

## MITIGATION MONITORING AND REPORTING PROGRAM

This Draft Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Environmental Impact Report (EIR) and the environmental analysis prepared under CEQA for the Additional Retail Alternative to the Sierra Point Biotech project. The MMRP, which is found in Table 1 of this section, lists recommended mitigation measures for the proposed project and identifies mitigation monitoring requirements. City staff may revise this Draft MMRP at their discretion, as the Final MMRP must be adopted after the City Council has certified the EIR and made the findings required under paragraph (1) of subdivision (a) of Section 15091 in conjunction with approving the Sierra Point Biotech project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The third column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fourth column, entitled "Monitoring Schedule," refers to when monitoring will occur to ensure that the mitigating action is completed. Please note that these mitigation measures include any revisions made as a result of the Response to Comments Document, City staff edits, and the LSA memorandum regarding the Sierra Point Biotech Project EIR- Text Revisions, dated November 19, 2007. This MMRP is for the Additional Retail Alternative, as analyzed in the LSA Memorandum regarding the Additional Retail Alternative for the Sierra Point Biotech Project EIR, dated November 15, 2007. Where mitigation measures vary from those identified in the Final EIR, Response to Comments document, April 2007, the text is shown using ~~strikeout~~ text for deletions and underlined text for additions.

**Table 1: Mitigation Monitoring and Reporting Program**

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<b>A. LAND USE</b>			
There are no significant impacts to land use and planning policy.			
<b>B. POPULATION, EMPLOYMENT AND HOUSING</b>			
There are no significant impacts to population, employment and housing.			
<b>C. TRANSPORTATION, CIRCULATION AND PARKING</b>			
<u>TRANS-1:</u> The applicant shall be responsible for installing a signal, to the satisfaction of the City Engineer in regards to design and the timing of the improvement, at the intersection of Sierra Point Parkway and US 101 northbound ramp. This mitigation measure would allow the intersection to operate at LOS C during the AM peak hour and LOS A during the PM peak hour.	Project Applicant	Brisbane Public Works Department/City Engineer	Prior to issuance of a certificate of occupancy permit for the 3 <sup>rd</sup> office/campus building
<u>TRANS-2:</u> Based on the Second Amendment document, the applicant shall be responsible for modifying the intersection of Sierra Point Parkway and Lagoon Way, to the satisfaction of the City Engineer in regards to design and the timing of the improvement, so that the intersection is signalized and a second northbound through lane is added. This mitigation measure would allow the intersection to operate at LOS B during the AM peak hour and LOS B during the PM peak hour.	Sierra Point L.L.C. (Master Sierra Point Developer)	Brisbane Public Works Department/City Engineer	Upon reaching traffic volume thresholds established pursuant to adopted 2 <sup>nd</sup> Amendment to Agreement Concerning Project Approval Documents (2nd Amendment Document). Project applicant to monitor traffic volumes on yearly basis pursuant to recorded development agreement (DA). See Trans. 2
<u>TRANS-3:</u> Based on the Second Amendment document, the applicant shall be responsible for signalizing the intersection of Sierra Point Parkway and Shoreline Court and adding a second northbound left-turn lane, a second southbound right-turn lane, and a second eastbound left-turn lane, to the satisfaction of the City Engineer in regards to design and the timing of the improvement. This mitigation measure would allow the intersection to operate at LOS B during the AM peak hour and LOS C during the PM peak hour.	Sierra Point LLC	Brisbane Public Works Department/City Engineer	
<u>TRANS-4:</u> Implement Mitigation Measure TRANS-1. This mitigation measure would	Project Applicant	Brisbane Public Works	Prior to issuance of

Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p>allow the intersection of Sierra Point Parkway and the US 101 northbound ramp to operate at LOS C during the cumulative PM peak hour and LOS F during the AM peak hour with a decrease in the average delay compared to Cumulative Conditions without the project. While implementation of this mitigation measure would reduce the impact, it would not reduce it to a less-than-significant level in the cumulative AM peak hour condition and this impact would remain significant and unavoidable.</p>	Sierra Point LLC	Department/City Engineer	a certificate of occupancy permit for the 3 <sup>rd</sup> office/campus building.
<p><u>TRANS-5:</u> Implement Mitigation Measure TRANS-2. This mitigation measure would allow the intersection of Sierra Point Parkway and Lagoon Way to operate at LOS C during the AM peak hour and LOS B during the PM peak hour, with a decrease in the average delay compared to Cumulative Conditions without the project.</p>	Sierra Point LLC	Brisbane Public Works Department/City Engineer	See Trans 2
<p><u>TRANS-6:</u> Implement Mitigation Measure TRANS-3. This mitigation measure would allow the intersection of Sierra Point Parkway and Shoreline Court to operate at LOS B during the AM peak hour and LOS D during the PM peak hour, with a decrease in the average delay compared to the cumulative condition without the project.</p>	Sierra Point LLC	Brisbane Public Works Department/City Engineer	See Trans 2.
<p><u>TRANS-7:</u> The project applicant shall implement up to two of the following measures (per the requirements of the City Engineer in regards to design and the timing of the improvement), to reduce the project's contribution to the impact to the intersection of Bayshore Boulevard and Old County Road:</p> <ul style="list-style-type: none"> <li>• Install an additional second eastbound left-turn lane and convert the existing shared-through-left to a through lane at the intersection of Bayshore Boulevard/Old County Road. This improvement would change the existing eastbound geometry from one left-turn, one shared-through-left, and one right-turn to two left-turns, one through lane, and one right-turn lane. This mitigation measure would allow the intersection to operate at LOS C during both the AM and PM peak hours. Implementation of this mitigation will require the need for additional right-of-way to be obtained from nearby property owners.</li> <li>• Install a westbound through lane at the intersection of Bayshore Boulevard/Old County Road to change the existing westbound geometry from one shared-through-left and one right-turn to one shared-through-left, one through lane, and one right-turn lane. This mitigation measure would allow the intersection to operate at LOS C during both the AM and PM peak hours. This mitigation may require the need for additional right-of-way to be obtained from the nearby property owners.</li> <li>• Adjust the signal timing of the intersection which would improve the LOS to an acceptable level.</li> </ul>	Project Applicant	Brisbane Public Works Department/City Engineer	Prior to issuance of a certificate of occupancy permit for the 3 <sup>rd</sup> office/campus building.
<p><u>TRANS-8:</u> In accordance with CMP requirements, the project applicant shall ensure that Travel Demand Management (TDM) measures to reduce project impacts are implemented by the project applicant or tenants, per the approval of the City Engineer regarding the specific measures and the implementation timing. A list of TDM measures are provided in the San Mateo County Final Congestion Management Program. In coordination with the City and prior to issuance of a building permit, the applicant shall prepare and provide the</p>	Project Applicant	Brisbane Planning Department/County Congestion Management Agency	Prior to issuance of a building permit

Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p>City with a Traffic Reduction Plan that identifies specific TDM measures to be implemented. Specific measures that could be included in the Plan are listed below:</p> <ul style="list-style-type: none"> <li>• Provide for the existing shuttle service to serve the Sierra Point Biotech project buildings and provide for increased frequencies of the shuttle during the peak periods to access the CalTrain and/or BART rail stations. Coordinate with the shuttle and transit operators with respect to the location of transit stops and the provision of related shuttle-user amenities (e.g., dedicated shuttle stops, seating areas, crosswalks);</li> <li>• Provide secure bicycle parking;</li> <li>• Provide and operate an on-site commute assistance center to allow for one stop shopping for transit and commute alternatives information, preferably staffed with a live person to assist building tenants with trip planning;</li> <li>• Provide subsidized transit passes;</li> <li>• Charge for parking and offer employees a parking cash-out program; and</li> <li>• Implement an alternate hours workweek program, also known as flextime.</li> </ul> <p>While implementation of this mitigation measure would reduce the impact, mitigation measures, involving implementation of TDM measures are typically designed to achieve a 10 to 20 percent traffic reduction. Even if these reductions could be achieved, the freeway segments could continue to operate above the CMP threshold for significant impacts. The measure would not reduce impacts to a less-than-significant level in the cumulative condition and this impact would remain significant and unavoidable.</p>	Project Applicant	Brisbane Public Works Department/City Engineer	Prior to issuance of a grading permit
<p><u>TRANS-9:</u> Prior to the approval of a grading permit, the applicant shall prepare a Construction Traffic Control Plan for review and approval by the City. The plan should identify locations for temporary signals; construction signage; striping; construction vehicle travel routes and site ingress and egress; staging areas; and timing of construction activities which appropriately limits hours during which large construction equipment may be brought on or off the site.</p>	Project Applicant	Brisbane Planning Department/BCDC	Prior to issuance of a grading permit
<p><u>TRANS-10:</u> Prior to the approval of the grading permit for the project, the site plan shall be revised so that the Bay Trail does not pass through the public parking area. The reconstruction of the Bay Trail shall be subject to San Francisco Bay Conservation and Development Commission (BCDC) and City of Brisbane review and approval to ensure that the reconstructed trail does not impact pedestrian and bicycle mobility and that the Bay Trail design includes amenities such as benches, lighting and landscaping.</p>	Project Applicant	Brisbane Public Works Department/City Engineer	Prior to issuance of a grading permit
<p><u>TRANS-11:</u> The project site plan shall be revised to include a minimum 20-foot turning radius at the western driveway on Sierra Point Parkway and the driveway at Shoreline Court; and a minimum 15-foot radius at the eastern driveway on Sierra Point Parkway. The revised site plan shall be reviewed and approved by the City Engineer to ensure that adequate driveway curb radii are provided.</p>	Project Applicant	Brisbane Planning and Public Works Departments/	Prior to issuance of a grading permit
<p><u>TRANS-12:</u> Prior to issuance of a grading permit, the applicant shall provide the City with a revised site plan and parking plan that maintains some of the existing on-street parking</p>	Project Applicant	Brisbane Planning and Public Works Departments/	Prior to issuance of a grading permit

Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p>prohibitions along the site frontages in the vicinity of the driveways in order to ensure that there would be sufficient sight distance at the project driveways. Prior to approval of a final site plan, the City Engineer shall ensure that any landscaping, parking or signage allows for unobstructed views for vehicles leaving the site.</p>		City Engineer	
<p><b>TRANS-13:</b> The project applicant shall provide the City Engineer with an alignment analysis to confirm that the proposed project access driveways are designed to not conflict with the existing alignment of opposing driveways or the traffic signal and related improvement plans at the Sierra Point Parkway and Shoreline Court intersection.</p>	Project Applicant	Brisbane Public Works Department/City Engineer	Prior to issuance of a grading permit
<p><b>TRANS-14:</b> Prior to issuance of a grading permit, the applicant shall provide to the City a revised site plan and parking plan that eliminates the dead-end parking aisles or shows that parking in the dead end aisle is designated for specific individuals. The plan shall also show that there is adequate turnaround space at the end of each drive aisle.</p>	Project Applicant	Brisbane Planning Department	Prior to issuance of a grading permit
<b>D. AIR QUALITY</b>			
<p><b>AIR-1:</b> Consistent with guidance from the BAAQMD, the following actions shall be required of construction contracts and specifications for the project.</p>	Project Applicant/ Construction Manager	Brisbane Public Works Department	Periodically during demolition, grading, and construction activities
<p><b>Construction.</b> The following controls shall be implemented at all construction sites:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust;</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;</li> <li>• Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites;</li> <li>• Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;</li> <li>• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;</li> </ul>			
<ul style="list-style-type: none"> <li>• Apply non-toxic soil stabilizers to inactive construction areas;</li> <li>• Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);</li> <li>• Limit traffic speeds on unpaved roads to 15 mph;</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways;</li> <li>• Replant vegetation in disturbed areas as quickly as possible.</li> <li>• Install base rock at entryways for all exiting trucks, and wash off the tires or tracks of all trucks and equipment in designated areas before leaving the site; and</li> <li>• Suspend excavation and grading activity when sustained wind speeds exceed 25 mph. Sustained wind speed shall be determined by averaging observed values over a two-</li> </ul>			

Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p>minute period. Wind monitoring by the construction manager shall be required at all times during excavation and grading activities. Implementation of this mitigation measure would reduce construction period air quality impacts to a less-than-significant level.</p>			
<b>E. NOISE</b>			
<p><u>Mitigation Measure NOISE-1:</u> Mechanical ventilation, such as air conditioning systems, shall be included in the design for Building D, Building E and the retail space adjacent to the parking garage in order to meet the California Land Use Compatibility Guidelines for office and commercial uses.</p>	Project Applicant	Brisbane Building Division, Planning Department	Prior to issuance of a building permit
<p><u>NOISE-2:</u> The project shall comply with the following noise reduction measures:</p> <ul style="list-style-type: none"> <li>• General construction activities shall be allowed only between the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. Pile driving shall be limited to Monday through Saturday 4:00 a.m. to 5:00 p.m. and prohibited on Saturdays and Sundays. Construction outside of these hours may be approved through an exception permit issued by the Planning Director. The exception permit shall include appropriate conditions to minimize noise disturbance of affected hotel, office and commercial uses.</li> <li>• All heavy construction equipment used on the project site shall be maintained in good operating condition, with all internal combustion, engine-driven equipment fitted with intake and exhaust mufflers that are in good condition.</li> <li>• All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines.</li> <li>• Post signs prohibiting unnecessary idling of internal combustion engines.</li> <li>• The construction manager shall identify and designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints and institute reasonable measures warranted to correct the problem. The noise disturbance coordinator shall report all complaints and resolution thereof to the City via monthly reports. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</li> <li>• Utilize air compressors that are designated as “quiet” and other “quiet” construction equipment sources where such technology exists.</li> </ul>	Project Applicant/ Construction Manager	Brisbane Public Works Department	Periodically during grading and construction activities
<b>F. GEOLOGY, SOILS AND SEISMICITY</b>			
<p><u>GEO-1a:</u> All structures shall be designed and constructed in conformance with the most recently adopted California Building Code requirements for seismic design. The City Engineer shall approve all final design and engineering plans.</p>	Project Applicant	City of Brisbane Building Official	Prior to issuance of a building permit
<p><u>GEO-1b:</u> As a condition of approval and prior to the issuance of a grading permit, the applicant shall submit a final site-specific, design-level geotechnical investigation, to be prepared by a licensed professional, to the City for review and approval. The geotechnical</p>	Project Applicant	City Engineer	Prior to issuance of a grading permit

Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p>investigation shall include recommendations for grading, avoidance of settlement, and differential settlement of infrastructure and buildings. The recommendations shall be incorporated into all development plans submitted for the project.</p>	<p>Project Applicant</p>	<p>Planning Department</p>	<p>Ongoing to be demonstrated upon request of Planning Department</p>
<p><u>GEO-1c:</u> The applicant shall provide information to prospective building occupants regarding earthquake safety. The information shall include one or more of the following publications: Information obtained from the California Division of Mines and Geology in its 1997 report "Guidelines for Evaluating and Mitigating Seismic Hazards in California" (which can be downloaded from the Division's home page at <a href="http://www.consrv.ca.gov">www.consrv.ca.gov</a>), "The Commercial Property Owner's Guide to Earthquake Safety," and "The Homeowner's Guide to Earthquake Safety" both produced by the Seismic Safety Commission (SSC) and available from SSC at 1755 Creekside Oaks Drive, Suite 100, Sacramento, CA 95883 or at 916-263-5506), and "Peace of Mind in Earthquake Country" (Peter Yaney, 1991, Chronicle Books).</p>	<p>Project Applicant</p>	<p>Brisbane Planning Department/Building Official</p>	<p>Prior to issuance of a building permit issuance</p>
<p><u>GEO-2a:</u> All structures shall be designed and constructed in conformance with the most recently adopted California Building Code requirements for building design in areas undergoing compaction. The Building Official shall approve all final design and engineering plans.</p>	<p>Project Applicant</p>	<p>Brisbane Building Official/City Engineer</p>	<p>Prior to issuance of a grading permit</p>
<p><u>GEO-2b:</u> As required in Mitigation Measure GEO-1b, the applicant shall prepare and submit to the City for final approval a final design-level geotechnical investigation that includes recommendations for avoidance of settlement and placement of fill materials.</p> <p><u>GEO-2c:</u> The final geotechnical investigation shall include an Inspection and Repair Plan to address future settlement of the project site. The Inspection and Repair Plan shall delineate an inspection schedule for storm water conveyances and other utilities (on at least an annual basis) to determine adverse effects of settlement. The Plan shall identify responsibility for repair of any affected improvements (e.g., property owner, lessees, or property management company). The inspection results and repairs shall be documented to the City in a biannual report. (See also Mitigation Measure GEO-3).</p>	<p>Project Applicant</p>	<p>Brisbane Building Official/City Engineer</p>	<p>Prior to issuance of a grading permit. Ongoing implementation demonstrated via submission of required biannual report</p>
<p><u>GEO-3:</u> The applicant shall coordinate with the Sierra Point Environmental Management Association to ensure that the Inspection and Repair Plan (see Mitigation Measure GEO-2c) includes provisions for dike inspections and repairs. The dikes shall be inspected at least annually (and immediately following a seismic event) and necessary repairs to ensure stability shall be implemented. All inspections and repairs shall be conducted by or in accordance with the recommendations of a licensed professional engineer.</p>	<p>Project Applicant/Sierra Point Environmental Management Association</p>	<p>City Engineer</p>	<p>Ongoing yearly reports filed with City Engineer</p>
<p><u>GEO-4:</u> The applicant shall coordinate with the Sierra Point Environmental Management Association to ensure that the Post-Earthquake Inspection and Corrective Action Plan (Plan) is updated to reflect the changes in conditions at the project site since its initial preparation in 1996. The Inspection and Repair Plan (see Mitigation Measure GEO-2c) should work cooperatively with the Plan. The revised Post-Earthquake Inspection and</p>	<p>Project Applicant/Sierra Point Environmental Management Association</p>	<p>City Engineer</p>	<p>Prior to issuance of a certificate of occupancy permit</p>

Table 1 *Continued*

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
Corrective Action Plan shall be submitted to the City prior to site occupancy.			
<b>G. HYDROLOGY AND WATER QUALITY</b>			
<u>HYDRO-1a:</u> As a condition of approval of the final grading plans, the applicant shall file a Notice of Intent to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities, and shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for construction activities on the site. The SWPPP shall include all provisions of the Erosion and Sediment Control Plan submitted by the applicant. In addition to 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.	Project Applicant	Brisbane Public Works/ City Engineer	Prior to issuance of a grading permit
<u>HYDRO-1b:</u> The grading of the project site shall be conducted in conformance with the approved Grading Plan. All recommendations for grading presented in the site-specific geotechnical reports shall be incorporated into the grading activities.	Project Applicant	City Engineer	Periodically during grading activities
<u>HYDRO-1c:</u> As a condition of approval, the applicant shall be responsible for continued compliance with all requirements of the Waste Discharge Requirements administered by the RWQCB for the Sierra Point Landfill. As necessary, the applicant shall protect or replace all compliance monitoring points within the project site.	Project Applicant	Brisbane City Engineer/RWQCB	Ongoing
<u>HYDRO-2a:</u> As a condition of approval of the Design Permit, the project applicant shall fully comply with the requirements detailed in Provision C.3 of the San Mateo countywide NPDES stormwater permit (NPDES Permit No. CAS0029921). Provision C.3 requires the applicant to incorporate site design, source control, and numerically sized stormwater treatment measures to reduce stormwater pollutant discharge to the maximum extent practicable. The applicant shall prepare a Final Stormwater Management Plan (Plan) detailing how the project will comply with Provision C.3, to be submitted for review and approval by the Public Works Director. The Plan shall be prepared in accordance with all relevant guidance contained in the San Mateo Countywide Water Pollution Prevention Program's C.3 <i>Technical Guidance Document</i> , the California Stormwater Quality Association's <i>New and Redevelopment Best Management Practice Handbook</i> , and the Bay Area Stormwater Management Agencies Association's <i>Start at the Source, Design Guidance Manual for Stormwater Quality Protection</i> . The Plan shall also include a long-term maintenance program for all stormwater treatment measures, including details on responsible parties (the City will not assume maintenance responsibilities for these measures) and funding sources for long-term maintenance of all stormwater treatment measures. The applicant shall thoroughly review and comply with the requirements of the most current municipal stormwater permit (currently NPDES Permit No. CAS0029921) and amendments. The City of Brisbane Public Works Department shall ensure the final project design and Plan are prepared and adequate prior to approval of the final site plan.	Project Applicant	Brisbane Public Works and Planning Departments	Condition of Design Permit approval, prior to issuance of a grading permit
<u>HYDRO-2b:</u> As a condition of approval of the final grading plan, the project applicant shall develop and implement an Integrated Pest Management Plan (IPM) for all common	Project Applicant	Brisbane Public Works Department	Prior to issuance of a grading permit



Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p>landscaped areas. The IPM shall be prepared by a qualified professional approved by the City. The IPM shall address and recommend methods of pest prevention and that use of pesticides is a last resort in pest control. Types and rates of fertilizer and pesticide application shall be specified. Pesticides shall be used only in response to a persistent pest problem. Preventative chemical use shall not be employed. Cultural and biological approaches to pest control shall be more fully integrated into the IPM with an emphasis toward reducing pesticide application.</p>			
<p><b>H. BIOLOGICAL RESOURCES</b>  <b>BIO-1a:</b> Comprehensive pre-construction surveys for burrowing owl presence shall be conducted no more than 30 days prior to any ground disturbing activities. If ground disturbing activities are delayed or suspended for more than 30 days after the initial pre-construction surveys, the site shall be re-surveyed. All surveys shall be conducted in accordance with current CDFG burrowing owl survey protocol (CDFG, October 17, 1995). A qualified biologist shall conduct surveys for burrowing owls in all suitable habitats on the site. Surveys shall be conducted regardless of season, as suitable habitat on-site may be used at all times of the year.                      A report shall be prepared at the end of each construction season detailing the results of the pre-construction surveys. The report shall be submitted to the CDFG by November 30 of each year.</p>	<p>Project Applicant/ Qualified Biologist</p>	<p>Brisbane Planning Department/California Department of Fish and Game</p>	<p>Prior to issuance of a grading permit/report completed at the end of each construction season</p>

Table 1 *Continued*

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p><b>BIO-1b:</b> If burrowing owls are found on the site, CDFG shall be notified and a qualified biologist shall implement a routine monitoring program in coordination with CDFG and establish an exclusion zone around each occupied burrow in which no construction-related activity shall occur until the burrows are confirmed to be unoccupied. No disturbance shall occur within 160 feet (50 meters) of an occupied burrow during the non-breeding season (September 1 through January 31) and within 250 feet (75 meters) of an occupied burrow during the breeding season (February 1 through August 31). If burrows cannot be avoided, passive relocation methods shall be implemented pursuant to CDFG guidelines. All activities shall be coordinated with the CDFG prior to disturbance of the burrows.</p>	<p>Project Applicant/ Qualified Biologist</p>	<p>Brisbane Planning Department/California Department of Fish and Game</p>	<p>CDFG clearance required prior to grading/construc- tion permit issuance for affected areas</p>
<p><b>BIO-1c:</b> In the unlikely event that burrowing owls are found nesting on the site, 6.5 acres of suitable habitat, as determined by an experienced wildlife biologist and approved by CDFG, shall be preserved as mitigation for each individual or pair of owls found on-site. A management plan shall be developed for the mitigation area and approved by CDFG and the City. Mitigation may include permanent protection of on-site foraging habitat around the burrow of each pair or unpaired burrowing owl, or the permanent protection of habitat at a nearby off-site location acceptable to CDFG if mitigation on-site is not feasible. Any mitigation site shall be dedicated in perpetuity as wildlife habitat either through establishment of a conservation easement on the mitigation site or through transfer of ownership of the lands to an appropriate public agency that shall preserve and manage the lands as wildlife habitat.</p>	<p>Project Applicant/ Qualified Biologist</p>	<p>Brisbane Planning Department/California Department of Fish and Game</p>	<p>Approved mitigation agree- ment prior to grading/construc- tion permit issuance for affected areas</p>
<p><b>BIO-2:</b> The project shall comply with conditions of the NPDES permit and SWPPP for construction and industrial operations. See Mitigation Measures HYDRO-1 and HYDRO-2 in Section IV.G, Hydrology and Water Quality.</p>	<p>Project Applicant</p>	<p>Brisbane Planning Department/City Engineer</p>	<p>Prior to issuance of a grading permit</p>
<p><b>BIO-3:</b> Implementation of Mitigation Measure BIO-2 would reduce this impact to a less-than-significant level.</p>	<p>Project Applicant</p>	<p>Brisbane Planning Department/City Engineer</p>	<p>Prior to issuance of a grading permit</p>

Table 1 *Continued*

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p><b>BIO-4:</b> If demolition, tree removal, or grading will begin within the breeding season for songbirds (March – August), a qualified biologist shall conduct surveys on the project site, including the existing buildings and woody plants, to identify any nesting native bird species. These surveys shall be carried out no sooner than two weeks prior to the start of construction. Impacts to active nests shall be avoided by establishing a 100-foot exclusion zone around all active nests, within which construction-related activities shall be prohibited until nesting is complete or the nest is abandoned. A qualified biologist shall monitor each nest once per week in order to track the status of each nest and inform the project applicant of when a nest area has been cleared for construction. Alternatively, the project applicant shall apply for a federal depredation permit for migratory birds from the USFWS, with notification to the CDFG, if nests are to be disturbed during the nesting season.</p>	<p>Project Applicant/Qualified Biologist</p>	<p>Brisbane Planning Department/California Department of Fish and Game</p>	<p>Prior to issuance of a grading permit</p>
<p><b>I. HAZARDS AND HAZARDOUS MATERIALS</b></p>			
<p><b>HAZ-1a:</b> Project construction plans shall include emergency procedures for hazardous materials releases for materials that will be brought onto the site as part of site development and construction activities. The emergency procedures for hazardous materials releases shall include the necessary personal protective equipment, spill containment procedures, and training of workers to respond to accidental spills/releases. All use, storage, transport and disposal of hazardous materials (including any hazardous wastes) during construction activities shall be performed in accordance with existing local, state, and federal hazardous materials regulations.</p>	<p>Project Applicant/ Construction Manager</p>	<p>Brisbane Planning Department</p>	<p>Prior to issuance of a grading permit</p>
<p><b>HAZ-1b:</b> The Storm Water Pollution Prevention Plan (SWPPP) required for the proposed project (see Mitigation HYDRO-2) shall include requirements for storage of hazardous materials during construction to minimize the potential for releases. All use, storage, transport and disposal of hazardous materials during construction activities shall be performed in accordance with existing local, state, and federal hazardous materials regulations.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a grading permit</p>

Table 1 *Continued*

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p><u>HAZ-2</u>: Prior to grading and/or building permit issuance, the applicant shall obtain Department of Health Services approval for Title 27 compliance, including but not limited to ensuring: landfill cover integrity; drainage and erosion control systems; a means to address differential settlement; and gas control and monitoring.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a grading permit and full time inspection for all grading and clay cap placement. Full time inspection for placement of below slab geomembrane material, for all pile penetration sealing operations, for placement of all below slab utilities, and for pile cap, grade beam, and floor slab concrete pours.</p>
<p><u>HAZ-3</u>: Following development of the project, any facility using animals in research shall, at the City of Brisbane's request, furnish to the City documentation demonstrating their compliance with applicable standards for laboratory animal care (e.g., the Institute of Laboratory Animal Research Guide for the Care and Use of Laboratory Animals), such as a copy of their license with the USDA and a copy of the results of the USDA inspections (that occur on at least an annual basis) to ensure compliance with the ongoing requirements of the federal Animal Welfare Act and the Health Research Extension Act of 1985.</p>	<p>Project Applicant/ Project Occupants</p>	<p>Brisbane Planning Department</p>	<p>Ongoing</p>
<p><b>J. PUBLIC SERVICES AND RECREATION</b></p>			
<p><i>There are no significant Public Services and Recreation impacts.</i></p>			
<p><b>K. UTILITIES AND INFRASTRUCTURE</b></p>			
<p><u>UTL-1g</u>: Future water supply shortages would be managed through water conservation and rationing programs and increased demand management. In accordance with previously adopted Water Conservation Programs, the project site and all other water users in the Brisbane Water Service Area could be subject to mandatory reductions in consumption on a system-wide basis, mandatory reductions in consumption for outside irrigation, restrictions on various types of water use, excess use charges and flow restrictions and termination of water service for non-compliance with the program elements.</p>	<p>Project Applicant/ Project Occupants</p>	<p>Brisbane Public Works Department/Brisbane Water District</p>	<p>Ongoing</p>

Table 1 *Continued*

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p><u>UTL-1b:</u> As a condition of approval and prior to the issuance of any building permits for the project, the applicant shall confirm that water conservation and effective demand management measures are incorporated into project design per a detailed program prepared by a LEED Accredited Professional. The project water conservation program shall quantify water demand reduction and efficiency and shall be reviewed and approved by the City Engineer. The specific LEED water conservation measures shall be incorporated in the final building design. These measures may include, but are not limited to, the use of water efficient fixtures, faucet aerators and low-flow toilets and showerheads.</p>	<p>Project Applicant</p>	<p>City Engineer/Building Official</p>	<p>Prior to issuance of a building permit</p>
<p><u>UTL-2a:</u> Mitigation Measure UTL-2a: As a condition of approval and prior to issuance of building permits, the proposed project shall incorporate a pressure reducing/ pressure sustaining valve on the 16-inch interconnection between CalWater and the City of Brisbane Water Districts in a valve box located in the center median of Shoreline Court. The valve shall be properly sized and have the ability to provide bidirectional fire flow to Sierra Point and the proposed project while concurrently maintaining the capacity to provide the required fire flow and pressure to the CalWater District. The new interconnection assembly shall comply with the City of Brisbane Public Works Department, CalWater and North County Fire Department specifications.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a building permit</p>
<p><u>UTL-2b:</u> As a condition of approval and prior to issuance of building permits, an agreement must be made between CalWater and the City of Brisbane Water District and a program prepared that identifies and establishes responsibilities and operating ranges for the pressure reducing/pressure sustaining valve and the routine maintenance and testing of the facility. The applicant shall be responsible for the costs associated with preparation and implementation of the program.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a building permit</p>
<p><u>UTL-2c:</u> The project proponent shall pay a fair share, as determined by the City of Brisbane Public Works Department, for the future development of a <u>fire-water storage water tank sized to provide local fire and maximum day demands water volume</u> to serve Sierra Point.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a certificate of occupancy permit for the 2<sup>nd</sup> office/campus building (180,000 square feet of building area).</p>

Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p><u>UTL-3:</u> The proposed project shall include a dedicated fire flow supply loop separate from the potable water system properly sized to handle project fire flow requirements and connected through a double detector check valve assembly, directly into the street main at two separate locations in accordance with Public Works Department and Fire Authority specifications. Each fire supply loop connection to the street main shall include a double detector check valve. A fire loop system separated from the potable water system will allow for smaller water mains to serve the peak daily demand for the project, thereby allowing for quicker water turnover in the potable water system. Separate potable and fire supply systems will also allow for maintenance on either looped system without affecting the other.</p> <p>As an alternative, the applicant could submit a proposal for a dual-use fire/water loop but, as part of such a submittal, must provide sufficient evidence (e.g., hydraulic calculations) to the satisfaction of the City Engineer, that the water would not stagnate in such a dual-use system and that the impact would be mitigated to a less-than-significant level.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a certificate of occupancy permit</p>
<p><u>UTL-4:</u> The project applicant shall pay for the installation of larger pumps or a complete replacement of the Sierra Point Lift Station, as determined by the Public Works Department, to accommodate the increase in peak sewer flows from the project site. Additional required improvements to the lift station may include replacement of the electrical system and a larger standby generator.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a certificate of occupancy permit</p>
<p><u>UTL-5:</u> The project applicant shall fund the replacement of the downstream 10-inch gravity line in Sierra Point Parkway with a pipeline capable of accommodating peak flow levels in accordance with the 2003 City of Brisbane Sewer Master Plan pipe capacity requirements. The Public Works Department shall ensure that the replacement pipe is adequately sized to comply with the 2003 City of Brisbane Sewer Master Plan requirements and meets all specifications.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a certificate of occupancy permit</p>
<p><u>UTL-6a:</u> The construction of new water, wastewater and stormwater infrastructure shall incorporate mitigation measures GEO-1a, GEO-1b, GEO-1c, GEO-2a, GEO-2b, GEO-2c, GEO-3, GEO-4, HYDRO-1a, HYDRO-1b, HYDRO-1c, HYDRO-2a, HYDRO-2b, HAZ-1a and HAZ-1b.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a certificate of occupancy permit</p>

Table 1 Continued

Mitigation Measures	Mitigation Responsibility	Monitoring/Reporting Agency	Monitoring Schedule
<p><u>UTL-6b:</u> To address the potential of differential ground settlement, the construction of water, sewer and storm drain lines shall include flexible utility connections at buildings and provide support for the utilities under buildings on the structures themselves, consistent with the requirements established in the Sierra Point Design Guidelines and implementing documents.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Full time inspection for all work in any utility trench (including landfill gas collection system) within the landfill cover, until the backfill is at least 1 foot above the cover. Prior to issuance of a certificate of occupancy permit</p>
<p><u>UTL-7:</u> Stormwater drainage on the project site should be directed away from the intersection of Sierra Point Parkway and Marina Boulevard at the northwest corner of the site. The City of Brisbane Public Works Department and/or Building Division shall review and approve final project design and drainage plans prior to approval of the grading plan.</p>	<p>Project Applicant</p>	<p>Brisbane Public Works Department</p>	<p>Prior to issuance of a grading permit</p>
<p><b>L. VISUAL RESOURCES</b></p>			
<p><u>VIS-1:</u> Mitigation Measure VIS-1: During the Design Review process, the City of Brisbane shall ensure that the parking garage and retail façade along Sierra Point Parkway provides adequate architectural treatments and landscaping to ensure that the parking structure does not degrade the visual quality of the site. These treatments may include the use of decorative building materials, fenestration, landscaping or other treatments designed to provide a visually appealing building façade and streetscape along Sierra Point Parkway. The City shall require the applicant to provide a final design to the City for final approval prior to approval of a building permit.</p>	<p>Project Applicant</p>	<p>Brisbane Planning Department</p>	<p>Prior to issuance of a building permit</p>
<p><u>VIS-2:</u> As a condition of project approval, a photometric analysis and lighting plan shall be prepared for the proposed project. This analysis shall include an assessment of potential lighting impacts based on the height, location, light fixtures, direction and illumination intensity and hours of operation. This analysis shall identify any potential light spill beyond the site boundaries, including light that could impact water vessel or aircraft navigation. The lighting plan shall be designed to control light energy and ensure that exterior lighting is directed downward and away from adjacent streets and buildings in a manner designed to minimize off-site light spillage and reduce impacts to water vessel and aircraft navigation. The lighting plan shall be submitted to the Planning Department and City Engineer for final approval prior to approval of a building permit.</p>	<p>Project Applicant</p>	<p>Brisbane Planning Department/ City Engineer</p>	<p>Prior to issuance of a building permit</p>

Source: LSA Associates, Inc., 2007.