monitoring and require such reports as necessary to demonstrate compliance with the General Industrial Permit as approved by the RWQCB in an annual report to be submitted each July 1.	Site-specific development in compliance with Mitigation Measure 4.H-1c to the satisfaction of the City Engineer.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Surface Water Hydrology and Water Quality (cont.)</b>					
<p><b>Increase in the amount of runoff and potential flooding.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.H-4a:</b> Prior to issuance of a building permit, all site-specific development plans within the Project Site shall include systemwide drainage improvements that shall accommodate all increased runoff in accordance with City requirements and correct known existing deficiencies (e.g., Levinson Overflow Area and the PG&amp;E property). On-site storm drainage collection facilities shall be sized to convey the peak flow rate from a 25-year storm event entirely within the piping system such that Baylands roadways and recreational facilities are not flooded. Drainage improvements shall accommodate the 100-year peak storm event within the piping system and within streets such that building finished floor elevations provide a minimum of 1-foot of freeboard above the 100-year storm event hydraulic grade line water elevation with tidal flow and 100 years of estimated sea level rise. Key roadways including Sierra Point Parkway, Lagoon Road, and Tunnel Avenue shall be designed such that these roadways are available as evacuation routes in the event of a 100-year storm event. The proposed system design shall be submitted to the City Engineer for approval and shall hydraulically isolate existing drainage inlets fronting Levinson Overflow Area and the PG&amp;E property from existing Brick Arch Sewer system.</p>	Applicants for site-specific development	City of Brisbane City Engineer	The City Community Development Director shall prepare conditions of approval for all site specific development to require installation of such systemwide drainage improvements as are needed to accommodate increased runoff, achieve the performance standards of Mitigation Measure 4.H-4a, and correct known existing deficiencies to the satisfaction of the City Engineer in compliance.	Installation of drainage improvements to the satisfaction of the City Engineer.
<p><b>Increase in the amount of runoff and potential flooding.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.H-4b:</b> Prior to issuance of a building permit, all site-specific development plans within the Project Site shall include additional conveyance capacity by incorporating new storm drain facilities along Bayshore Boulevard north of Industrial Avenue. Development plans shall also require addition of a new inlet near the Bayshore Boulevard and Industrial Way intersection that is large enough to intercept surface flows from Levinson Overflow Area and the PG&amp;E property in accordance with and as approved by the City. Review and approval by the City engineer shall be required to confirm that conveyance capacity is sufficient to accommodate the 100-year peak storm event within the piping system and streets such that building finished floor elevations provide a minimum of 1-foot of freeboard above the 100-year storm event hydraulic grade line water elevation with tidal flow and 100 years of estimated sea level rise.</p>	Applicants for site-specific development	City of Brisbane City Engineer	The City Community Development Director shall prepare conditions of approval for site-specific development to require installation of new storm drain facilities along Bayshore Boulevard north of Industrial Way, including a new inlet near the Bayshore Boulevard and Industrial Way intersection that is large enough to intercept surface flows from Levinson Overflow Area and the PG&E property to achieve the performance standards of	Installation of new storm drain facilities along Bayshore Boulevard north of Industrial Way, including a new inlet near the Bayshore Boulevard and Industrial Way intersection to intercept surface flows from Levinson Overflow Area and the PG&E property and provide adequate conveyance capacity to the satisfaction of the City Engineer.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Surface Water Hydrology and Water Quality (cont.)</b>					
				Mitigation Measure 4.H-4b and meet the requirements of the City Engineer.	
<p><b>Increase in the amount of runoff and potential flooding.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.H-4c:</b> Prior to issuance of a building permit, all development plans in the Baylands shall include conveyance improvements to existing Visitacion Creek in the final drainage plan design and extend it further west of Tunnel Road to the Roundhouse area as approved by the City and in accordance with Army Corps of Engineers and California Department of Fish and Wildlife requirements. Improvements to tidal portions of Visitacion Creek will be made in accordance with requirements stipulated in permits from the BCDC. Project Site development and infrastructure design shall also incorporate a detention zone within the newly extended channel. Project Site development shall remove the existing Timber Box Culvert between Tunnel Road and the Caltrain mainline tracks and replace it with an open channel system prior to Project site development completion. The design shall accommodate increases in peak runoff during 100-year design storm event with tidal flow, and with consideration of estimated sea level rise over the next century and provide protection of new structures for human occupancy from the 100-year design storm event throughout and after Project Site development.</p>	<p>Applicants for site-specific development</p>	<p>City of Brisbane City Engineer</p>	<p>The City Community Development Director shall prepare conditions of approval for site-specific development to require installation of stormwater conveyance improvements to existing Visitacion Creek in the final drainage plan design, extending the creek west of Tunnel Road to the Roundhouse area to the satisfaction of the City Engineer and in accordance with the requirements of Mitigation Measure 4.H-4c, the Army Corps of Engineers, and the California Department of Fish and Wildlife.</p>	<p>Installation of stormwater conveyance improvements to existing Visitacion Creek to the satisfaction of the City Engineer in accordance with the requirements of Mitigation Measure 4.H-4c, the Army Corps of Engineers, and the California Department of Fish and Wildlife.</p>
<p><b>Urban pollutants in stormwater runoff</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.H-5:</b> Prior to issuance of an occupancy permit for site-specific development within the Project Site, an integrated pest management plan shall be prepared and implemented, subject to City review and approval, to set forth a preventative, long-term, low toxicity program to control pests. The plan shall provide guidelines for landscape and building maintenance with the emphasis on minimizing the use of pesticides while controlling pests. At a minimum, the integrated pest management plan shall include:</p> <ul style="list-style-type: none"> <li>• <b>Identification of acceptable pest levels</b> (action thresholds) with an emphasis on <i>control</i>, not <i>eradication</i>, identifying site and pest specific action thresholds, and the controls to be used if those thresholds are exceeded.</li> </ul>	<p>Applicants for site-specific development in relation to preparation of an integrated pest management plan</p> <p>Owners of buildings in relation to plan implementation</p>	<p>City of Brisbane Community Development Director</p>	<p>The City Community Development Director shall prepare conditions of approval for site-specific development to require preparation, Community Development Director approval, and implementation of an integrated pest management plan in compliance with the requirements of Mitigation Measure 4.H-5 to be completed prior to issuance of an occupancy permit.</p>	<p>Approval of site-specific development in compliance with Mitigation Measure 4.H-5.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Surface Water Hydrology and Water Quality (cont.)</b>					
	<ul style="list-style-type: none"> <li>• <b>Preventive practices:</b> Design, construction, and maintenance of landscape facilities, and buildings, as well as operation of uses that prevent or minimize pest problems.</li> <li>• <b>Monitoring:</b> Regular observation, including inspection and identification.</li> <li>• <b>Mechanical controls:</b> Should a pest reach an unacceptable level, provide for mechanical methods as the first options, including include simple hand-picking, erecting insect barriers, using traps, vacuuming, and tillage to disrupt breeding.</li> <li>• <b>Biological Controls:</b> Provide for use of natural biological processes and materials for control, including promoting beneficial insects that prey on target pests and biological insecticides derived from naturally occurring microorganisms.</li> <li>• <b>Responsible Pesticide Use:</b> Provide for use of synthetic pesticides generally only as required when preferred methods are infeasible or ineffective, including use of the least toxic pesticide that will do the job and is the safest for other organisms and for air, soil, and water quality; use of pesticides in bait stations rather than sprays; or spot-spraying rather than general application.</li> </ul> <p><b>See also Mitigation Measures 4.H-1c, 4.H-4a, 4.H-4.b, 4.H-4c.</b></p>			Conditions of approval for integrated pest management plans shall also contain requirements for establishment of ongoing funding for integrated pest management for the life of the site-specific development.	
<b>Sea level rise DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.H-8:</b> Concurrent with submittal of development applications, site-specific development projects within the area south of the proposed Geneva extension shall submit design plans along with a Sea Level Rise Risk Assessment Report to the City. Site specific development projects within portion of the Project Site under BCDC jurisdiction shall submit design plans and a Sea Level Rise Risk Assessment Report to BCDC in accordance with the most current San Francisco Bay Plan policies. Site-specific development within the Project Site shall incorporate protection measures that demonstrate ability to handle the flood levels expected by mid-century in accordance with the San Francisco	Applicants for site-specific development within the area south of the proposed Geneva extension	City of Brisbane Community Development Director	The City Community Development Director shall prepare conditions of approval for site-specific development projects within the area south of the proposed Geneva extension to require submittal of a Sea Level Rise Risk Assessment Report to the City as part of final design plans. Such conditions of approval shall	Approval of grading and building permits in compliance with Mitigation Measures 4.H-4b and 4.H-4c.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Surface Water Hydrology and Water Quality (cont.)</b>					
	Bay Plan. Any BCDC requirements after review of the Sea Level Rise Risk Assessment report shall also be incorporated into Project design prior to issuance of a building permit. Sea level rise analyses shall be based on the California Climate Action Team's sea level rise projections for the West Coast, unless otherwise substantiated to the satisfaction of BCDC. For site-specific development projects within the area subject to BCDC jurisdiction, discretionary permits from the City such as grading or building permits shall be obtained prior to final approval of the BCDC permit.			also require developments under BCDC jurisdiction shall submit design plans and a Sea Level Rise Risk Assessment Report to BCDC in accordance with BCDC's most current San Francisco Bay Plan policies.  Prior to approving permits for construction of development subject to the provisions of Mitigation Measure 4.H-8, the City Public Works shall ensure that the results of Sea Level Rise Risk Assessment Reports are incorporated into the performance standards for implementation of Mitigation Measures 4.H-4b and 4.H-4c.	
<b>Land Use and Planning</b>					
<b>General Plan Consistency DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<p><b>4.I-1:</b> As noted in Chapter 3, Project Description, one of the components of the Project Site development is a General Plan Amendment that would ensure consistency with the Brisbane General Plan. Each of the inconsistencies identified in Table 4.I-1 shall be resolved prior to selection of a Concept Plan or approval of a Specific Plan for development within the Baylands through either modification(s) to the Concept Plan or Specific Plan or amendments to the Brisbane General Plan, as follows:</p> <ul style="list-style-type: none"> <li>• <b>Policy 38.1 (roadway level of service standards)</b> – Recognizing that current roadway level of service standards (LOS D) will be exceeded due to future development in other cities even if no development within the Project Site occurs, modify General Plan roadway level of service standards to accommodate</li> </ul>	<p>The Applicant(s) for specific plan(s) shall include a proposed General Plan Amendment to provide consistency between their proposed specific plan and the General Plan as part of their application.</p> <p>Should the City Council decide to select a Concept Plan scenario without adopting a specific plan, the Community Development Director shall provide text and figures for any needed modification to the General</p>	<p>City Council</p> <p>The City shall not select a Concept Plan scenario or adopt any specific plan until the requirements of Mitigation Measure 4.I-1 have been met.</p>	<p>Prior to selection of a Concept Plan by the City Council and prior to adoption of any specific plan, the Community Development Department shall review any concurrently proposed General Plan Amendment to ensure that the Concept Plan and/or specific plan will be consistent with the General Plan as each may be proposed to be amended.</p>	<p>Selection of a Concept Plan scenario consistent with the Brisbane General Plan.</p> <p>Approval of specific plan(s) consistent with the Brisbane General Plan.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Land Use and Planning (cont.)</b>					
	<p>the level of Project Site development approved for development of the Brisbane Baylands Project Site. (DSP, DSP-V, CPP, and CPP-V scenarios)</p> <ul style="list-style-type: none"> <li>• <b>Overall Project Site Development Intensity</b> – Either (1) reduce the proposed intensity of Project Site development to the level described in the 1994 General Plan EIR, or (2) provide clear development intensity standards for buildout of the Baylands, Northeast Bayshore, and Beatty Subareas that would accommodate the development of a Concept Plan or Specific Plan (which could include reducing currently proposed development intensities), or (3) provide a combination of reducing proposed development intensity in certain subarea(s) while increasing the development intensity set forth in the General Plan for other subarea(s). (DSP, DSP-V, CPP, and CPP-V scenarios)</li> <li>• <b>Policy 81.1 (establishment of educational opportunities consistent with the sensitivity of onsite resources)</b> – Modify the Specific Plan for the DSP and DSP-V scenarios to clearly require future development within the Project Site to implement educational opportunities consistent with the sensitivity of onsite resources. (DSP and DSP-V scenarios only)</li> <li>• <b>Policy 87 and Policy 95 (parks standards)</b> – Should residential development be permitted within the Project Site, either (1) require such development to provide actual park land meeting General Plan standards for the provision of parks, or (2) modify the park standards set forth in the General Plan to reflect the park land ratios required in the Brisbane Municipal Code pursuant to the provisions of the Quimby Act (see Section 4.M, Recreational Resources). (DSP and DSP-V scenarios only)</li> <li>• <b>Policy 330.1 (prohibition of housing within the Baylands)</b> – Delete the policy or modify the Concept Plan and Specific Plan to comply with the prohibition. (DSP and DSP-V scenarios only)</li> </ul>	<p>Plan to achieve consistency between the Concept Plan to be selected and the provisions of the City's General Plan.</p>			



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Land Use and Planning (cont.)</b>					
	<ul style="list-style-type: none"> <li>• <b>Policy 337 (phasing schedule for Baylands development)</b> – Either (1) amend the General Plan to include public services and facilities performance standards and concurrency requirements (DSP, DSP-V, CPP, and CPP-V scenarios); or (2) modify the proposed Specific Plan to include an infrastructure phasing program that ties the rate of land development within the Project Site to the availability of needed public services and facilities. (DSP and DSP-V scenarios only)</li> <li>• <b>Policy 340.1 (demonstration of feasibility of the Geneva Avenue extension and provision of cost estimates with the first specific plan for the Baylands)</b> – Either (1) require preparation of preliminary cost estimates for the Geneva Avenue extension to be completed along with a demonstration of the engineering and financial feasibility of the extension as part of the required Specific Plan (DSP and DSP-V scenarios only), or (2) modify the policy to call for demonstration of the engineering feasibility of the extension along with establishment of the infrastructure phasing program required by General Plan Policy 337 (DSP, DSP-V, CPP, and CPP-V scenarios)</li> <li>• <b>Policy 374 (Beatty Subarea Land Use)</b> – Modify the policy to accommodate the land uses proposed in the Concept Plan (CPP and CPP-V scenarios only)</li> </ul>				
<b>Noise and Vibration</b>					
<p><b>Exposure of onsite residential to noise levels in excess of City standards.</b></p> <p><b>DSP and DSP-scenarios</b></p>	<p><b>4.J-1a:</b> All residential development within the Project Site shall minimize the exposure of people within the Project Site to noise from Caltrain operations through construction of noise barriers or maintenance of buffer distances, and shall adhere to the following noise performance standards:</p> <ul style="list-style-type: none"> <li>• Exterior noise level of below 65 dBA, DNL for outdoor common areas within any approved residential use; and</li> <li>• Interior noise standard of 45 dBA, DNL.</li> <li>•</li> </ul>	<p>Applicant(s) for residential development shall provide a noise analysis prepared by an acoustical professional verifying that the performance standards set forth in Mitigation Measure 4.J-1a will be achieved.</p>	<p>City of Brisbane Building Official</p>	<p>Prior to issuing any building permit(s) for residential development, the City Building Official shall review the noise analysis prepared for the applicant by an acoustical professional to ensure that the performance standards set forth in Mitigation Measure 4.J-1a will be achieved.</p>	<p>Issuance of building permit(s) for residential development in compliance with Mitigation Measure 4.J-1a.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
	<p>These noise levels shall be attained through use of appropriate building materials as required by state of California Title 24 standards. Compliance with these performance standards shall be verified by an acoustical professional prior to issuance of a building permit. Specific measures to achieve these performance standards shall include all or any combination of the following options:</p> <ul style="list-style-type: none"> <li>• Site design measures, including use of building orientation to minimize window exposure toward noise sources, avoid placing balcony areas in high noise areas, and use of buildings as noise barriers.</li> <li>• Use of acoustically rated building materials (insulation and windows);</li> <li>• Construction of architectural noise barriers between sources and receptors; and</li> <li>• Provision of landscaping or other non-noise-sensitive buffer zones between sources and receptors.</li> </ul>			The City Building Official shall also be responsible for monitoring site construction to ensure that the development features proposed by the applicant to meet applicable performance standards are constructed as approved.	
<p><b>Exposure of hotel uses within the Baylands to noise levels in excess of City standards.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>Mitigation Measure 4.J-1b:</b> All hotel projects within the Project Site shall minimize the exposure of people within the Project Site to noise from Caltrain operations through construction of noise barriers or maintenance of buffer distances, and shall adhere to the following noise performance standards:</p> <ul style="list-style-type: none"> <li>• Exterior noise level of below 65 dBA, DNL for outdoor common areas within any approved residential use or hotel; and</li> <li>• Interior noise standard of 45 dBA, DNL</li> </ul> <p>These noise levels shall be attained through use of appropriate building materials as required by state of California Title 24 standards. Compliance with these performance standards shall be verified by an acoustical professional prior to issuance of a building permit. Specific measures to achieve these performance standards shall include all or any combination of the following options:</p>	Applicant(s) for hotel development shall provide a noise analysis prepared by an acoustical professional verifying that the performance standards set forth in Mitigation Measure 4.J-1a will be achieved.	City of Brisbane Building Official	<p>Prior to issuing any building permit(s) for hotel development, the City Building Official shall review the noise analysis prepared for the applicant by an acoustical professional to ensure that the performance standards set forth in Mitigation Measure 4.J-1a will be achieved.</p> <p>The City Building Official shall also be responsible for monitoring site construction to ensure that the development features proposed by the applicant to meet applicable performance standards are constructed as approved.</p>	Issuance of building permit(s) for hotel development in compliance with Mitigation Measure 4.J-1b.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
	<p>Site design measures, including use of building orientation to minimize window exposure toward noise sources, avoid placing balcony areas in high noise areas, and use of buildings as noise barriers;</p> <ul style="list-style-type: none"> <li>• Use of acoustically rated building materials (insulation and windows);</li> <li>• Construction of architectural noise barriers between sources and receptors; and</li> <li>• Provision of landscaping or other non-noise-sensitive buffer zones between sources and receptors.</li> </ul>				
<p><b>Exposure of onsite residents to vibration from rail operations.</b></p> <p><b>DSP and DSP-V scenarios.</b></p>	<p><b>Measure 4.J-2a:</b> All development in the Baylands shall be designed to avoid vibration from Caltrain operations in excess of 72 VdB for residences. Prior to issuance of any building permit for structures intended for human occupancy within 200 feet of the mainline track, a detailed vibration design study shall be completed by a qualified acoustical engineer to confirm the ground vibration levels and frequency content along the Caltrain tracks and to determine appropriate design to limit interior vibration levels to 72 VdB for residences. Implementation of the recommended measures of the acoustical study into project design elements shall be verified by the Brisbane Building Department as part of the plan-check process.</p> <p>Specific measures to achieve the performance standards set forth above shall include all or any combination of the following methods:</p> <ul style="list-style-type: none"> <li>• Use of vibration isolation techniques such as supporting the new building foundations on elastomer pads similar to bridge bearing pads;</li> <li>• Installation of vibration wave barriers. Wave barriers would consist of control trenches or sheet piles, which are analogous to controlling noise with sound barrier. The applicability of this technique depends on the characteristics of the vibration waves.</li> </ul>	<p>Applicant(s) for development of residential structures intended for human occupancy within 200 feet of the Caltrain mainline track shall provide a vibration design study prepared by a qualified acoustical professional verifying that the performance standards set forth in Mitigation Measure 4.J-2a will be achieved.</p>	<p>City of Brisbane Building Official</p>	<p>Prior to issuing any building permit(s) for residential structures intended for human occupancy within 200 feet of the Caltrain mainline track, the City Building Official shall review the vibration design study prepared for the applicant by a qualified acoustical professional to ensure that the performance standards set forth in Mitigation Measure 4.J-2a will be achieved.</p> <p>The City Building Official shall also be responsible for monitoring site construction to ensure that the development features proposed by the applicant to meet applicable performance standards are constructed as approved.</p>	<p>Issuance of building permit(s) for residential structures intended for human occupancy within 200 feet of the Caltrain mainline track in compliance with Mitigation Measure 4.J-2a.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
<p><b>Exposure of onsite historic structures to vibration from pile driving operations.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.J-2b:</b> Pre-Construction Assessment to Minimize Structural Pile-Driving Vibration Impacts on Adjacent Historic Buildings and Structures and Vibration Monitoring. Any development within 85 feet of the Roundhouse and the Machinery &amp; Equipment Building that would require pile driving or other construction techniques that could result in vibrations of 0.25 in/sec shall engage a qualified geotechnical engineer subject to City approval to conduct a pre-construction assessment of existing subsurface conditions and the structural integrity of the nearby historic structures subject to pile-driving or other vibration-inducing activity before a building permit is issued to demonstrate that the proposed construction activities would not result in vibration-induced damage to the Roundhouse or the Machinery &amp; Equipment building.</p> <p>If recommended by the pre-construction assessment, groundborne vibration monitoring of nearby historic structures shall be required. Such methods and technologies shall be based on the specific conditions at the construction site such as, but not limited to, the pre-construction surveying of potentially affected historic structures and underpinning of foundations of potentially affected structures, as necessary. The pre-construction assessment shall include a monitoring program to detect ground settlement or lateral movement of structures in the vicinity of pile-driving activities. Monitoring shall be maintained while construction occurs within 85 feet of historic structures, and results shall be submitted to the City Engineer. In the event of unacceptable ground with the potential to cause structural damage movement (in excess of 0.25 in/sec PPV at historic structures), as determined by the City Engineer, all impact work shall cease until corrective measures (e.g., installation of vibration wave barriers) are implemented to reduce ground movement to below 0.25 inches PPV.</p> <p>In addition, the following measure shall be implemented:</p> <ul style="list-style-type: none"> <li>• Evaluate and implement feasible measures for reducing vibration, such as alternative pile driving methods (e.g., cast- in-drilled-hole piles versus driven</li> </ul>	<p>Applicant(s) for development requiring pile driving or other construction techniques that could result in vibrations of 0.25 in/sec or more within 85 feet of the Roundhouse or Machinery &amp; Equipment Building shall provide a pre-construction assessment of existing subsurface conditions and report on the structural integrity of the nearby historic structures subject to pile-driving or other vibration-inducing activity prepared by a qualified geotechnical engineer approved by the City demonstrate that the proposed construction activities would not result in vibration-induced damage to the Roundhouse or the Machinery &amp; Equipment building.</p>	<p>City of Brisbane Building Official</p>	<p>Prior to issuing any building permit(s) for development requiring pile driving or other construction techniques that could result in vibrations of 0.25 in/sec or more within 85 feet of the Roundhouse or Machinery &amp; Equipment Building, the City Building Official shall review the pre-construction assessment of existing subsurface conditions and report on the structural integrity of the nearby historic structures subject to pile-driving or other vibration-inducing activity prepared for the applicant by a qualified geotechnical engineer approved by the City to ensure that the proposed construction activities would not result in vibration-induced damage to the Roundhouse or the Machinery &amp; Equipment building.</p> <p>The City Building Official shall also be responsible for undertaking a pre-construction survey of the historic buildings to establish baseline against which any construction-related damage to the buildings can be measured. Minimum weekly inspections of the Roundhouse and Machinery &amp; Equipment</p>	<p>Issuance of building permit(s) for pile driving or other construction techniques in compliance with Mitigation Measure 4.J-2b.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
	<p>piles), alternative foundation types for the new construction (e.g., spread footings versus driven piles), alternative compaction methods, and physical measures (intervening trench, increased distance).</p> <ul style="list-style-type: none"> <li>• Require monitoring to be conducted at the building during construction. This monitoring can include crack gages on existing cracks and vibration amplitude monitoring. Establish warning and stop work thresholds for monitoring. Implement visual and audible signals that are triggered by a vibration monitor when exceedances of warning and stop work thresholds occur. If warning thresholds are exceeded routinely, consider alternative construction approaches.</li> <li>• If the stop work threshold is exceeded, evaluate the condition of the building for damage. If no damage is indicated consult with structural engineer and/or architectural historian to assess whether higher thresholds are possible and adjust as appropriate.</li> <li>• If damage occurs determine if any other construction approaches are feasible to reduce vibration. If none is available examine the severity of the damage to determine if damage is minor and repair is feasible. If repair is feasible continue with construction, but monitor vibration and damage closely to ensure that damage remains repairable. Consider whether a lower stop work threshold is feasible.</li> <li>• If damage approaches becoming unrepairable and vibration levels have approached or exceeded the stop work threshold repeatedly, reconsider construction of the project.</li> <li>• Repair any damage that has occurred.</li> </ul>			<p>Building shall be undertaken during pile-driving activities to inspect for damage.</p> <p>Should damage to the Roundhouse or the Machinery &amp; Equipment building due to pile-driving activities be detected, construction shall be halted until damage is repaired and modified pile-driving protocols or alternatives methods are implemented to avoid further damage.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
<p><b>Exposure of underground utilities to vibration from pile driving operations.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.J-2c:</b> All development sites requiring pile driving shall have underground utility<sup>2</sup> surveys completed before a building permit is issued to demonstrate that pile driving will be located a minimum 15 feet from buried utilities. Underground utilities surveys shall be submitted to the City for review and consultation with affected utilities a minimum of two weeks prior to commencement of construction activities. If underground utilities are identified within 15 feet of proposed pile driving activities, alternative pile installation methods shall be required. Alternative methods may include use of sonic drivers or drilled and cast-in-place piles. All pile driving shall be designed so as to result in peak particle velocity of less than 4.0 in/sec (100 mm/s) at the location of underground utilities.</p> <p>Within one week following completion of pile driving activities, a post-construction assessment of all underground utilities within 30 feet of the pile driving activity shall be submitted to the City by the contractor, confirming that no damage to any underground utilities occurred as the result of the pile driving activity. Should the post-construction assessment determine that underground utilities were damaged by pile driving activities, such damage shall be repaired by the contractor to the satisfaction of the City and affected utility.</p>	<p>A minimum of two weeks prior to commencement of construction activities, applicant(s) for development requiring pile driving shall submit to the City an underground utility survey to demonstrate that pile driving will be located a minimum 15 feet from buried utilities.</p> <p>Within one week following completion of pile driving activities, the pile driving contractor shall submit to the City a post-construction assessment of all underground utilities within 30 feet of the pile driving activity, confirming that no damage to any underground utilities occurred as the result of the pile driving activity.</p> <p>Should the post-construction assessment determine that underground utilities were damaged by pile driving activities, such damage shall be repaired by the contractor to the satisfaction of the City and affected utility.</p>	<p>City of Brisbane Building Official</p>	<p>Prior to issuing any building permit(s) for development requiring pile driving, the City Building Official shall confirm that such pile driving will be conducted a minimum of 15 feet away from all underground utilities. Should such proposed pile driving be proposed within 15 feet of an underground utility line, alternative pile installation methods shall be required.</p> <p>The City Building Official shall also be responsible for ensuring that pile-driving activities are designed so as to result in peak particle velocity of less than 4.0 in/sec (100 mm/s) at the location of underground utilities.</p> <p>The City Building Official shall review the required post-construction assessment and coordinate with affecting utilities to determine whether any damage has occurred that required repair. Should the City Building Official determine that underground utilities were damaged by pile driving activities, the</p>	<p>Issuance of building permit(s) for pile driving in compliance with Mitigation Measure 4.J-2c.</p>

<sup>2</sup> Underground utilities include electrical lines, irrigation lines, reclaimed water lines, municipal water lines, sewer lines, gravity flow facilities (storm, sanitary and laterals), cable/communication lines and gas lines.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
				Building Official shall coordinate with the affected utility to establish a monitoring schedule for repair activities and methodology for determining that needed repairs are completed.	
<p><b>Increases in ambient noise levels from stationary and mobile operational sources.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.J-3a:</b> All development within the Project Site shall incorporate the following design features into the final site plans prior to issuance of a building permit:</p> <ul style="list-style-type: none"> <li>• Building equipment (e.g., heating, ventilation, and air conditioning units) shall be located away from nearby residences, on building rooftops, or adequately shielded within an enclosure that effectively blocks the line of sight of the source from receivers in order to meet a performance standard of 5 dBA over existing ambient noise levels (generally perceptible increase to most persons) for this source which would potentially operate more than 20 minutes in a given hour.</li> <li>• Formal truck delivery areas (e.g. loading bays) shall be located at least 100 feet from residences to maintain noise levels of less than 5 dBA over existing monitored levels, except within mixed-use buildings containing both residential and commercial uses. Truck delivery bays and waste collection areas shall be located so that they are blocked by Project buildings or designed with noise reduction barriers to reduce noise impacts on residences or other sensitive receptors.</li> <li>• Where truck delivery bays are provided within mixed-use buildings containing both residential and commercial uses, they shall be located and designed so as to minimize the effects of noise from loading activities on residential uses within the building.</li> </ul>	Applicants for site-specific development	Community Development Director	The Community Development Department shall review proposed site-specific development plans prior to public hearings or prior to approval if no hearing is required.	Approval of site-specific developments in compliance with Mitigation Measure 4.J-3a.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
<p><b>Increases in ambient noise levels from onsite wind energy generation.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.J-3b:</b> Small wind turbines shall be sited a minimum of 50 feet from the property line of noise sensitive land uses (e.g., residential, schools, religious institutions). Utility scale wind turbines shall be sited a minimum of 100 feet from the property line of noise sensitive land uses and separated from one another by a distance no less than a minimum of two times the rotor diameter of the larger turbine.</p>	Applicants for development of wind turbines	Community Development Director	The Community Development Department shall review proposed site-specific development plans prior to public hearings or prior to approval if no hearing is required.	Approval of wind turbine development in compliance with Mitigation Measure 4.J-3b.
<p><b>Construction noise.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.J-4a:</b> All applicants for site-specific development within the Project Site shall implement site-specific noise attenuation measures during all construction-related activities under the supervision of a qualified acoustical consultant as a pre-requisite to issuance of site grading(s). These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City of Brisbane Building Department to ensure that construction noise does not exceed the standards set forth in the City's Noise Ordinance. These attenuation measures shall include all or any combination of the following control strategies:</p> <ul style="list-style-type: none"> <li>• Limit standard construction activities to between 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 7:00 p.m. on weekends and holidays. Pile driving and/or other extreme noise-generating activities (greater than 90 dBA) would be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday, with no extreme noise-generating activity permitted between 12:30 p.m. and 1:30 p.m. No extreme noise-generating activities would be allowed on weekends and holidays;</li> <li>• Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds;</li> <li>• Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed</li> </ul>	Applicants for site-specific development	Community Development Director	The Community Development Department shall review proposed site-specific development plans prior to public hearings or prior to approval if no hearing is required.	Approval of site-specific development in compliance with Mitigation Measure 4.J-4a.



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
	<p>air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used;</p> <ul style="list-style-type: none"> <li>• Stationary noise sources shall be located as far as possible from adjacent receptors, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures;</li> <li>• Erect temporary plywood noise barriers around the construction site when adjacent occupied sensitive land uses are present within 75 feet;</li> <li>• Implement “quiet” pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;</li> <li>• Use noise control blankets on building structures as buildings are erected to reduce noise emission from the site; and</li> <li>• Use cushion blocks to dampen impact noise.</li> </ul>				
<p><b>Construction noise. DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.J-4b:</b> Prior to City issuance of grading permits, applicants for site-specific development projects within the Project Site shall submit to the Brisbane Building Department, a list of measures that will be undertaken to respond to and track complaints pertaining to construction noise, including:</p> <ul style="list-style-type: none"> <li>• A procedure for notifying the Building Department staff of complaints;</li> <li>• A plan for posting onsite signs pertaining to permitted construction days and hours, complaint procedures, and the contact person who should be notified in the event of a problem;</li> </ul>	Applicants for site-specific development	Community Development Director	<p>The Community Development Department shall review the measures proposed by applicants for site-specific development projects.</p> <p>The City Building Official shall not issue a grading permit until given clearance by the Community Development Director that the required</p>	Approval of site-specific development in compliance with Mitigation Measure 4.J-4a.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Noise and Vibration (cont.)</b>					
	<ul style="list-style-type: none"> <li>• A listing of telephone numbers (during regular construction hours and off-hours);</li> <li>• Designation of an onsite construction complaint manager for Project site development;</li> <li>• Notification of neighbors within 300 feet of the Project site development construction area about the estimated duration of the pile-driving activity at least 30 days in advance of the activity; and</li> <li>• A preconstruction meeting with the job inspectors and the general contractor/onsite project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.</li> </ul>			<p>measures to respond to and track complaints pertaining to construction noise are in place.</p> <p>The City's Mitigation Monitoring Coordinator shall maintain a log of complaints and follow up activities as set forth in Sections 4.2 and 4.3 of this Mitigation Monitoring and Reporting Plan.</p>	
<b>Public Services</b>					
<p><b>Increased demand for police services</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.L-1:</b> A site for a storefront substation that is easily visible and accessible to the general public and sized large enough to accommodate operations described in the Police Services and Facilities Plan shall be provided as required by the Brisbane Police Department.</p>	<p>Applicants for specific plan(s) shall include language in proposed specific plan(s) requiring provision of a storefront substation in compliance with Mitigation Measure 4.L-1, including specifying that timing for provision of the substation.</p> <p>Prior to approval of the first specific-specific development project within an adopted specific plan, the specific plan developer shall prepare a Police Services and Facilities Plan as required by the Brisbane Police Department to provide for adequate staffing and facilities to support Project site development.</p>	<p>Specific Plan(s): City Council</p> <p>The City shall not adopt any specific plan that does not meet the requirements of Mitigation Measure 4.L-1.</p>	<p>The Community Development Department shall review specific plan(s) prior to public hearings to ensure provision of the required language.</p> <p>Site-specific development projects shall not be approved until the required Police Services and Facilities Plan has been approved by the Brisbane Police Department.</p>	<p>Specific plan adoption incorporating the requirements of Mitigation Measure 4.L-1.</p>

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Public Services (cont.)</b>					
<b>Increased demand for school facilities DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.L-3:</b> A site for an elementary/middle school of sufficient size to accommodate development-related enrollment under the DSP, DSP-V, CPP and CPP-V scenarios shall be reserved as part of the specific plan required by the Brisbane General Plan for development within the Project Site.	Applicants for specific plan(s) shall include the required reservation in proposed specific plans.	Specific Plan(s): City Council  The City shall not adopt any specific plan that does not meet the requirements of Mitigation Measure 4.L-3.	The Community Development Department shall review specific plan(s) prior to public hearings for compliance with Mitigation Measure 4.L-3.  The Community Development Director shall review proposed land division maps to ensure provision of the required land reservation.	Recordation of a land division map providing for the required school reservation.
<b>Increased demand for library facilities DSP &amp; DSP-V scenarios</b>	<b>4.L-4:</b> To avoid existing and proposed library facilities in surrounding communities, a library facility shall be developed within the Project Site that is of sufficient size to serve Project Site population. The onsite library shall be constructed and operational prior to issuance of the occupancy permits for more than 50 percent of the residential dwelling units permitted under the DSP and DSP-V scenarios, thereby ensuring an onsite resident population to use onsite library facilities at the time of its opening. This requirement shall be reflected in the specific plan(s) required to be prepared and approved prior to Project Site development.	Applicants for specific plan(s) shall include the required library facility in proposed specific plans.	Specific Plan(s): City Council  The City shall not adopt any specific plan that does not meet the requirements of Mitigation Measure 4.L-4.	The Community Development Department shall review specific plan(s) prior to public hearings for compliance with Mitigation Measure 4.L-4.	Approvals of site-specific development in compliance with the requirements of the adopted specific plan in compliance with Mitigation Measure 4.L-4.
<b>Traffic and Circulation</b>					
<b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions. DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.N-1a:</b> The following physical improvements shall be constructed and accepted for public maintenance prior to occupancy of any development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard. The eastbound approach on Geneva Avenue to Bayshore Boulevard shall be restriped to create one additional through lane. One of the existing two right-turn lanes shall also be modified to become a shared through/right-turn lane. In addition, existing AM signal timing setting shall be modified by shifting 8 seconds of green time from the protected eastbound left and westbound left phases to the protected southbound left and southbound through	Baylands developer	City of Brisbane City Engineer	The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-1a are to be applied.  If the requirements of Mitigation Measure 4.N-1a apply to a site-specific development, the City	Installation of the physical improvements required by Mitigation Measure 4.N-1a or written confirmation from Daly City that such improvements will not be permitted to be constructed.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
	<p>phases. For the PM signal timing settings, 6 seconds of green time shall be shifted from the protected eastbound left and westbound left phases to the protected northbound left and southbound left phases.</p>			<p>Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the requirements of Mitigation Measure 4.N-1a have been satisfied.</p> <p>Because the required improvements are outside of Brisbane, permission to construct the improvements called for in Mitigation Measure 4.N-1a must be secured from the City of Daly City. The City Engineer shall work with the applicant to secure such permission.</p> <p>If Daly City agrees to the improvements called for in Mitigation Measure 4.N-1a, the City Engineer shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued.</p> <p>If Daly City does not agree to the improvements called for in Mitigation Measure 4.N-1a, the City Engineer shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from Day City that such improvements will not be permitted to be constructed.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-1b:</b> The following physical improvements shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard. The intersection of Bayshore Boulevard and Old County Road shall be improved, including modifications to Tunnel Avenue to provide additional lanes and modify signal timing to improve intersection operations to achieve, at a minimum, LOS C during both AM and PM peak hours under the DSP and DSP-V scenarios and ensure that LOS remains at LOS D or better under the CPP and CPP-V scenarios.</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-1b are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-1b are apply to the site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the required improvements have been completed.</p>	Installation of the physical improvements required by Mitigation Measure 4.N-1b.
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-1c:</b> The following physical improvements shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard. The intersection of Alana Way/Beatty Avenue/US 101 Southbound Ramps shall be signalized and longer green time shall be allowed for the eastbound/westbound traffic than for the northbound/southbound traffic. In addition, the southbound (Alana Way) approach shall be restriped to provide an additional exclusive right-turn pocket, and the westbound (off-ramp) approach shall be restriped to provide an additional through lane to increase the capacity at the off-ramp.</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-1c are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-1c apply to a site-specific development, the City Engineer shall inform the City Building Official, who shall not issue</p>	Installation of the physical improvements required by Mitigation Measure 4.N-1a or written confirmation from San Francisco that such improvements will not be permitted to be constructed.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				<p>occupancy permits for the development until notified by the City Engineer that the requirements of Mitigation Measure 4.N-1c have been satisfied.</p> <p>Because the required improvements are outside of Brisbane, permission to construct the improvements called for in Mitigation Measure 4.N-1a must be secured from the City and County of San Francisco. The City Engineer shall work with the applicant to secure such permission.</p> <p>If San Francisco agrees to the improvements called for in Mitigation Measure 4.N-1c, the City Engineer shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued.</p> <p>If San Francisco does not agree to the improvements called for in Mitigation Measure 4.N-1c, the City Engineer shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from San Francisco that such improvements will not be permitted to be constructed.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-1d:</b> The following physical improvements shall, to the extent permitted by agencies with jurisdiction over this intersection, be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard. The eastbound approach to the Alana Way/Harney Way/Thomas Mellon Drive intersection shall be restriped to provide an additional right-turn lane. Harney Way shall be widened to the south of its existing alignment to accommodate this change.</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-1d are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-1d apply to a site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the requirements of Mitigation Measure 4.N-1d have been satisfied.</p> <p>Because the required improvements are outside of Brisbane, permission to construct the improvements called for in Mitigation Measure 4.N-1d must be secured from the City and County of San Francisco. The City Engineer shall work with the applicant to secure such permission.</p> <p>If San Francisco agrees to the improvements called for in Mitigation Measure 4.N-1d, the City Engineer shall inform the Brisbane</p>	Installation of the physical improvements required by Mitigation Measure 4.N-1d or written confirmation from San Francisco that such improvements will not be permitted to be constructed.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				<p>Building Official upon completion of required improvements that occupancy permits may be issued.</p> <p>If San Francisco does not agree to the improvements called for in Mitigation Measure 4.N-1d, the City Engineer shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from San Francisco that such improvements will not be permitted to be constructed.</p>	
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-1e:</b> The following physical improvements shall, to the extent permitted by agencies with jurisdiction over this intersection, be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard. A signal phase shall be provided for the westbound right approach at the intersection of Tunnel Avenue &amp; Bayshore Boulevard, and signal timing settings for the AM and PM peak periods shall be modified by changing the southbound left phase from the existing permitted to protected phase, and shifting 20 seconds of green time from the northbound and southbound movements to each of the southbound left and westbound right phases</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-1e are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-1e apply to a site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the requirements of Mitigation Measure 4.N-1e have been satisfied.</p>	Installation of the physical improvements required by Mitigation Measure 4.N-1e or written confirmation from San Francisco that such improvements will not be permitted to be constructed.



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				<p>Because the required improvements are outside of Brisbane, permission to construct the improvements called for in Mitigation Measure 4.N-1e must be secured from the City and County of San Francisco. The City Engineer shall work with the applicant to secure such permission.</p> <p>If San Francisco agrees to the improvements called for in Mitigation Measure 4.N-1e, the City Engineer shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued.</p> <p>If San Francisco does not agree to the improvements called for in Mitigation Measure 4.N-1e, the City Engineer shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from San Francisco that such improvements will not be permitted to be constructed.</p>	

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</b></p> <p><b>DSP-V scenario</b></p>	<p><b>4.N-1f:</b> Prior to issuance of the building permit for an arena within the Project Site, the arena operator shall develop a Transportation Management Plan (TMP) for coordination with the San Francisco Municipal Transportation Agency (SFMTA), the San Francisco Police Department, and the City of Brisbane, developing incentives to increase transit ridership to the arena, and deploying traffic control officers at the unsignalized intersection of Blanken Avenue and Tunnel Avenue to approximate traffic control with traffic signals of LOS C. Prior to issuance of a building occupancy permit for an arena within the Project Site, the City of Brisbane shall complete its review and approve the proposed TMP.</p>	<p>The arena operator shall prepare the required Transportation Management Plan, and submit the plan to the Brisbane City Engineer, Brisbane Police Department, SFMTA, and the San Francisco Police Department for review and approval.</p> <p>The arena operator will also be responsible for implementing the requirements of the approved Transportation Management Plan.</p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall review the proposed Transportation Management Plan and require any needed modifications to the plan. The City Engineer shall also confirm approval of the final plan by the Brisbane and San Francisco police departments and the SFMTA.</p> <p>The Public Works Department shall monitor implementation of the Transportation Management Plan during Individual events at the arena.</p>	<p>Certificate of Occupancy for the arena following approval of the required Transportation Management Plan.</p>
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-1g:</b> Approval of any tentative map providing for spacing of less than 1,200 feet between full-access intersections along the Geneva Avenue extension shall require that the interactions of green and red signal timing at any one intersection along the Geneva Avenue extension shall not affect operations at any other intersection along the extension, by backing traffic waiting for a green signal at one intersection along the Geneva Avenue extension into another intersection along the extension. Should full-access intersections along the Geneva Avenue extension with spacing of less than 1,200 feet be proposed, a microsimulation of all proposed intersections along the extension (e.g., Synchro, VISSUM) shall be undertaken to analyze interactions of green and red signal timing and demonstrate that operations at any one intersection along the Geneva Avenue extension would not affect operations at any other intersection along the extension.</p>	<p>Applicant for any tentative map providing for spacing of less than 1,200 feet between full-access intersections along the Geneva Avenue extension</p>	<p>City of Brisbane Planning Commission</p>	<p>The Brisbane City Engineer shall review the required microsimulation and require such revisions as are needed to provide adequate operations at intersections along the Geneva Avenue extension prior to public hearings for the tentative map.</p>	<p>Tentative map approval in compliance with Mitigation Measure 4.N-1g.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-1h:</b> Access via public street(s) to non-Recology lands east of the Caltrain tracks shall be maintained at all times prior to the completion of the proposed Geneva Avenue extension.</p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall not allow closure of Beatty Avenue nor accept an application for its abandonment that would eliminate access to non-Recology lands east of the Caltrain tracks prior to completion of the Geneva Avenue extension, unless acceptable alternative is provided.</p>	<p>The City Engineer shall review any proposed closure or abandonment of Beatty Avenue to ensure that access is maintained to non-Recology lands east of the Caltrain tracks prior to completion of the Geneva Avenue extension, unless acceptable alternative is provided.</p>	<p>Adequate access to non-Recology lands east of the Caltrain tracks as determined by the City Engineer.</p>
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-3a:</b><sup>3</sup> In addition to the improvements required by Mitigation Measure 4.N-1a (which addressed Existing Plus Project conditions) the following physical improvements shall be constructed and accepted for public maintenance to account for cumulative traffic conditions prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard. Thus, the full extent of improvements shall include the following:</p> <p>The eastbound approach at the signalized intersection of Geneva Avenue &amp; Bayshore Boulevard shall be restriped to create one additional through lane and to modify one of the existing two right-turn lanes to become a shared through/right-turn lane. In addition, the southbound approach shall be restriped to provide an additional exclusive left-turn pocket. Finally, the northbound approach shall be restriped to provide two additional lanes: an additional left-turn pocket and an added right-turn lane.</p>	<p>Baylands developer</p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3a are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-3a apply to a site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the requirements of Mitigation Measure 4.N-3a have been satisfied.</p>	<p>Installation of the physical improvements required by Mitigation Measure 4.N-3a or written confirmation from Daly City that such improvements will not be permitted to be constructed.</p>

<sup>3</sup> Mitigation Measure 4.N-1a provides for mitigation of Project Site development-related impacts in the Existing plus Project condition, while this mitigation measure provides for mitigation in the Cumulative With Project condition. This mitigation measure is based on needed modification to the existing, baseline configuration of the intersection and does not assume that Mitigation Measure 4.N-1a is implemented.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
	<p>As a condition of approval for the first discretionary action taken for development within the Project Site, the applicant shall be required to initiate a corridor plan for Bayshore Boulevard in cooperation with Daly City and San Francisco to determine the suite of improvements necessary to resolve long-term cumulative traffic issues along the corridor. Because the effectiveness of such a corridor plan would necessitate participation by Daly City and San Francisco in recognition of increases in traffic along the Bayshore corridor that will be generated by future development within those two jurisdictions, Brisbane will also make its best efforts to assist the developer in securing the agreement of Daly City and San Francisco to participate in the corridor study and its implementation.</p>			<p>Because the required improvements are outside of Brisbane, permission to construct the improvements called for in Mitigation Measure 4.N-3a must be secured from the City of Daly City. The City Engineer shall work with the applicant to secure such permission.</p> <p>If Daly City agrees to the improvements called for in Mitigation Measure 4.N-3a, the City Engineer shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued.</p> <p>If Daly City does not agree to the improvements called for in Mitigation Measure 4.N-3a, the City Engineer shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from Day City that such improvements will not be permitted to be constructed.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions. DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-3b:</b><sup>4</sup> At the signalized intersection of Old County Road &amp; Bayshore Boulevard,<sup>5</sup> the eastbound approach shall be restriped to create one additional exclusive through lane. In addition, the southbound approach shall be restriped to create two additional lanes: an added exclusive left-turn pocket and an added through lane for the southbound approach. Eastbound Tunnel Avenue shall be widened to the east of its existing alignment to accommodate two receiving lanes for the southbound left and eastbound through traffic. These improvements shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard.</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3b are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-3b are apply to the site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the required improvements have been completed.</p>	Installation of the physical improvements required by Mitigation Measure 4.N-3b.
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions. DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-3c:</b> Installation of a traffic signal at the intersection of Sierra Point Parkway and the US 101 freeway ramps shall be required when the peak hour signal warrant is met in the AM or PM peak hour. The signal shall be shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would cause signal warrants to be met in the AM or PM peak hour.</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3c are to be applied.</p>	Installation of the physical improvements required by Mitigation Measure 4.N-3c.

<sup>4</sup> Mitigation Measure 4.N-1b provides for mitigation of Project Site development-related impacts in the Existing plus Project condition, while this mitigation measure provides for mitigation in the Cumulative With Project condition. This mitigation measure is based on needed modification to the existing, baseline configuration of the intersection, and does not assume that Mitigation Measure 4.N-1b is implemented.

<sup>5</sup> Existing Bayshore Boulevard at Old County Road is approximately 80 feet wide and includes two through lanes for each direction and a median. Dedicated right-turn yield lanes are currently provided at all four approaches.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				<p>If the requirements of Mitigation Measure 4.N-3c are apply to the site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the required improvements have been completed.</p>	
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions. DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-3d:</b> A traffic signal shall be installed when the peak hour signal warrant is met in either the AM or PM peak period. In addition, widening and restriping of the intersection approaches to provide one through lane and one left-turn lane in the southbound direction, one through lane and one right-turn lane in the northbound direction, and one shared left/through and one right-turn lane in the westbound direction shall be provided. The signal shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would cause signal warrants to be met in the AM or PM peak hour. The other improvements cited in this measure shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard.</p>	<p>Baylands developer</p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3d are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-3d are apply to the site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the required improvements have been completed.</p>	<p>Installation of the physical improvements required by Mitigation Measure 4.N-3d.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-3e:</b> A traffic signal shall be installed when the peak hour signal warrant is met in either the AM or PM peak period. In addition, the Lagoon Way/Sierra Point Parkway intersection shall be widened and intersection approaches shall be restriped to provide two through lanes and one right-turn lane in the southbound direction, one through lane and two left-turn lanes in the northbound direction, and two left-turn lanes and one right-turn lane in the eastbound direction. Additional road widening on Lagoon Road &amp; Sierra Point Parkway would also be required. The signal shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would cause signal warrants to be met in the AM or PM peak hour. The other improvements cited in this measure shall be constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard.</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3e are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-3e are apply to the site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the required improvements have been completed.</p>	Installation of the physical improvements required by Mitigation Measure 4.N-3e.
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-3f:</b> The City of Brisbane shall work with the San Francisco County Transportation Authority (SFCTA), San Francisco Municipal Transportation Authority (SFMTA), and Caltrans to ensure that projected traffic volumes are accounted for in the design of the Geneva Avenue &amp; US 101 SB Ramps intersection as part of the Geneva Avenue extension project.</p> <p>Mitigations and associated fair-share funding measures for cumulative regional roadway system impacts will be formulated through the current inter-jurisdictional Bi-County Transportation Study effort being led by the SFCTA. Development within the Project Site shall contribute its fair share to the Geneva Avenue &amp; US 101 SB Ramps intersection and improvements.</p> <p>The extension of Geneva Avenue from Bayshore Boulevard to the US 101 freeway and reconfiguration of the US 101 Candlestick interchange shall be</p>	City of Brisbane City Engineer	<p>The City Engineer shall provide updated information on the approved buildout of the Baylands to the SFCTA, SFMTA, and Caltrans to ensure that projected traffic volumes are accounted for in the design of the Geneva Avenue &amp; US 101 SB Ramps intersection as part of the Geneva Avenue extension.</p> <p>Once mitigation and fair share funding requirements are established, the City Engineer shall include such requirements as conditions of approval for site-specific development.</p>	<p>The City Engineer shall review any updates to the Bi-County Transportation Study effort to ensure that updated information on the approved buildout of the Baylands is reflected in the update.</p>	Issuance of building permits following payment of applicable mitigation and fair share funding requirements for Bi-County Transportation Study improvements.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
	constructed and accepted for public maintenance prior to issuance of occupancy permits for any site-specific development that would result in reducing the interchange to below the acceptable LOS standard.				
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-3g:</b> Prior to issuance of occupancy permits for any site-specific development that would (1) result in reducing the intersection to below the acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard, signal timing settings at the Carter Street/Geneva Avenue intersection shall be modified by the City and County of San Francisco to provide longer green time on eastbound/westbound permitted movements and longer cycle length.</p>	<p>Baylands developer</p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3g are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-3g apply to a site-specific development, the City Engineer shall inform the City Building Official, who shall not issue occupancy permits for the development until notified by the City Engineer that the requirements of Mitigation Measure 4.N-3g have been satisfied.</p> <p>Because the required improvements are outside of Brisbane, permission to construct the improvements called for in Mitigation Measure 4.N-3g must be secured from the City and County of San Francisco. The City Engineer shall work with the applicant to secure such permission.</p>	<p>Installation of the physical improvements required by Mitigation Measure 4.N-3g or written confirmation from San Francisco that such improvements will not be permitted to be constructed.</p>



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				<p>If San Francisco agrees to the improvements called for in Mitigation Measure 4.N-3g, the City Engineer shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued.</p> <p>If San Francisco does not agree to the improvements called for in Mitigation Measure 4.N-3g, the City Engineer shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from San Francisco that such improvements will not be permitted to be constructed.</p>	
<p><b>Increased traffic at intersections causing them to operate below acceptable levels of service under Cumulative plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>Measure 4.N-3h:</b> A traffic signal shall be installed if determined to be safe when the hour signal warrant for the E. Market Street/Orange Street intersection is met in the PM peak hour.</p>	Baylands developer	City of Brisbane City Engineer	<p>The City Engineer shall maintain annual traffic counts to monitor traffic conditions, and shall provide for traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3h are to be applied.</p> <p>If the requirements of Mitigation Measure 4.N-3h apply to a site-specific development, the City Engineer shall inform the City Building Official, who</p>	<p>Installation of the physical improvements required by Mitigation Measure 4.N-3h or written confirmation from Daly City that such improvements will not be permitted to be constructed.</p>

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				<p>shall not issue occupancy permits for the development until notified by the City Engineer that the requirements of Mitigation Measure 4.N-3h have been satisfied.</p> <p>Because the required improvements are outside of Brisbane, permission to construct the improvements called for in Mitigation Measure 4.N-3h must be secured from the City of Daly City. The City Engineer shall work with the applicant to secure such permission.</p> <p>If Daly City agrees to the improvements called for in Mitigation Measure 4.N-3h, the City Engineer shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued.</p> <p>If Daly City does not agree to the improvements called for in Mitigation Measure 4.N-3h, the City Engineer shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from Day City that such improvements will not be permitted to be constructed.</p>	

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Impacts to freeway mainline segments under Cumulative plus Project conditions.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-4:</b> The City of Brisbane, as part of the Geneva Avenue extension project, shall account for existing traffic, background traffic growth, and the most recent forecasts of traffic expected to be associated with each of several adjacent development projects, including development of the Project Site. Brisbane shall work with the San Francisco County Transportation Authority (SFCTA) and San Francisco Municipal Transportation Agency (SFMTA) to ensure projected traffic volumes are accounted for in the design of the Geneva Avenue Extension.</p> <p>Mitigation measures and associated fair-share funding measures for cumulative regional roadway system impacts, including freeway segment impacts, will be formulated through the current inter-jurisdictional Bi-County Transportation Study update effort being led by the SFCTA. Development within the Project Site shall contribute its fair share to the Geneva Avenue extension project, based upon the SF-CHAMP model or such other model used by the SFCTA in the Bi-County Study. If the Bi-County Study is terminated prior to identification of required mitigations and adoption of fair share funding obligations, the City and County of San Francisco, the SFCTA, and the City of Brisbane shall meet and confer to establish an alternative method for determination of the respective fair shares of project costs, including amounts to be contributed by Project Site development, using the SF-CHAMP model or such other model agreed upon by the agencies.</p> <p><b>See also Mitigation Measure 4.N-13.</b></p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall provide updated information on the approved buildout of the Baylands to the SFCTA, SFMTA, and Caltrans to ensure that projected traffic volumes are accounted for in the design of the Geneva Avenue &amp; US 101 SB Ramps intersection as part of the Geneva Avenue extension.</p> <p>Once mitigation and fair share funding requirements are established, the City Engineer shall include such requirements as conditions of approval for site-specific development.</p>	<p>The City Engineer shall review any updates to the Bi-County Transportation Study effort to ensure that updated information on the approved buildout of the Baylands is reflected in the update.</p>	<p>Issuance of building permits following payment of applicable mitigation and fair share funding requirements for Bi-County Transportation Study improvements.</p>
<p><b>Traffic generated by a sold out weekday evening arena event.</b></p> <p><b>DSP-V scenario</b></p>	<p><b>4.N-5:</b> Prior to issuance of building occupancy permits for the arena, the operator shall develop and submit to the City a Transportation Management Plan for deploying traffic control officers in the Project Site vicinity to increase efficiency of pre- and post-event traffic, and for developing incentives to increase transit ridership to the arena, such as parking pricing policies, customer information strategies, and/or ticket/other related discounts with proof of payment for transit. Implementation of this plan shall be designed to speed</p>	<p>The arena operator shall prepare the required Transportation Management Plan, and submit the plan to the Brisbane City Engineer, Brisbane Police Department, SFMTA, and the San Francisco Police Department for review and approval.</p>	<p>City of Brisbane City Engineer</p>	<p>The City Engineer shall review the proposed Transportation Management Plan and require any needed modifications to the plan. The City Engineer shall also confirm approval of the final plan by the Brisbane and San Francisco police</p>	<p>Issuance of certificates of occupancy following approval of the required Transportation Management Plan.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
	vehicle entrance to and exit from the arena site, as well as maintain orderly traffic operations and prevent turning movements that would intrude onto minor routes to and from the arena. Traffic control officers shall be provided on event dates to, at a minimum, facilitate traffic flow at the intersection of Valley Drive & Bayshore Boulevard, which would otherwise operate at LOS E conditions without manual traffic control by officers at the intersection with a sold-out arena event. Preparation and implementation of the plan shall be fully funded by the arena operator and shall be completed to the satisfaction of the City prior to opening day of the arena.	The arena operator will also be responsible for implementing the requirements of the approved Transportation Management Plan.		departments and the SFMTA. The Public Works Department shall monitor implementation of the Transportation Management Plan during Individual events at the arena.	
<b>Increased transit ridership and impacts on Muni operations.</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.N-7:</b> Prior to issuance of the first building occupancy permit for new development other than improvement of relocation of an existing use within the Project Site, the developer(s) of Project Site land uses shall provide a fair-share contribution to the San Francisco Municipal Transportation Agency (SFMTA) to cover Baylands development's share of the capital costs for providing additional transit service needed to achieve San Francisco Muni's capacity threshold of 85 percent along the Northeast and Southeast screenlines. In addition, provision shall be made for implementation of shuttle service between the Project Site and the Balboa Park BART Station in the Geneva Avenue corridor.	Baylands developer	In consultation with the SFMTA, the City Engineer shall determine a fair share formula to be used for implementation of Mitigation Measure 4.N-7. Once fair share funding requirements are established, the City Engineer shall include such requirements as conditions of approval for site-specific development.	Monitoring responsibility shall be as established in the required conditions of approval.	Issuance of the first certificate of occupancy for new development other than improvement or relocation of an existing use within the Baylands following payment of fair share funding to the SFMTA.
<b>Adequacy of transit service (areas of site more than 1/3 miles from Caltrain and Muni T-line stations).</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.N-9:</b> Prior to issuance of the first building occupancy permit for any new development other than improvement or relocation of an existing use within the Project Site, a shuttle bus service plan shall be developed and approved by the City that provides convenient transit service (maximum 15 minute headways in the peak hour) between Project Site land uses within the Baylands located more than one-third mile from the Bayshore Caltrain Station or Sunnydale Muni Station to those stations. Shuttle service shall be implemented as described in the plan prior to occupancy of any qualifying Project Site land use other than improvement or relocation of an existing use within the Project Site.  This requirement shall also be included in any specific plan approved for development within the Project Site.	Applicants for specific plan(s) shall include the required language in proposed specific plans, including timing for implementation of the service and establishment of needed funding of capital costs and ongoing operations and maintenance.  The Baylands developer shall be response for preparation of the required shuttle bus service plan.	Specific Plan(s): City Council  The City shall not adopt any specific plan or approve any site-specific development project that would does not meet the requirements of Mitigation Measure 4.N-9.	The Community Development Director shall review the required specific plan language for compliance with Measure 4.N-9 prior to public hearings on the specific plan.  Prior to the first building permit, the Community Development Director shall review the proposed shuttle bus plan and require any needed modifications to be completed by the Baylands developer.	Shuttle bus operation pursuant to the approved shuttle bus operations plan.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				Once it is established, the Community Development Department shall monitor shuttle bus operations on a quarterly basis through site buildout based on direct observation and quarterly report on ridership to be provided by the shuttle bus operator.	
<b>Pedestrian circulation.</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<p><b>4.N-10:</b> Prior to issuance of the first building occupancy permit for new development other than improvement or relocation of an existing use within the Project Site, at a minimum, the following measures shall be implemented to improve pedestrian accessibility:</p> <ul style="list-style-type: none"> <li>• The Bay Trail in the northern portion of the Project Site shall be realigned to provide a more direct route to the east side of US 101, following Geneva Avenue through the US 101 interchange.</li> <li>• Sidewalks or equivalent pedestrian paths shall be provided to safely permit pedestrian access to all uses within the Project Site intended for human occupancy and use, including provision of through pedestrian routes to minimize pedestrian travel distances between uses.</li> <li>• Specific provisions shall be made for safe pedestrian movement within and through parking areas to access buildings</li> <li>• Sidewalks shall be provided along the Project Site frontage on Bayshore Boulevard between Sunnydale Avenue and Tunnel Avenue.</li> </ul> <p>These minimum requirements, along with the equivalent of the facilities shown in Table 4.N-8, shall also be included within each specific plan approved within the Project Site.</p>	<p>Applicants for specific plan(s) shall include the required language in proposed specific plans, including timing for construction of improvements and establishment of needed funding of capital costs and ongoing operations and maintenance.</p>	<p>Specific Plan(s): City Council</p> <p>The City shall not adopt any specific plan or approve any site-specific development project that would does not meet the requirements of Mitigation Measure 4.N-10.</p>	<p>The Community Development Director shall review the required specific plan language for compliance with Mitigation Measure 4.N-10 prior to public hearings on the specific plan.</p> <p>The conditions of approval for each site-specific development approval prior to construction of the improvements called for in Mitigation Measure 4.N-10 shall include a requirement for construction of these improvements prior to issuance of a building occupancy permit.</p>	<p>Installation of the improvements called for in Mitigation Measure 4.N-10.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Bicycle circulation.</b> <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-11:</b> Prior to issuance of the first building occupancy permit for new development other than improvement or relocation of an existing use within the Project Site, roadways and trails shall provide for safe accessibility for bicycles to buildings and recreational areas throughout the Project Site, including connections to offsite bicycle routes and trails. In addition, Project Site land uses shall provide bicycle parking in appropriate areas (i.e., where they will get the most use, where security is maximized, and where pedestrian circulation is minimally affected by their presence).</p> <p>The minimum standards contained in this mitigation measure, along with the equivalent bicycle access as that shown in Table 4.N-7, shall be included in any specific plan approved for development within the Project Site. In addition, details of Project Site development-provided bicycle parking spaces (number and location) shall be determined at the time when site-specific development projects are proposed pursuant to the adopted Specific Plan, and shall adhere to the following guidelines which shall also be included in any specific plan adopted for development within the Project Site:</p> <ul style="list-style-type: none"> <li>• Bicycle parking shall be placed within 50 feet of building and facility entrances, where it can be well-lit, clearly visible, and out of the primary travel path of pedestrians. Retail shopping centers and supermarkets shall include one Class I rack (covered bicycle locker for long-term parking) per 30 employees, and one Class II rack (able to secure both the frame and at least one wheel of a bicycle for short-term parking) per 6,000 square feet of retail space.</li> <li>• Parks and recreational fields normally shall include one Class I rack per 30 employees and one Class II rack per 9 users (during peak daylight times of peak season).</li> <li>• Transit centers normally shall include individual parking spaces equal to 2 percent of daily boardings (75 percent Class I and 25 percent Class II).</li> </ul>	<p>Applicants for specific plan(s) shall include the required language in proposed specific plans, including timing for construction of improvements and establishment of needed funding of capital costs and ongoing operations and maintenance.</p>	<p>Specific Plan(s): City Council</p> <p>The City shall not adopt any specific plan or approve any site-specific development project that would does not meet the requirements of Mitigation Measure 4.N-11.</p>	<p>The Community Development Director shall review the required specific plan language for compliance with Mitigation Measure 4.N-11 prior to public hearings on the specific plan.</p> <p>The conditions of approval for each site-specific development approval prior to construction of the improvements called for in Mitigation Measure 4.N-11 shall include a requirement for construction of these improvements prior to issuance of a building occupancy permit.</p>	<p>Installation of the improvements called for in Mitigation Measure 4.N-11.</p>

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<p><b>Temporary traffic impacts during construction.</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-12:</b> In conjunction with all construction permits, site-specific development projects shall develop, submit for City review and approval, and implement Construction Management Plans that specify measures that would reduce impacts on motor vehicle, bicycle, pedestrian, and transit circulation. The Construction Management Plans shall include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> <li>• Location of construction staging areas for materials, equipment, and vehicles.</li> <li>• Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.</li> <li>• Identification of haul routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant.</li> <li>• Provisions for removal of trash generated by construction activity.</li> </ul> <p>A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager.</p>	City Engineer	The City shall not approve any construction permit application until the Brisbane Building Official and City Engineer has approved a Construction Management Plan, including provisions for responding to and tracking complaints pertaining to construction activity.	<p>The Building Official shall be responsible for minimum monthly monitoring for compliance during construction.</p> <p>The City Engineer shall be responsible for monitoring compliance monthly during infrastructure construction.</p>	Approved construction permits in compliance with Mitigation Measure 4.N-12.
<p><b>Implementation of C/CAG trip generation reduction requirements</b></p> <p><b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b></p>	<p><b>4.N-13:</b> Prior to issuance of the first building occupancy permit for new development other than improvement or relocation of an existing use within the Project Site, the developer(s) and/or tenants of Project Site land uses shall prepare, submit to the City/County Association of Governments of San Mateo County (C/CAG) for approval, and establish a Transportation Demand Management (TDM) program to mitigate the C/CAG project impact of generating more than 100 net new vehicle trips during the peak traffic hours. Implementation of TDM programs shall be made a condition of approval for all new development within the Project Site that generates 100 or more net new trips during the AM or PM peak hour. A summary of recommended TDM strategies can be found in <b>Table 4.N-45</b>.</p>	Applicants for site-specific development that would generate 100 or more trips per hour at any time during the a.m. or p.m. peak period	City of Brisbane Community Development Director	The City Community Development Director shall prepare conditions of approval for all site-specific development that would generate 100 or more trips per hour at any time during the a.m. or p.m. peak period requiring preparation, City and C/CAG approval, and implementation of a TDM program. In addition to meeting C/CAG trip reduction requirements,	Approval of the first building permit for new development other than improvement or relocation of an existing use within the Baylands following approval of a TDM program meeting City and C/CAG requirements.

### Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
				<p>the TDM program shall include:</p> <ul style="list-style-type: none"> <li>(1) Provisions i-vi of Mitigation Measure 4.B-4;</li> <li>(2) Provisions i-ii of Mitigation Measure 4.B-9;</li> <li>(3) Provisions for ongoing funding of the TDM program for the life of the site-specific development project;</li> <li>(4) Enforcement mechanisms, such as CC&amp;Rs, deed restrictions, and other that will ensure ongoing implementation of approved programs;</li> <li>(5) Annual reporting to the Community Development Director and the status of TDM programs and their effectiveness; and</li> <li>(6) Provisions for the City to mandate TDM program modifications programs or establish additional requirements to the approved TDM (subject to C/CAG approval) should actions established in the approved TDM program prove not to be effective.</li> </ul>	



## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Traffic and Circulation (cont.)</b>					
<b>Demand for loading areas.</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.N-17:</b> Each site-specific development project shall provide sufficient loading areas in appropriate locations such that loading activities, including loading vehicle queuing, will not block roadway or onsite parking area travel lanes, or bicycle or pedestrian facilities.	Applicants for site-specific development projects.	City of Brisbane Building Official	<p>The Building Official shall review all proposed site development plans to set requirements for the number of loading spaces based on the proposed use and anticipated levels of loading activity.</p> <p>The Community Development Director shall review all proposed site development plans to conform that the proposed location and design of loading activities, including loading vehicle queuing, will not block roadway or onsite parking area travel lanes, or bicycle or pedestrian facilities.</p>	Approval of site-specific development by the City in compliance with Mitigation Measure 4.N-17.
<b>Utilities, Service Systems, and Water Supply</b>					
<b>Adequate local water storage.</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.O-1a:</b> The City shall issue building permits for habitable structures only after it determines that sufficient water storage is available and connected to the Project Site's water delivery system. Water storage facilities shall be constructed either by the Brisbane Baylands developer or by the City, as mutually agreed. Should the City construct facilities, site-specific development projects shall reimburse the City for their fair share of costs, as determined by the City of Brisbane Public Works Department, for the development of water storage to provide fire flows and peak daily water demands to serve Project Site development. Prior to issuance of the first permit of occupancy, site-specific development projects shall verify the availability of adequate water storage capacity to provide fire flows and meet peak daily water demands to serve Project Site development. Each required specific plan for development within the Project Site shall include this mitigation measure as a requirement for future development.	City Engineer	<p>The Brisbane City Engineer shall be responsible for ensuring that a site for construction of water storage facilities is identified and facilities have been designed, all environmental studies and permits for such construction have been completed, and needed water storage facilities have been constructed and connected to the City water system.</p> <p>The City Building Official shall not issue any building permits for habitable structures without certification by the City</p>	<p>The City Engineer shall inform the Community Development Director and City Building Official when construction of needed water storage facilities has been completed.</p>	Issuance of building permits for habitable structures in compliance with Mitigation Measure 4.O-1a.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Utilities, Service Systems, and Water Supply (cont.)</b>					
			Engineer that sufficient water storage is available and has been connected to the Project Site's water delivery system.		
<b>Biological resources impacts of water diversions along the Tuolumne River</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.O-1b: Controlled Releases to Recharge Groundwater in Streamside Meadows and Other Alluvial Deposits.</b> In any year during which the SFPUC determines that controlled releases of water from Hetch Hetchy Reservoir are required to sustain existing meadow vegetation within the Poopenaut Valley, Brisbane shall contribute a percentage of the water it purchases from OID to the SFPUC to augment the controlled releases from Hetch Hetchy Reservoir. The City's contribution shall be in proportion to the amount of water required for controlled releases by the SFPUC in any given year that such releases are needed, and shall be in an amount sufficient to ensure that impacts to meadows resulting from the proposed OID-Brisbane water transfer are reduced to less than significant.  Prior to the City's approval of a water supply agreement with OID, the formula for determining Brisbane's required contribution to the SFPUC shall be determined in consultation with the SFPUC. That formula shall be included in the City's agreement with the SFPUC to transport and store the water purchased from OID.	SFPUC	Water Supply Agreement: City Council  The City shall not adopt any water supply agreement that does not meet the requirements of Mitigation Measure 4.O-1b.	The City Engineer shall review water supply agreement(s) prior to submittal to the City Council for approval.	Water supply agreement(s) that provide for the controlled releases specified in Mitigation Measure 4.O-1b.
<b>Energy Resources</b>					
<b>Energy consumption.</b>  <b>DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.P-1:</b> During all Project Site construction activities, construction contractors shall implement the following measures to prevent the wasteful or inefficient use of energy during construction: <ul style="list-style-type: none"> <li>• Implement work schedules and procedures that minimize equipment idle time and double-handling of material;</li> <li>• Minimize equipment idling time either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by</li> </ul>	Construction contractors	The City Building Official and City Engineer shall not approve any grading or building permit applications without evidence that language is included in construction contracts and specifications to require implementation of the provisions of Mitigation Measure 4.P-1.	The City Building Official shall be responsible for monitoring compliance on a minimum monthly basis during building construction.  The City Engineer shall be responsible for monitoring compliance on a minimum monthly basis during grading and infrastructure construction.	Approval of construction permits in compliance with Mitigation Measure 4.P-1.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Energy Resources (cont.)</b>					
	<p>the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]);</p> <ul style="list-style-type: none"> <li>• Switch off office equipment and lights when not in use;</li> <li>• Use solar power sources for road signs and other applicable equipment that will be required at the construction site;</li> <li>• Design all temporary roads to minimize travel distances; and</li> <li>• Maintain and properly tune all construction equipment in accordance with manufacturer's specifications. It shall be the contractor's responsibility to ensure that all equipment has been checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> </ul>		The City Engineer shall not approve authorize commencement of infrastructure improvement construction without evidence that language is included in construction contracts and specifications to require implementation of the provisions of Mitigation Measure 4.P-1.		
<b>Energy consumption. DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>4.P-2a:</b> All new buildings within the Project Site subject to the provisions of Brisbane Municipal Code Section 15.80 shall be required to achieve a LEED Gold rating, rather than the LEED Silver rating now required by the Municipal Code. In addition, all appliances installed within the Project Site as part of original building construction shall be ENERGY STAR rated or equivalent.	Applicants for building permits subject to the provisions of Brisbane Municipal Code Section 15.80.	City of Brisbane Building Official	Review of building permit applications to ensure subject to the provisions of Brisbane Municipal Code Section 15.80 shall be required to achieve a LEED Gold rating.	Approval of building permits for buildings subject to the provisions of Brisbane Municipal Code Section 15.80 meeting a LEED Gold rating.
<b>Energy consumption. DSP, DSP-V, CPP, &amp; CPP-V scenarios</b>	<b>Mitigation Measure 4.P-2b:</b> All street and parking lot lighting within the Project Site shall be energy efficient light emitting diode (LED) based lighting, until a more efficient technology for street and parking lot lighting acceptable to the City of Brisbane becomes commercially available, at which time all street and parking lot lighting shall be the most energy efficient technology that is commercially available for street and parking lot lighting and that is also acceptable to the City of Brisbane.	Applicants for infrastructure and/or site-specific development requiring provision of street and/or parking lot lighting.	Street lighting: City Engineer  Parking lot lighting: Community Development Director	The City Engineer shall review street improvement plans to ensure provision of street lighting per Mitigation Measure 4.P-2b.  Community Development Director shall review site improvement plans to ensure provision of parking lot lighting per Mitigation Measure 4.P-2b.	Approval of street improvement plans in compliance with Mitigation Measure 4.P-2b.  Approval of site improvement plans in compliance with Mitigation Measure 4.P-2b.

## Mitigation Monitoring and Reporting Matrix (continued)

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Enforcement Responsibility	Monitoring Responsibility/ Frequency	Actions Indicating Compliance
<b>Energy Resources (cont.)</b>					
<b>Energy consumption. CPP &amp; CPP-V scenarios</b>	<p><b>4.P-2c:</b> Should the CPP scenario be selected, Project Site development shall provide for an equivalent amount of onsite renewable energy generation as is proposed in the DSP scenario (currently estimated to be 42,000 to 45,000 megawatt hours annually). Should the CPP-V scenario be selected, Project Site development shall provide for an equivalent amount of onsite renewable energy generation as is proposed in the DSP scenario (currently estimated to be 42,000 to 45,000 megawatt hours annually) in addition to the renewable energy generation proposed as part of the Recology expansion.</p>	Applicants for specific plan(s) shall include the required language in proposed specific plans.	The City Council shall not adopt any specific plan does not meet the requirements of Mitigation Measure 4.P-2c.	The Community Development Department shall review specific plan(s) prior to public hearings to ensure inclusion of requirements for the required amount of renewable energy generation, as well as requirements for development of renewable energy generation facilities at a rate that ties the rate of non-residential development to the rate of renewable energy generation construction.	Specific plan approval in compliance with Mitigation Measure 4.P-2c.