

Attachment #2

MITIGATION MONITORING AND REPORTING PLAN FOR THE BRISBANE BAYLANDS FINAL EIR

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 mitigation monitoring program must be adopted by the lead agency when it approves the project.

The following General Plan Implementation/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 (City) to analyze impacts of proposed Baylands development, including the proposed Brisbane Baylands General Plan Amendment. As lead agency for the proposed development of the Brisbane Baylands, and pursuant to Public Resources Code Section 21002.1(b) and AB 3180, one of the City's functions is to mitigate and/or avoid the significant effects on the environment of projects it approves. This includes ensuring the mitigation measures it adopts are effective, enforceable, and are being implemented. Therefore, the City is responsible for implementation of this MMRP.

The purpose of the MMRP is to:

- Ensure effective implementation of the mitigation measures required by the City;
- Facilitate the monitoring, compliance, and reporting activities of the City and its monitors;
- Establish lines of communication related to mitigation monitoring; and
- Provide a method of effectively documenting and reporting compliance with all mitigation measures.

Therefore, this MMRP:

- Sets forth mitigation measures and their monitoring and reporting requirements, as identified in the Final EIR;
- Describes the process by which monitors designated by City staff will observe construction of the project to ensure implementation of each mitigation measure;
- Describes the process for recording "non-compliance" (i.e., evidence that the applicant is not fully implementing each applicable mitigation measure); and

- Identifies the entity that is responsible for each monitoring and reporting task, be it the City (as lead agency), other agency (responsible or trustee agency), or a private entity (e.g., the project sponsor);

An 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. This MMRP sets forth the implementation strategy for each mitigation measure to ensure that adopted mitigation measures are successfully implemented. This MMRP also sets forth the implementation strategy for implementation of General Plan policies that would also reduce significant environmental effects of proposed Baylands development.

Following its adoption by the Brisbane City Council, the provisions of the MMRP shall be incorporated into the required Specific Plan for the Baylands and into appropriate implementing permits (e.g., site-specific development, infrastructure construction permits). Therefore, in accordance with the aforementioned requirements, this MMRP lists each mitigation measure (and relevant General Plan policy), 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 shall be kept on file at the City of Brisbane Community Development Department, 50 Park Place, Brisbane, CA 94005.

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 shall be performed as specified in the MMRP Summary Table in Section 3, below.

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 (1) site remediation and Title 27 landfill closure and (2) water supply planning 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 site remediation and grading permits.** These generally include measures addressing impacts resulting from grading, site remediation, 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 construction.** These measures address impacts of building and infrastructure construction activities.
- **Measures to be implemented as part of site operations following remediation, grading, and construction.** These measures address impacts related to ongoing operations of proposed land 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 or occupancy permits.

2.2 Identification of Mitigation Monitoring Roles and Responsibilities

For all mitigation measures related to grading, construction, and/or site operations following remediation and construction, the City shall 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 shall 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. 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.

2.3 Monthly Status Reports

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 shall 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 shall 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 shall provide monthly status reports to the Community Development Director that:

- (1) indicate the major accomplishments of the monitoring program during the past month,
- (2) summarize problems encountered in achieving the goals of the program,
- (3) evaluate solutions developed to overcome problems, and
- (4) provide any recommendations for future monitoring.

If determined to be appropriate by the Monitoring Coordinator, individual environmental monitors or environmental specialists engaged in monitoring implementation of Baylands mitigation measures shall submit a daily or weekly activity report to the Monitoring Coordinator, providing meeting notes, telephone logs and any written correspondence confirming the implementation and effectiveness of the mitigation measures imposed on Baylands development. Any such daily or weekly logs shall be included as attachments to the Monitoring Coordinator's monthly status reports.

The Community Development Director shall update the City Council on a regular basis as to 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 City Council updates 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 shall also indicate when the requirements of a particular mitigation measure have been completed.

2.4 Actions in Case of Noncompliance

If a Monthly Status Report indicates a lack of compliance with one or more mitigation measures, the Monitoring Coordinator shall identify in the Monthly Status Report the corrective measures being undertaken, along with (1) the entities responsible for these corrective actions and (2) the required timing for their completion.

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

1. Requires an immediate halt to a specific task or piece of equipment. In such situations, on-site monitors shall have the authority to call for such a halt verbally, and shall notify the Monitoring Coordinator and Community Development Director verbally as soon as is practical after calling for such a halt. The Monitoring Coordinator shall then follow up with written confirmation to both the developer and Community Development Director of this action;
2. Warrants an immediate corrective action but does not result in work or task delay. In such situations, on-site monitors shall have the authority to call for such a halt verbally, and shall notify the Monitoring Coordinator and Community Development Director verbally as soon as is practical after calling for such a halt. The Monitoring Coordinator shall then follow up with written confirmation to both the developer and Community Development Director of this action; and
3. Does not warrant immediate corrective action and results in no work or time delay. In such situations, the Monitoring Coordinator shall provide the developer and Community Development Director a written statement identifying the corrective measures that must be undertaken, along with (1) the entities responsible for these corrective actions and (2) the required timing for their completion.

There are a number of options the City 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 and Monitoring Coordinator as described above. Decisions regarding actions in case of non-compliance are the sole responsibility of the City.

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 along with relevant General Plan policies. In some instances, mitigation measures have been slightly modified to clarify or amplify their applicability to the Baylands General Plan Amendment. 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.
- **Compliance Verification:** Identifies the party at the City 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.
- **Required Documentation:** Defines what documentation will be required to demonstrate/verify the mitigation measure has been successfully implemented.

Mitigation Monitoring and Reporting Matrix

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
Aesthetics and Visual Resources					
Loss of scenic views of Bay shoreline.	4.A-1a: Development within 350 feet of the eastern boundary of the Baylands (US Highway 101) shall be designed to avoid blockage of views of the Bay shoreline by maintaining a building setback of 350 feet from the US Highway 101 right-of-way. Any specific plan approved for development within the Baylands shall include development standards setting forth this requirement.	Applicants for a specific plan shall incorporate the provisions of Mitigation Measure 4.A-1a into the required specific plan for the Baylands. Applicants for site development project shall comply with specific plan provisions. Final building plans submitted by applicant shall comply with site development permit provisions	Specific Plan approval - City Council Site development approval - City approval entity Building Plans- Community Development Department	The Community Development Department shall review the draft specific plan, site development projects and building plans, and conduct final inspection prior to occupancy to verify compliance.	Adopted Specific Plan Approved site development project and related conditions of approval Approved building permit plans
Loss of scenic views of Bay shoreline.	4.A-1b: Development within the Baylands shall be designed so as to maintain views of San Bruno Mountain and the ridgeline to the north as viewed from US Highway 101 and the San Francisco Bay Trail.	Applicants for a specific plan shall include this requirement in the specific plan required for the Baylands. Applicants for site development project shall comply with specific plan	Specific Plan approval - City Council Site development approval - City approval entity Building Plans- Community Development	The Community Development Department shall review the draft specific plan, site development projects and building plans, and conduct final inspection prior to occupancy to	Adopted Specific Plan Approved site development project and related conditions of approval Approved building permit plans

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
		provisions. Final building plans submitted by applicant shall comply with site development permit provisions	Department	verify compliance.	
Differences in the intensity of Baylands development compared to existing surrounding development.	<p>4.A-3: All site-specific development projects within the Baylands shall be subject to the following standards, which shall be set forth in the required specific plan prepared for development of the Baylands:</p> <ul style="list-style-type: none"> Landscaping/Open Space: Landscaping and open space areas shall be designed to provide usable outdoor spaces; to provide a pedestrian orientation within residential and non-residential development areas; and to avoid the appearance of a solid mass of buildings as viewed from within the Baylands, from US Highway 101, from Bayshore Boulevard, San Francisco Bay Trail, and from the representative viewpoints shown in EIR Figure 4.A-1. Development Intensity, Setbacks, Stepbacks, and Building Heights: Variations, including reductions in the development intensity of site-specific development sites within the Baylands from the maximum allowable development intensity, shall be provided to maintain compatibility with the development intensity of surrounding neighborhoods and community areas. Variations in building heights (including 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 the 	<p>Applicants for a specific plan shall incorporate the specified performance standards into the draft specific plan</p> <p>Applicants for site development projects shall incorporate performance standards into project applications.</p> <p>Final building plans submitted by applicants shall comply with site development permit provisions consistent with the provisions of this mitigation measure</p>	Specific Plan approval - City Council Site development approval - City approval entity Building Plans - Community Development Department	The Community Development Department shall review the draft specific plan, site development projects and building plans, and conduct final inspection prior to occupancy to verify compliance..	Adopted Specific Plan Approved site development project and related conditions of approval Approved building permit plans

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	<p>Baylands' 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, and Central Brisbane; 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"> • Roofs: 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 EIR Figure 4.A-1. Roofs shall incorporate opportunities for solar panels, which when installed need not be screened from view. • Fenestration: 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. • Building Articulation: Facade articulation of a minimum of five feet shall be required at minimum intervals of 80 feet. • Building Materials: 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. • Signage: Signage shall complement building design in material, scale, lettering, and lighting and enhance the public realm. • Transparency: In retail buildings along publicly 				

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	<p>accessible frontages, 40 to 60 percent of ground-floor wall areas shall be transparent.</p> <ul style="list-style-type: none"> • Building Facades: 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. • Outdoor Storage and Mechanical Equipment: 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 EIR Figure 4.A-1. • Parking: 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 Baylands, 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. <p>As part of the approval of all subsequent site-specific development within the Baylands, 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>				
Nighttime lighting	<p>4.A-4a: All development within the Baylands 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>	<p>Applicants for a specific plan shall incorporate the specified performance standards into the draft specific plan Applicants for site</p>	<p>Specific Plan approval - City Council Site development approval - City approval entity</p>	<p>The Community Development Department shall review the draft specific plan, site development projects and building plans, and</p>	<p>Adopted Specific Plan Approved site development project and related conditions of approval Approved building permit</p>

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	<ul style="list-style-type: none"> • Limit light spill across the property lines, such that illumination at the property line of any use within the Baylands 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 Baylands shall result in zero direct-beam illumination leaving the site. • Street lighting shall be comprised of shorter, pedestrian-scaled fixtures, rather than tall cobra head fixtures. • Off-street pedestrian walkways and trails shall have bollard-type lighting to ensure visibility and safety for pedestrians, cyclists, and others. • 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. • Light fixtures that produce a warm light and focus the light downward onto the pedestrian zone shall be selected. • Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees. • Entry monuments shall be lighted with low-level lights with fixtures concealed to highlight the names, maps, etc. • Exterior lighting shall be kept to the minimum required for safety; purely decorative lighting displays shall be prohibited. • All parking lot, recreational area, walkway, and 	<p>development projects shall incorporate performance standards into project applications.</p> <p>Final building plans submitted by applicant shall comply with site development permit provisions consistent with the provisions of this mitigation measure</p>	<p>Building Plans - Community Development Department</p>	<p>conduct final inspection prior to occupancy to verify compliance.</p>	<p>plans</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>trail lighting shall have no light emitted above 90 degrees.</p> <ul style="list-style-type: none"> • Project lighting 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 offsite light spillage. • 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 Baylands. • All streets within the Baylands shall have uniform lighting standards with regard to style, colors, and materials in order to ensure consistency with design. • Parking lot lighting shall be of the same source of illumination as street lighting so as to ensure uniformity of night lighting color. • 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 Baylands. • A photometric analysis and lighting plan shall be prepared for each site-specific development project within the Baylands. 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 Baylands, as well as light spill beyond the boundaries of individual sites within the Baylands. Lighting performance standards as described above shall apply. The lighting plan shall 				

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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.</p> <p>When reviewing illumination plans, the City shall review the following factors to determine the level of illumination required.</p> <ul style="list-style-type: none"> ○ Purpose: The function and activities for the planned area; ○ Safety: The level of comfort and security needed to be provided; ○ Aesthetics: The overall appearance of proposed lighting with respect to the Baylands and surrounding community; and ○ Impacts: The extent to which proposed lighting minimizes impacts on adjacent land uses, maintains the area's dark night sky, and conserves energy. 				
Daytime glare	<p>4.A-4b: All building exteriors within the Baylands 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 residential communities in Brisbane and Visitacion Valley. Mirrored glass shall be prohibited.</p>	<p>Applicants for a specific plan shall incorporate the specified performance standards into the draft specific plan</p> <p>Applicants for site development projects shall incorporate performance standards into project applications.</p> <p>Final building plans submitted by applicant shall comply with site</p>	<p>Specific Plan approval - City Council</p> <p>Site development project - City approval entity</p> <p>Building Plans- Community Development Department.</p>	<p>Community Development Department shall review draft specific plan(s), site development projects and building plans, and conduct final inspection prior to occupancy to verify compliance</p>	<p>Adopted Specific Plan</p> <p>Approved site development project and related conditions of approval</p> <p>Approved building permit plans</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
		development permit provisions consistent with the provisions of this mitigation measure			
Air Quality					
Dust generation during construction	<p>4.B-1: To reduce fugitive dust emissions, the following provisions shall be incorporated into construction specifications for all site-specific development projects within the Baylands. These measures would reduce fugitive dust emissions primarily during soil movement, grading and demolition activities but also during vehicle and equipment movement on unpaved site-specific development sites.</p> <p>Basic Controls that Apply to All Construction Sites</p> <ol style="list-style-type: none"> 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. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 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 	<p>Applicants for a specific plan shall incorporate the specified performance standards into the draft specific plan</p> <p>Applicants for site development projects shall incorporate performance standards into project applications.</p> <p>Final building plans submitted by applicant shall comply with site development permit provisions consistent with the provisions of this mitigation measure</p>	<p>Specific Plan approval - City Council</p> <p>Site development project - City approval entity</p> <p>Building Plans- Community Development Department.</p>	<p>Community Development Department shall review draft specific plan(s), site development projects and building plans, and conduct final inspection prior to occupancy to verify compliance</p>	<p>Adopted Specific Plan</p> <p>Approved site development project and related conditions of approval</p> <p>Approved building permit plans</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>used.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>9. Construction foreman and crew shall receive training from contractors on implementation of the above emission reduction techniques prior to each development phase.</p>				
<p>Generate cumulatively considerable construction emissions of criteria pollutants</p>	<p>4.B-2a: To reduce construction vehicle emissions, the following provisions shall be incorporated into construction specifications for all projects on the Baylands:</p> <ul style="list-style-type: none"> • 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 	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development projects shall incorporate these requirements.</p> <p>Construction contractors for site-specific</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development applications - Brisbane approval entity</p> <p>Grading Permits -City Engineer</p> <p>Building Permits - Community Development</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved building permits</p> <p>Approved grading permits</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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> <ul style="list-style-type: none"> 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. All construction contract specifications shall include a requirement that on-road diesel trucks used to transport spoils or construction equipment consist of 2010 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 or construction equipment. 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. 	development shall implement requirements	Director	<p>review grading permits and construction plans for any public improvement to verify compliance.</p> <p>Community Development Director shall review building permit applications for compliance .</p>	
Generate cumulatively considerable construction	4.B-2b: All off-road construction equipment greater than 50 horsepower used for site improvements shall meet EPA Tier 4 emission standards with the following exception. Equipment with an engine	Applicants for a specific plan shall incorporate these requirements into the draft specific plan.	Specific Plan - Brisbane City Council Site specific development applications - Brisbane	The Community Development Director shall review the draft specific plan and site	Adopted specific plan Approved site specific development projects Approved building permits

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
emissions of criteria pollutants	<p>compliant with Tier 3 emissions standards may be allowed on a case-by-case basis when the applicant (1) demonstrates a good faith effort to procure Tier 4 equipment, and (2) documents that no Tier 4 equipment is available for a particular equipment type within San Mateo County within the scheduled construction period. Each case shall be documented with signed written or emailed correspondence by the appropriate construction contractor, along with documented correspondence from at least two construction equipment rental firms representing a good faith effort to locate engines that meet Tier 4 requirements, as applicable. Documentation shall be submitted to City staff for review before Tier 3 equipment is used on the project.</p>	<p>Site specific development projects shall incorporate these requirements.</p> <p>Construction contractors for site-specific development shall implement requirements.</p>	<p>approval entity</p> <p>Grading Permits - City Engineer</p> <p>Building Permits - Community Development Director</p>	<p>specific development applications to ensure these requirements are incorporated.</p> <p>The City Engineer shall review grading permits and construction plans for any public improvement to verify compliance.</p> <p>Community Development Director shall review building permit applications for compliance.</p>	<p>Approved grading permits</p>
Considerable net increase of criteria pollutants during operations	<p>4.B-4: The following measures identified in the 2012 BAAQMD <i>CEQA Guidelines</i> shall be implemented for site-specific development projects within the Baylands and shall be included, as applicable, into commercial leases, as well as Covenants, Codes, and Restrictions (CC&Rs) within the Baylands</p> <ul style="list-style-type: none"> • 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); • 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; • Provide and maintain showers and changing facilities for employees in buildings having a gross leasable area of 25,000 square feet or more; • Provide information on transportation alternatives 	<p>Applicants for a specific plan shall include these requirements into the proposed specific plan.</p> <p>Site development proposals shall incorporate/reflect applicable provisions of this measure</p> <p>Property owners at the time of site development proposals shall record CCR's incorporating relevant provisions.</p> <p>Future property owners and tenants shall be responsible for ongoing compliance with specified</p>	<p>Specific Plan –Brisbane City Council</p> <p>Site specific development projects – Brisbane approval entity</p> <p>CCRs - Community Development Director and City Attorney</p>	<p>The Community Development Director shall review the draft specific plan to ensure the required provisions are included and shall further review site specific development proposals, implementing building permits and project CC&Rs for compliance with applicable measures.</p>	<p>Approved Specific Plan</p> <p>Approved site development projects</p> <p>Recorded CC&Rs</p> <p>Building permit records</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>to employees as a condition of occupancy permit/tenancy contract;</p> <ul style="list-style-type: none"> • Establish a dedicated employee transportation coordinator for each site-specific development as a condition of occupancy permit/tenancy contract; • Provide and maintain preferential carpool and vanpool parking for non-residential uses; • Increase building energy efficiency by 20 percent beyond Title 24 (reduces NOx related to natural gas combustion); • Require use of electrically powered landscape equipment through CC&Rs; • Require only natural gas hearths in residential units as a condition of final building permit; • Use low VOC (volatile organic compounds) architectural coatings in maintaining buildings through CC&Rs; • Require smart meters and programmable thermostats; • Meet Green Building Code standards in all new construction (reduces NOx related to natural gas combustion); and • Install solar water heaters for all uses as feasible. 	<p>measures.</p>			

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<p>Generation of objectionable odors by the proposed onsite recycled water plant</p>	<p>4.B-8: Recycled Water Plant Odor Management Plan. 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.</p> <ul style="list-style-type: none"> • Activated carbon filter/carbon adsorption • Biofiltration/bio trickling filters • Fine bubble aerator • Hooded enclosures • Wet and dry scrubbers • Caustic and hypochlorite chemical scrubbers • Ammonia scrubber • Energy efficient blower system • Thermal oxidizer • Capping/covering storage basins and anaerobic ponds • Mixed flow exhaust • Wastewater circulation technology • Exhaust stack and vent location with respect to receptors 	<p>Bayshore Sanitary District, unless another public agency is provided with responsibility for operating the onsite recycled water plant.</p>	<p>The City of Brisbane Public Works Director shall review the required Odor Management Plan for compliance with Mitigation Measure 4.B-8.</p>	<p>BAAQMD through its existing odor control enforcement program</p>	<p>Operation of the recycled water plant in compliance with Mitigation Measure 4.B-8.</p>
<p>Conflict with or obstruct implementation of</p>	<p>4.B-9: The following TDM measures shall be implemented:</p> <ul style="list-style-type: none"> • Promote use of clean fuel-efficient vehicles 	<p>Applicants for a specific plan shall include this provision in the draft</p>	<p>Specific Plan - Brisbane City Council Site development</p>	<p>The Community Development Director shall review the draft</p>	<p>Approved specific plan Approved site specific development applications</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>the applicable air quality plan</p>	<p>through preferential parking and/or installation of charging stations.</p> <ul style="list-style-type: none"> As a potential element of a required TDM program, promote zero-emission vehicles such as through a neighborhood electric vehicle program to reduce the need to have a car or second car. <p>See also EIR Table 4.B-21.</p>	<p>specific plan.</p> <p>Site development applications shall incorporate specific plan requirements</p> <p>Businesses with 100 or more employees shall be subject to these requirements</p>	<p>applications – City approving entity</p> <p>The Community Development Director shall review building permits, tenant improvement applications and business license applications to identify business subject to the requirements</p>	<p>specific plan, site development plans, tenant improvements and business license applications to ensure the required provisions are met.</p>	
Biological Resources					
<p>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</p>	<p>4.C-1a: Prior to construction, or any other Baylands 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 Mitigation Measure 4.C-1c. 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 Mitigation Measures 4.C-1b and 4.C-1c).</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</p>	<p>Applicants for a specific plan shall include this provision in the draft specific plan and required Open Space Master Plan.</p> <p>Required surveys to be undertaken by Baylands developer, and subject to City review and approval.</p>	<p>Specific Plan and Open Space Master Plan - Brisbane City Council.</p> <p>Biological surveys - Community Development Director</p>	<p>The Community Development Director shall review draft specific plan and open space master plan for compliance.</p> <p>i. Timing of surveys is dependent on open space master plan and overall project phasing as set forth in the approved specific plan or site specific development projects as applicable.</p>	<p>Approved specific plan and open space master plan</p> <p>Required biological surveys approved and on file at Community Development Department</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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 Mitigation Measure 4.C-1b). If the presence of any special-status plant species is confirmed, a copy of the survey results shall be forwarded to CDFW, and Mitigation Measure 4.C-1b 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 Mitigation Measure 4.C-1b is not required.</p>				
<p>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</p>	<p>4.C-1b: 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, no trails would be constructed, and Icehouse Hill would</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Open Space Master Plan shall reflect these requirements</p> <p>To be implemented by the Baylands developer if required pursuant to specific plan and/or open space master plan</p>	<p>Specific Plan - Brisbane City Council</p> <p>Open Space Master Plan -Brisbane City Council</p> <p>Icehouse Hill Trails Plan as applicable -Community Development Director</p>	<p>Community Development Director shall review draft specific plan and open space master plan to ensure requirements are incorporated,</p> <p>If adopted specific plan and/or approved open space master plan call for trails or other ground disturbing activities on Icehouse Hill the Community Development Director ensure that all required surveys are undertaken and that final improvement plans reflect survey conclusions and are consistent with</p>	<p>Adopted specific plan</p> <p>Approved Open Space Master Plan</p> <p>Construction permits for trails or other ground disturbing activities on Ice House Hill .</p>

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	<p>remain closed to 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 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>			mitigation measure requirements.	
<p>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</p>	<p>4.C-1c: 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 Mitigation Measure 4.C-1a. The timing for these preconstruction surveys is further specified, below.</p>	<p>Applicants for a specific plan shall include this provision in the draft specific plan and Open Space Master Plan.</p> <p>Trail improvements and required biological studies shall be the responsibility of the Baylands developer</p>	<p>Specific Plan and Open Space Master Plan - Brisbane City Council</p> <p>Biological surveys - Community Development Director</p>	<p>The Community Development Director shall review draft specific plan and open space master plan for compliance with requirements.</p> <p>If approved specific plan and/or Open Space Master Plan involve trail improvements on Icehouse Hill the Community Development</p>	<p>Adopted Specific Plan</p> <p>Approved Open Space Master Plan</p> <p>Biological Surveys on file with the Community Development Department</p> <p>Construction permits for trails on Icehouse Hill</p>

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	<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> <ul style="list-style-type: none"> • 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. • Trail construction on Icehouse Hill shall avoid populations of larval host plants. • All trails, or alternately, sensitive habitats, shall be fenced to minimize the establishment of 			<p>Director shall require pre-construction surveys prior to approval of any trail alignments or construction activity. Trail alignments are subject to revision or elimination depending on biological survey results.</p>	

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	<p>"informal" trails through habitats supporting special-status plants.</p> <ul style="list-style-type: none"> • Dogs shall be allowed on Icehouse Hill trails on leash only. • 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. • 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. • 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 				

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	in a manner that coordinates best with the use pattern of special status butterflies, under consultation with a Lepidopterist.				
Adverse effect on candidate, sensitive, or special-status plant and wildlife species	<p>4.C-1d: The following steps shall be taken to avoid direct losses of nests, eggs, and nestlings and indirect impacts to special status avian species. 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"> 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. <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</p>	<p>Applicants for a specific plan shall include these provisions in the draft specific plan</p> <p>Site-specific development applications shall incorporate these provisions</p> <p>Project applicants and their contractors shall be responsible for implementation.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development projects - City approval entity</p> <p>Grading permits-City Engineer and Community Development Director</p>	<p>The Community Development Director shall review draft specific plan and site specific development permit applications to verify requirements are included.</p> <p>City Engineer and Community Development Director shall review grading permits to ensure required conditions are satisfied prior to issuance</p>	<p>Approved Specific Plan and approved site specific development applications.</p> <p>Approved grading permits and supporting documentation including required surveys and monitoring reports as appropriate.</p>

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	<p>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> <ul style="list-style-type: none"> • Prior to initiating grading or ground disturbance activities associated with remediation activities required prior to site development, the following shall occur: <ul style="list-style-type: none"> - 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. - Results of the burrowing owl survey shall be forwarded to CDFW. - 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 				

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	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.				
Adverse effect on candidate, sensitive, or special-status plant and wildlife species	4.C-1e: Prior to approval for construction of any wind turbines within the Baylands, the applicant for such wind turbines shall prepare a site-specific micrositing 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 micrositing 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 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 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).	Applicants for a specific plan shall incorporate these requirements into draft specific plan. Applicant(s) for construction of wind turbines shall comply with specified requirements	Specific Plan - Brisbane City Council Micrositing Reports - Community Development Director Construction Plans - Building Official	Community Development Director shall review draft specific plan to ensure requirements are incorporated. Community Development Director shall review required micrositing report(s) prior to review of construction drawings by the City Building Official. Prior to issuance of construction permits, the Building Official shall approve construction permits for wind turbines only if the design of such permits complies with the recommendations of the required micrositing report(s)	Adopted specific plan Approved micrositing report Building permit and supporting documentation
Adverse effect on candidate, sensitive, or special-status plant and wildlife	4.C-1f: Prior to construction or operation of wind turbines within the Baylands, the applicant shall implement the following mitigation measure, which is based upon the <i>California Bat Working Group Guidelines for Assessing and Minimizing Impacts to</i>	Applicants for a specific plan shall incorporate these requirements into draft specific plan.	Specific Plan - Brisbane City Council Site specific bat surveys for wind turbine facilities -	Community Development Director shall review draft specific plan to ensure requirements are	Adopted specific plan Building permits and supporting documentation

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<p>species</p>	<p><i>Bats at Wind Energy Development Sites in California</i> (CBWG, 2006). These measures will help to mitigate the development's effects on bats by addressing the data gaps that prevent adequate assessment of the development's effects on bats, such as what bat species are using the site and how they are using the Baylands.</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 Baylands at each discrete location of a wind turbine or solar facility.</p>	<p>Applicant(s) for construction of wind turbines shall comply with specified requirements</p>	<p>Community Development Director</p>	<p>incorporated.</p> <p>Community Development Director shall ensure that bat surveys are completed in accordance with the approved mitigation prior to building permit issuance, and the required post construction surveys and ongoing monitoring are completed</p>	
<p>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</p>	<p>4.C-1g: Construction and operation of proposed open space areas and other uses 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,</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plan.</p> <p>Open Space Master Plan to be prepared at Baylands developer expense shall incorporate provisions as applicable for all public spaces along Visitation Creek and Brisbane Lagoon</p> <p>Site specific development projects shall incorporate these requirements as applicable</p> <p>Open Space Maintenance Program to be developed at Baylands developer's expense and subject to City approval,</p>	<p>Specific Plan - Brisbane City Council</p> <p>Open Space Master Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p> <p>Open Space Maintenance Program – Public Works Director and Community Development Director</p>	<p>The Community Development Director shall review the draft specific plan to ensure requirements are incorporated.</p> <p>The Community Development Director shall review Open Space Master Plan to ensure it reflects requirements of this mitigation measure.</p> <p>The Community Development Director and Public Works Director shall review the Open Space Maintenance Plan to ensure compliance with requirements of this mitigation measure.</p> <p>The Community</p>	<p>Adopted specific plan</p> <p>Approved Open Space Master Plan</p> <p>Approved Open Space Maintenance Plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits</p> <p>Approved Public Improvement Plans as applicable</p>

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	<p>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> <p>Development 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"> ● Plan the development to fit the topography, soils, drainage pattern and natural vegetation of the Baylands. ● Delineate clearing limits, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposure. ● Phase grading operations to reduce disturbed areas and time of exposure. ● Avoid excavation and grading during wet weather. ● Limit on-site construction routes and stabilize construction entrance(s) and exit(s). ● 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 			<p>Development Director shall review site specific development applications as applicable to verify compliance with requirements of this mitigation measure</p> <p>The City Engineer shall review grading permits and construction plans for public improvement as applicable to verify compliance.</p>	

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	<p>implemented where appropriate.</p> <ul style="list-style-type: none"> ● 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. ● Construct diversion dikes and drainage swales to channel runoff around the site and away from bodies of water. ● Use berms and drainage ditches to divert runoff around exposed areas. ● Place diversion ditches across the top of cut slopes. ● No use of fertilizers or pesticides. ● 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: ● Identify the entity responsible for ongoing maintenance of the lagoon perimeter and recreational facilities within the perimeter area (e.g., property owners' association, landscape 				

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	<p>maintenance district), along with provisions permitting the City to enforce maintenance requirements and recoup costs for such enforcement.</p> <ul style="list-style-type: none"> • Provide trash receptacles at appropriate locations and regular litter removal. • Maintain all improvements within the lagoon perimeter in a safe and working condition. • 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. 				
<p>Adverse effect on candidate, sensitive, or special-status plant and wildlife species</p>	<p>4.C-1h Establish and implement performance standards that would reduce or avoid significant impacts by:</p> <ul style="list-style-type: none"> • Siting of recreational trails on Icehouse Hill so as to avoid any of populations of sensitive flora or fauna. • Provision of trail head signage to inform the public or the potential presence of sensitive species along with a requirement to stay on marked trails. • Identification and fencing of mitigation areas while they are becoming established. • Ensuring no loss of nesting habitat during the raptor breeding season by limiting construction activities within the general avian breeding 	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Open Space Master Plan to be prepared at Baylands developer expense shall incorporate provisions as applicable for all public spaces along Vistacion Creek and Brisbane Lagoon</p> <p>Site specific development projects shall incorporate these requirements as</p>	<p>Specific Plan - Brisbane City Council</p> <p>Open Space Master Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p> <p>Open Space Maintenance Program – Public Works Director and Community Development Director</p>	<p>The Community Development Director shall review the draft specific plan to ensure requirements are incorporated.</p> <p>The Community Development Director shall review Open Space Master Plan to ensure it reflects requirements of this mitigation measure.</p> <p>The Community Development Director and Public Works Director</p>	<p>Adopted specific plan</p> <p>Approved Open Space Master Plan</p> <p>Approved Open Space Maintenance Plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits</p> <p>Approved Public Improvement Plans as applicable</p>

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	<p>season. Furthermore, trees and plants that would be planted as part of Baylands development would include native species and habitat assemblages that over time would result in higher quality nesting habitat for tree, shrub and ground-nesting birds compared to existing landscape trees and non-native eucalyptus trees at the site currently.</p> <ul style="list-style-type: none"> • Requiring that replacement, artificial burrows be provided if burrowing owls are found and the approved burrow exclusion techniques are implemented. • Reduce or avoid impacts to avian and bat species through micro-siting of the proposed turbine layout including modeling of raptor species' flight patterns, hovering or kiting patterns, bat roosting habitat areas and foraging areas. • Compliance with local municipal requirements and the local storm water program as mandated under the Municipal Stormwater Permit to prevent introduction of sediments and materials into the lagoon during construction, along with implementation of a plan and funding for regular litter removal and maintenance of vegetative swales or technology to prevent runoff would ensure that use of the recreational areas in and near the Lagoon would result in less than significant impacts to special status fish. 	<p>applicable</p> <p>Open Space Maintenance Program to be developed at Baylands developer's expense and subject to City approval,</p>		<p>shall review the Open Space Maintenance Plan to ensure compliance with requirements of this mitigation measure.</p> <p>The Community Development Director shall review site specific development applications as applicable to verify compliance with requirements of this mitigation measure</p> <p>The City Engineer shall review grading permits and construction plans for public improvement as applicable to verify compliance.</p>	
<p>Adverse effects on riparian habitat</p>	<p>4.C-2a: 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 Baylands remediation has concluded, measures shall be implemented to avoid</p>	<p>Applicants for a Specific plan shall include these provisions in the draft specific plan.</p> <p>Site-specific development applications shall incorporate these</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development projects - City approval entity</p> <p>Grading Permits - City of Brisbane City Engineer</p>	<p>The Community Development Director shall review draft specific plan and site specific development projects to verify requirements are incorporated.</p>	<p>Approved Specific Plan and approved site specific development applications.</p> <p>Grading permits.</p>

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	<p>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"> • 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 shall be educated about local resources and instructed to avoid sensitive habitats during construction including limiting any human intrusion into natural areas. • 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. Mitigation Measures 4.2-2b and 4.C-2c 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. 	<p>provisions</p> <p>Applicants for grading and site-specific development shall implement requirements</p>	<p>and Community Development Director</p>	<p>The City Community Development Director and City Engineer shall review grading permit applications to verify compliance.</p>	

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<p>Adverse effects on riparian habitat</p>	<p>4.C-2b: 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 Mitigation Measures 4.H-1a and 4.H-1b (see Section 4.H, <i>Hydrology and Water Quality</i>) to address impacts on water quality. In addition, measures shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Installing silt fencing between aquatic sensitive natural communities and Project-related activities; • Locating fueling stations away from potentially jurisdictional areas and features; and • Otherwise isolating construction work areas from any identified jurisdictional features. 	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p> <p>Site specific development projects shall incorporate these requirements as applicable</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall review grading permits and shall confirm in the field that required fencing is in place and that construction fueling and staging areas comply with requirements.</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits</p>
<p>Adverse effects on riparian habitat</p>	<p>4.C-2c: 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 Baylands 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 Baylands development or in coordination with permit applications and/or conditions. Alternately, offsite</p>	<p>Applicants for a specific plan shall include these provisions in the draft specific plan.</p> <p>Site-specific development applications shall incorporate these requirements.</p> <p>Baylands developer shall be responsible for implementation.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p> <p>Regulatory permits - California Department of Fish and Wildlife, Regional Water Quality Control Board and United States Army Corps of Engineers</p>	<p>The Community Development Director shall review draft specific plan and site specific development projects to verify requirements are incorporated.</p> <p>Prior to grading permit issuance the City engineer shall verify required permits from USACOE and CADFW have been obtained.</p>	<p>Grading permits and required state and federal regulatory permits</p>

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	<p>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"> ● Baseline information, including a summary of findings for the most recent wetland delineation conducted within the Baylands; ● Anticipated habitat enhancements to be achieved through compensatory actions, including mitigation site location (i.e., onsite enhancement or offsite habitat creation) and hydrology; ● Performance and success criteria for wetland creation or enhancement including, but not limited to, the following: <ul style="list-style-type: none"> – At least 90 percent survival of installed plants for each of the first three years following planting. – 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. – 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. – Invasive plant species that threaten the success 				

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	<p>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.</p> <ul style="list-style-type: none"> - If necessary, supplemental water shall be provided by a water truck for the first two years following installation. Any supplemental water 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. - 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"> ▪ <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. ▪ <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. ▪ <i>Hydric soils</i> – Soils that are saturated, flooded, or ponded long enough during the 				

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	<p>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.</p> <ul style="list-style-type: none"> - 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 and or re-design and construction of the created wetland shall be taken to ensure that the Project's mitigation obligations are met. • Monitoring and reporting requirements. If permanent and temporary impacts 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 of 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. 				
Restrictions on the movement of	4.C-4a: Development in the Baylands shall be subject to a requirement for a comprehensive Open Space	Applicants for a specific plan shall prepare and	Open Space Master Plan - City Council	Community Development Department shall review	Adopted Specific Plan incorporating Open Space

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wildlife species	<p>Plan for the Subarea 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 Baylands. 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"> • 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. • 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. • Removed trees shall be replaced at a minimum ratio of 1:1 (native trees shall be substituted for 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. • Nest boxes for bats and cavity-nesting bird species shall be installed in passive recreational areas. 	<p>submit required plan in conjunction with draft specific plan.</p> <p>Site development project submittals shall demonstrate compliance with approved Open Space Plan as applicable.</p> <p>Specific Plan applicant shall be responsible for implementation of any Open Space Plan components which are not requirements of individual site development projects</p> <p>Final building plans submitted by applicant shall demonstrate compliance with Open Space Plan and as applicable, comply with site development permit provisions</p>	<p>Site specific development project- City approval entity</p> <p>Building Plans - Community Development Department</p> <p>Open Space Plan components which are not requirements of individual development projects - Community Development Department.</p>	<p>draft specific plan, site development projects and building plans, and conduct final inspection prior to occupancy to verify compliance</p> <p>Community Development Director shall also verify compliance with Open Space Plan components not associated with the site development projects</p>	<p>Plan</p> <p>Approved site development project and related conditions of approval</p> <p>Approved building permit plans</p> <p>Other plans as required to implement open space plan components not related to site development projects.</p>
Restrictions on the movement of wildlife species	<p>4.C-4b: Development shall be subject to a requirement for a Marsh Wildlife and Habitat Protection Plan for the Baylands to be prepared as part of the specific plan process. The Habitat</p>	<p>Applicant for a specific plan shall prepare and submit required plan in conjunction with draft</p>	<p>Habitat Protection Plan as either a component of Specific Plan or as a separately adopted plan</p>	<p>Community Development Department shall review draft specific plan, site development projects and</p>	<p>Adopted Specific Plan incorporating Habitat Protection Plan or separate adopted Habitat Protection</p>

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	<p>Protection Plan shall be prepared by a qualified biologist, subject to approval by the Brisbane Community Development Department, and must be implemented prior to or concurrently with construction of site-specific 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"> • To minimize the effect of night lighting on wetland habitats adjacent to Baylands 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 Baylands: <ul style="list-style-type: none"> ○ Street lighting shall be provided only at intersections. ○ Low-intensity street lamps and low elevation lighting poles shall be provided. ○ Internal silvering of the globe or external opaque reflectors shall be provided to direct light away from preserved wetland or open water habitats. ○ In addition, private sources of illumination around homes shall also be directed and/or shaded to minimize glare into these habitats. • Residential and commercial leases within the Baylands 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 	<p>specific plan or following adoption of specific plan .</p> <p>Site development project submittals shall demonstrate compliance with approved Habitat Protection as applicable.</p> <p>Specific Plan applicant shall be responsible for implementation of any Habitat Protection Plan components which are not requirements of individual site development projects</p> <p>Final grading plans submitted by applicant shall demonstrate compliance with Habitat Protection Plan as applicable</p> <p>Final building plans submitted by applicant shall demonstrate compliance with Habitat Protection Plan as applicable comply with site development permit provisions</p>	<p>- City Council or its designee</p> <p>Site development project- City approval entity</p> <p>Building Plans - Community Development Department</p> <p>Grading Plans - City Engineer</p> <p>Habitat Protection Plan components which are not requirements of individual development projects- Community Development Department.</p>	<p>building plans, and conduct final inspection prior to occupancy to verify compliance</p> <p>Community Development Director shall also verify compliance with Open Space Plan components not associated with the site development projects</p> <p>City Engineer shall review grading plans as applicable and conduct final inspection of grading to verify compliance.</p>	<p>Plan</p> <p>Approved site development project and related conditions of approval</p> <p>Approved building permit plans</p> <p>Approved grading plans</p> <p>Other plans as required to implement open space plan components not related to site development projects.</p>

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	<p>restrictions shall be monitored by a property owners association which shall have the right to impose fines for violation of this requirement.</p> <ul style="list-style-type: none"> • 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. • If control of rodent populations in open space areas becomes necessary, trapping and use of non-poisonous methods shall be utilized. Any rodent control actions would be coordinated and documented with the County Health Department. • 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. 				
Restrictions on the movement of wildlife species	4.C-4c: All development within the Baylands shall be required to have a no pets policy for construction workers. Following site development, pet owners shall be required to remove any pet waste from trails or any other areas within the Baylands to prevent potential introduction of pathogens to local wildlife populations via transmittal through fecal matter. To	Applicants for a specific plan shall incorporate these provisions into the draft specific plan. Site specific development applications shall incorporate these	Specific Plan - Brisbane City Council Site specific development applications – City approving entity Project CC&Rs - Community Development	The Community Development Director shall review the draft specific plan and site specific development applications to ensure they reflect these	Approved Specific Plan and approved site specific development applications. Recorded CC&R's Building permit records

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	provide effective predator control, feral animal trapping may be necessary.	provisions. Construction contractors for construction activities	Director and City Attorney Building Permits - Community Development Director	requirements. The Director shall further review CC&R's and building permits to ensure these requirements are implemented.	
Restrictions on the movement of wildlife species	<p>4.C-4d: 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"> • Use flashing lights in place of continuously burning lights for obstruction lighting. Use flashing white lights rather than continuous light, red light, or rotating beams. • Install shields onto light sources not necessary for air traffic to direct light towards the ground. • Extinguish all exterior lighting (i.e., rooftop floods, perimeter spots) not required for public safety. • 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"> ○ Installing motion-sensitive lighting. ○ Using desk lamps and task lighting. ○ Reprogramming timers. ○ Use of lower-intensity lighting. • Windows or window treatments that reduce 	Applicants for a specific plan shall incorporate these requirements into draft specific plan. Requirement shall be incorporated into applicable site-specific development projects.	Specific Plan - Brisbane City Council Site specific development project – Brisbane approval entity	Community Development Director shall review draft specific plan to ensure requirements are incorporated and shall ensure the design criteria are imposed on qualifying site specific development projects . The Community Development Director shall review building permit applications of of any building 100 feet in height or greater to ensure compliance with required mitigation requirements. Building inspections shall be performed to ensure building complies with approved plans and specifications.	Adopted specific plan Approved site specific development Building permits

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	<p>transmission of light out of the building shall be implemented to the extent feasible.</p> <ul style="list-style-type: none"> Educational materials shall 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. A report of the lighting alternatives 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 lighting-related measures to reduce the risk of bird collisions have been incorporated into the design of such buildings to the extent practicable. 				
<p>Restrictions on the movement of wildlife species</p>	<p>4.C-4e: 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"> Treat all windows to decrease reflectivity, including use of non-reflective tinted glass. Window films to make windows visible to birds from the outside. Use external surfaces/designs that break up 	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p> <p>Requirements shall be incorporated into applicable site-specific development projects</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development project – Brisbane approval entity</p> <p>Bird Strike Report - Community Development Director</p>	<p>Community Development Director shall review draft specific plan to ensure requirements are incorporated and shall ensure the design criteria are imposed on qualifying site specific development projects.</p> <p>For proposed buildings 100 feet or more in height the Community Development Director shall require and review a bird strike report and ensure that all approved recommendations are</p>	<p>Adopted specific plan</p> <p>Approved site specific development</p> <p>Approved Bird Strike Report</p> <p>Building permit</p>

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	<p>reflective surfaces.</p> <ul style="list-style-type: none"> 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. Use of outdoor lighting and colors of lighting that increase visibility of buildings to birds without substantially increasing energy consumption or decreasing public safety. 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. 			incorporated into approved building plans. Building inspections shall be performed to ensure building complies with approved plans and specifications	
Restrictions on the movement of wildlife species	<p>4.C-4f: 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</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans. Requirements shall be incorporated into applicable site-specific development projects</p>	<p>Specific Plan - Brisbane City Council Site specific development project – Brisbane approval entity Bird Strike Report - Community Development Director</p>	<p>Community Development Director shall review draft specific plan to ensure requirements are incorporated and shall ensure the design criteria are imposed.</p>	<p>Adopted specific plan Approved site specific development Approved Bird Strike Report Building permit</p>

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	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.				
Restrictions on the movement of wildlife species	<p>4.C-4g: Applicants for site specific development projects pursuant to an approved specific plan within the Baylands 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"> 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 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). 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 	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p> <p>Site specific development projects shall incorporate these requirements as applicable</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer and Community Development Director</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Community Development Director shall require and review required surveys prior to grading permit issuance. 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. Prior to grading permit issuance</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits and supporting documentation including required surveys</p>

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	<p>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.</p> <ul style="list-style-type: none"> • 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. 				
Cultural Resources					
<p>Effects on the historically significant Roundhouse building</p>	<p>4.D-1a: Prepare an ordinance to require preparation and implementation of 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>Prior to issuance of any planning or development approval for use of the historic Roundhouse (e.g., site development plan, building permit), the property owner shall also 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 to issuance of an occupancy permit for the historic Roundhouse.</p> <p>The rehabilitation plan shall be consistent with the performance standards contained in the following</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Roundhouse restoration shall be addressed in site specific development project encompassing the Roundhouse</p> <p>Roundhouse stabilization shall be the responsibility Baylands project developer.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development project including Roundhouse restoration – Brisbane approval entity</p> <p>Roundhouse Stabilization Plan- Community Development Director</p> <p>Roundhouse Restoration Plans - State Historic Preservation Office (SHPO)</p>	<p>Community Development Director shall review draft specific plan to ensure requirements are incorporated.</p> <p>Following specific plan approval the Community Development Director shall require submission of Roundhouse Stabilization Plan consistent with mitigation requirements. Once the Director has approved the Stabilization Plan, the Building Official shall review and approve a building permit for stabilization consistent with the approved Stabilization Plan. Build inspections shall occur to confirm implementation consistent with approved</p>	<p>Adopted specific plan</p> <p>Approved Roundhouse Stabilization Plan</p> <p>Site-specific development approval for the Roundhouse Building consistent with the Secretary of the Interior's Standards for Rehabilitation.</p> <p>Building permits</p>

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	<p>documents:</p> <ul style="list-style-type: none"> 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; 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 The National Park Service's <i>Preservation Brief #18, Rehabilitating Interiors in Historic Buildings - Identifying and Preserving Character-Defining Elements</i>. <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> <p>The Secretary of the Interior's Standard #6, specifically, requires that replacement of missing features shall 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 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 adequately preserve the historic architectural and structural integrity of the building.</p>			<p>plans and specifications.</p> <p>The Community Development Director shall review site specific development project for Roundhouse restoration to ensure consistency with mitigation requirements.</p> <p>Building permit application for Roundhouse restoration shall be subject to review and approval by SHPO prior to building permit issuance, Community Development Director and Building Official shall verify that all SHPO requirements are incorporated into approved building permit</p> <p>Ongoing inspections of restoration shall be performed to confirm compliance with approved plans and specifications</p>	

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>Effects on the historically significant Roundhouse building</p>	<p>4.D-1b: All development within 300 feet of the Roundhouse or the building shall 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. 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.</p> <p>In addition, development within 300 feet of the Machinery & Equipment building shall be designed to ensure architectural compatibility with that structure. Appropriate heights of new construction adjacent to the Machinery & 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 & Equipment building would be rectilinear in massing.</p> <p>All development projects within 300 feet of the Roundhouse or the Machinery & Equipment building shall be subject to City design permit review and approval prior to development.</p>	<p>Applicants for a specific plan shall incorporate these provisions into the draft specific plan</p> <p>Site-specific development projects within the affected areas shall demonstrate compliance with these requirements(s) of</p>	<p>Specific Plan- Brisbane City Council</p> <p>Site specific development project.- City of Brisbane approval entity</p> <p>Building Permit- Community Development Director</p>	<p>The Community Development Director shall review the draft specific plan to ensure the requirement is incorporated. The Director shall further review site specific development projects and implementing building permits to verify compliance, followed by a project inspection prior to occupancy.</p>	<p>Approved Specific Plan</p> <p>Approved site specific development project.</p> <p>Building permit records</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>Potential impacts on previously unidentified archaeological resources</p>	<p>4.D-2: 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 on 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</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p> <p>Site specific development projects shall incorporate these requirements</p> <p>Grading contractors are responsible for implementing required measures.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall review grading permits to ensure that grading contractors are aware of and agree to conditions.</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits and supporting documentation</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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 by the City-approved qualifying archaeological consultant. Work may commence upon completion of treatment, as approved by the City.</p>				

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>Potential to uncover human remains, including those interred outside of formal cemeteries</p>	<p>4.D-4: 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>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p> <p>Site specific development projects shall incorporate these requirements</p> <p>Grading contractors are responsible for implementing required measures.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall review grading permits to ensure that grading contractors are aware of and agree to conditions.</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits and supporting documentation</p>
Geology, Soils, and Seismicity					
<p>Exposure of people and structures to strong seismic groundshaking</p>	<p>4.E-2a: Prior to the issuance of a grading permit, applicants for all site-specific development and infrastructure projects within the Baylands, including structures, utilities, and roadways shall submit to the</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane</p>	<p>The Community Development Director shall review the draft specific plan and site</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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-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. Included in recommendations for avoidance of settlement and differential settlement shall be consideration not only of building and site safety, but also consideration of ongoing convenience of use should different portions of a site (e.g., buildings, walkways/parking areas) settle at different rates.</p> <p>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</p>	<p>Site specific development projects shall incorporate these requirements</p> <p>Grading and building permit applicants are responsible for implementation.</p>	<p>approval entity</p> <p>Grading Permits - City Engineer</p> <p>Building Permits - Building Official</p>	<p>specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading permits.</p> <p>The City Engineer shall perform grading inspections to verify compliance with approved plans and specifications.</p> <p>The Building Official shall review all required design-level geotechnical reports prior to approval of any building permits.</p> <p>Building permit inspections shall be performed as required to verify compliance with approved plans and specifications.</p>	<p>Approved grading permits and supporting documentation</p> <p>Approved building permits and supporting documentation</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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 Baylands development as conditions of approval.</p>				
<p>Exposure of people and structures to strong seismic groundshaking</p>	<p>4.E-2b: 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 Baylands shall be prepared and implemented by all applicants for site-specific development in accordance with Title 27 landfill closure requirements as approved by the RWQCB and the San Mateo County Environmental Health Services Division prior to issuance of a building permit¹. 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</p>	<p>Specific plan applicant shall incorporate this requirement into draft specific plan</p> <p>Responsible party for Title 27 landfill closure shall prepare required plan</p>	<p>RWQCB and the San Mateo County Health System</p>	<p>The Community Development Director shall review the draft specific plan to ensure the requirement is incorporated.</p> <p>Prior to approval of grading plan or construction plan within the former landfill area, the City Engineer and Building or Official, shall confirm that the RWQCB and the San Mateo County Health System have approved required plan</p>	<p>Approved Specific Plan</p> <p>Approved Post-Earthquake Inspection and Corrective Action Plan</p>

¹ Because the required plan addresses specific structures that will be located and designed as part of subsequent actions, and also addresses specific yet to be approved by the RWQCB measures related to landfill closure, it cannot be prepared until after specific structures have been designed and a landfill closure plan has been approved.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
	<p>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.</p>				
<p>Seismic related ground failure</p>	<p>4.E-3: The final design-level geotechnical investigation recommended in Mitigation Measure 4.E-2a, 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 Baylands 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.</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development projects shall incorporate these requirements</p> <p>Grading and building permit applicants are responsible for implementation.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p> <p>Building Permits - Building Official</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading permits.</p> <p>The City Engineer shall perform grading inspections to verify compliance with approved plans and specifications.</p> <p>The Building Official shall review all required design-level geotechnical reports prior to approval of any building permits.</p> <p>Building permit</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits and supporting documentation</p> <p>Approved building permits and supporting documentation</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				inspections shall be performed as required to verify compliance with approved plans and specifications.	
Slope stability	4.E-4a: Site-specific development projects 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 ² of at least 1.5 for static conditions and 1.2 under dynamic conditions shall be achieved.	Applicants for a specific plan shall incorporate these requirements into draft specific plans. Site specific development projects within specified area shall incorporate these requirements	Specific Plan - Brisbane City Council Site specific development application - Brisbane approval entity Grading Permits - City Engineer	The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated. The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading permit and perform inspections as needed during grading operations to verify compliance with approved plans and specifications .	Adopted specific plan Approved site specific development projects Approved grading permits and supporting documentation

² Factor of safety represents a comparison of shearing forces (e.g. gravitational forces and internal pressures) versus resisting forces of the soil or bedrock. The higher the factor of safety, the more stable the slope because it represents a determination of greater resisting forces present.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
Slope stability	<p>4.E-4b: Site-specific development projects 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 site-specific development projects. All final design and engineering plans submitted by the applicant shall be subject to review and approval by the City of Brisbane Building Official prior to issuance of a building permit.</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p> <p>Site specific development projects shall incorporate these requirements</p> <p>Grading and building permit applicants are responsible for implementation.</p>	<p>Specific Plan- Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p> <p>Building Permits - Building Official</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall review all required design-level geotechnical reports prior to approval of any grading permits.</p> <p>The City Engineer shall perform grading inspections to verify compliance with approved plans and specifications.</p> <p>The Building Official shall review all required design-level geotechnical reports prior to approval of any building permits. Building permit inspections shall be performed as required to verify compliance with approved plans and specifications.</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits and supporting documentation</p> <p>Approved building permits and supporting documentation</p>
Hazards and Hazardous Materials					
Routine use, storage, transport, and disposal of	<p>4.G-2a (Confirm Achievement of Remediation Goals): Prior to approval of any specific plan within the Baylands, the project applicant shall provide</p>	Responsible parties for site remediation and Title 27 landfill closure	Regulatory Agencies with authority over the site (CA Department of Toxic	Community Development Directors shall verify that appropriate remedial	Approved RAPs for OU-1 and OU-2 and approved Title 27 Landfill Closure

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>hazardous materials</p>	<p>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 Services Division as the Local Enforcement Agency, as applicable, have completed their review and approved the Remedial Action Plan and final closure and post-closure maintenance plans.</p> <p>Prior to issuance of any building or grading permit (other than for grading needed for remediation activities) 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 Services 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 any building construction or site grading 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 Services 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>Substance Control - Operable Unit 1, Regional Water Quality Control Board - Operable Unit 2, San Mateo County Environmental Health and Regional Water Quality control Board - former landfill</p> <p>Brisbane City Council shall not approve a specific plan until such time as written documentation has been submitted indicating remedial action plans and landfill closure plans have been approved.</p> <p>Grading plans incorporating required remedial action plan measures and landfill closure requirements as appropriate - City Engineer</p> <p>Building plans incorporating required remedial action plan measures and landfill closure requirements - Community Development Director.</p>	<p>action plans and landfill closure plans have been approved during the specific plan review process.</p> <p>City Engineer shall review project grading plans to ensure that all remedial action plan and landfill closure requirements as applicable to site grading have been implemented, Final grading shall be inspected by City Engineer and regulatory agencies prior to final grading certification.</p> <p>Community Development Director shall review building plans to ensure that they incorporate required measures from approved remedial action plans and landfill closure plans as appropriate, Community Development Director shall inspect buildings during construction to verify compliance with approved plans and specifications. . during construction</p>	<p>Plan</p> <p>Approved grading plans</p> <p>Approved building plans</p> <p>Written verification from regulators that remedial action plans and landfill closure plans have been implemented.</p>
<p>Routine use, storage, transport,</p>	<p>4.G-2b (Soil and Groundwater Management Plan): Prior to issuance of any building or grading permit</p>	<p>Applicants for a specific plan shall incorporate</p>	<p>Specific Plan - Brisbane City Council</p>	<p>The Community Development Director</p>	<p>Adopted specific plan</p> <p>Approved site specific</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>and disposal of hazardous materials</p>	<p>within the Baylands 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>	<p>these requirements into draft specific plans.</p> <p>Site specific development projects shall incorporate these requirements</p> <p>Grading, infrastructure, and building contractors shall be responsible for implementation</p>	<p>Site specific development application - Brisbane approval entity</p> <p>Soil and Groundwater Management Plan - DTSC and RWQCB as applicable</p> <p>Grading Permits - City Engineer</p> <p>Building Permits - Building Official</p>	<p>shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>In reviewing grading plans and/or or plans for public facilities the City Engineer shall verify that the required Soil and Groundwater Management Plan has been approved and the grading and/or infrastructure plans comply with this plan as applicable.</p> <p>The City Engineer shall inspect grading operations periodically to verify compliance with the approved plans and specifications.</p> <p>In reviewing building plans City Building Official shall verify the required Soil and Groundwater Management Plan has been approved prior to building permit issuance, and that provisions of the Plan are incorporated into building plans as applicable.</p>	<p>development projects</p> <p>Approved grading permits and supporting documentation</p> <p>Approved building permits and supporting documentation</p> <p>Approved Soil and Groundwater Management Plan.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				Regular building inspections shall be performed to verify compliance with approved plans and specifications.	
<p>Routine use, storage, transport, and disposal of hazardous materials</p>	<p>4.G-2c (Master Deconstruction and Demolition Plan): 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 Baylands. Prior to issuance of a demolition permit for any parcel, 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 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 materials³, 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,</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans</p> <p>Site specific development applications for any areas requiring building demolition</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development project including building demolition – Brisbane approval entity</p> <p>Master Deconstruction and Demolition Plan - Community Development Director</p> <p>Building permits - Building Official.</p>	<p>Community Development Director shall review draft specific plan to ensure requirements are incorporated.</p> <p>Community Development Director shall review site specific development projects and impose requirements on such projects involving demolition.</p> <p>Community Development Director shall review and approve Master Deconstruction and Demolition Plan consistent requirements of mitigation measure.</p> <p>The Building Official shall not issue any demolition permits until approve Master Deconstruction and Demolition Plan has been approved. Any</p>	<p>Adopted specific plan</p> <p>Site specific development project proposing demolition</p> <p>Approved Master Deconstruction and Demolition Plan.</p> <p>Demolition Permit and supporting documentation</p>

³ 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.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
	exposure monitoring, medical examinations and a written respiratory protection program.			demolition permits issued shall comply with the terms of the approved Master Deconstruction and Demolition Plan	
Routine use, storage, transport, and disposal of hazardous materials	4.G-2d (NPDES Permit): Prior to issuance of any building or grading permit within the Baylands, 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 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.	Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Site specific development projects shall incorporate these requirements Applicants for grading and building permits shall be responsible for implementation.	Specific Plan - Brisbane City Council Site specific development application - Brisbane approval entity Grading Permits - City Engineer Building Permits - Building Official	Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated. The City Engineer shall ensure that no grading permits are issued until an industry standard spill prevention and protection procedure plan completed by a licensed professional that was selected or approved by the City has been approved. The Building Official shall ensure that no building permits are issued until an industry standard spill prevention and protection procedure plan completed by a licensed professional that was selected or approved by the City has been approved .	Adopted specific plan Approved site specific development projects Approved grading permits and supporting documentation Approved building permits and supporting documentation
Routine use, storage, transport,	4.G-2e (Hazardous Materials Business Plan). Prior to receipt of a Certificate of Occupancy, any business	Applicants for a specific plans shall incorporate	Specific Plan - Brisbane City Council	Community Development Director shall review draft	Adopted specific plan Site specific development

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>and disposal of hazardous materials</p>	<p>that would handle, store, transport, or dispose of hazardous materials or wastes shall prepare and implement a Hazardous Materials Business Plan that shall include at a minimum, the following components:</p> <ul style="list-style-type: none"> • Details, including floor plans, of the facility and business conducted at the site; • An inventory of the type and quantity of hazardous materials that are handled or stored onsite; • Spill prevention procedures; • An emergency response plan that provides emergency notification procedures; and • A safety and emergency response training program for new employees with annual refresher courses. <p>The Hazardous Materials Business Plan shall be submitted to and approved by the San Mateo Environmental Health Services Division prior to site occupancy.</p>	<p>these requirements into the draft specific plan</p> <p>Site specific development applications shall include this requirement</p> <p>To be implemented by all building occupants that handle, store, transport, or dispose of hazardous materials or wastes</p>	<p>Site specific projects – Brisbane approval entity</p> <p>Hazardous Materials Business Plan - San Mateo Environmental Health Services Division and North County Fire Authority</p>	<p>specific plan and site specific development projects to ensure requirements are incorporated.</p> <p>Prior to Building permit or issuance of a business license, San Mateo Environmental Health Services Division and North County Fire Authority shall approve the occupant's Hazardous Materials Business Plan</p> <p>Mateo County Health System, Environmental Health Division and North County Fire Authority shall monitor Responsibility for monitoring ongoing compliance with the approved Hazardous Materials Business Plan rests with the pursuant to the System's standard requirements.</p>	<p>project(s)</p> <p>Approved Hazardous Materials Business Plans.</p>
<p>Routine use, storage, transport, and disposal of hazardous materials</p>	<p>4.G-2f: Prior to issuance of a building permit for any development within the Baylands, 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</p>	<p>Applicants for specific plans shall incorporate these requirements into draft specific plans</p> <p>Utility construction contractors shall be</p>	<p>Adopted Specific Plan - Brisbane City Council Building Official</p> <p>Specifications for underground utilities and vaults - DTSC, RWQCB</p>	<p>Community Development Director shall review draft specific plan to ensure requirements are incorporated.</p> <p>The City Engineer shall</p>	<p>Adopted specific plan</p> <p>Underground utility plans</p> <p>Building permits for underground installations in accordance with DTSC, and RWQCB/ San Mateo</p>

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	<p>requirements and overseeing agency (DTSC or RWQCB) as well as the San Mateo County Environmental Health Division as necessary.</p>	<p>responsible for implementation</p>	<p>and/or San Mateo County Environmental Health System as applicable. Underground Public Utility Plans - Public Works Director Building Permits for private underground utilities - Building Official</p>	<p>review all plans for construction of public underground utilities to ensure that underground utilities and utility vaults located on or within 500 feet of the landfill footprint are designed in accordance with regulatory standards. Building Official shall review all plans for construction of private underground utilities to ensure that underground utilities and utility vaults located on or within 500 feet of the landfill footprint are designed in accordance with regulatory standards.</p>	<p>County Health System requirements.</p>

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<p>Routine use, storage, transport, and disposal of hazardous materials</p>	<p>4.G-2g 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>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development projects shall incorporate these requirements</p> <p>Approved Remedial Action Plans shall incorporate provisions addressing the issues identified in the mitigation measure</p> <p>Contractors performing grading, building construction, and underground utility installation shall be responsible for implementation.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Remedial Action Plans- DTSC or RWQCB as applicable</p> <p>Grading Permits - City Engineer</p> <p>Underground Utility Plans - City Engineer</p> <p>Building Permits - Building Official</p>	<p>Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall review all grading plans and underground utility plans for compliance with required measures. City Engineer shall perform inspections as needed to verify compliance with approved plans and specifications.</p> <p>The Building Official shall review all building plans underground utility plans for compliance with required measures. Building inspections shall be performed to verify compliance with approved plans and specifications.</p> <p>Inspections shall be conducted on a monthly basis to ensure compliance with this mitigation measure.</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits and supporting documentation</p> <p>Approved underground utility plans and supporting documentation</p> <p>Approved building permits and supporting documentation</p>
<p>Routine use, storage, transport, and disposal of</p>	<p>4.G-2h 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</p>	<p>Specific plan applicant shall incorporate this requirement into draft</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development</p>	<p>The Community Development Director shall review the draft</p>	<p>Approved specific plan</p> <p>Approved site specific</p>

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hazardous materials	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.	specific plan Site specific development projects within affected area shall incorporate required provision Building construction contractors for sub-slab vapor barriers Baylands developer for the required centralized sensor monitoring and recording system	project - City of Brisbane approving entity Gas sensor monitoring system- San Mateo County Health System Building permits - Community Development Director	specific plan and site specific development projects to ensure the requirement is incorporated. The Director shall further review implementing building permits, including confirmation by San Mateo County Health that all requirements for gas monitoring have been met. Final building inspection prior to occupancy shall verify all required systems are operational prior to occupancy.	development project Approved build plans and records including documentation pertaining to required gas sensor system.
Potential lead contamination on Icehouse Hill from the former shooting range.	4.G-2i: 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.	Applicants for a specific plan shall incorporate these requirements into draft specific plan and Master Open Space Plan Contractor for trail construction shall be responsible for implementation	Specific Plan - Brisbane City Council Open Space Master Plan -Brisbane City Council Icehouse Hill Trails Plans - Community Development Director	Community Development Director shall review draft specific plan and open space master plan to ensure requirement is incorporated. If adopted specific plan and/or approved open space master plan call for trails in the affected area the Community Development Director shall require a Lead Management/Abatement Plan to ensure compliance with provisions of mitigation	Adopted specific plan Approved Open Space Master Plan Approved Lead Management/ Abatement Plan Construction permits for trails

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				measure. Community Development Director shall verify that trail construction plans and specifications comply with approved with Lead Management/ Abatement Plan.	

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<p>Potential contamination within the Bayshore Industrial Park.</p>	<p>4.G-2j: 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 pursuant to the most current regulatory standards in effect at the time of remediation.</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans</p> <p>Site specific development applications for affected area</p> <p>Provisions shall be incorporated into Master Deconstruction and Demolition Plan - Site-specific developer responsible for implementation</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development project including building demolition – Brisbane approval entity</p> <p>Master Deconstruction and Demolition Plan - Community Development Director</p>	<p>Community Development Director shall review draft specific plan to ensure requirements are incorporated.</p> <p>Community Development Director shall review site specific development projects within the affected area and ensure requirements are imposed on such projects.</p> <p>Community Development Director shall review and approve Master Deconstruction and Demolition Plan to ensure that it adequately addresses requirements of mitigation measure.</p> <p>The Building Official shall not issue any demolition permits until approve Master Deconstruction and Demolition Plan has been approved. Any demolition permits issued shall comply with the terms of the approved Master Deconstruction and Demolition Plan.</p>	<p>Adopted specific plan</p> <p>Site specific development project(s) within affected area</p> <p>Approved Master Deconstruction and Demolition Plan.</p> <p>Demolition Permit and supporting documentation.</p>
<p>Potential contamination</p>	<p>4.G-2k: Prior to site development within the Bayshore Industrial Park, soils shall be tested for likely</p>	<p>Applicants for a specific plan shall incorporate</p>	<p>Specific Plan - Brisbane City Council</p>	<p>Community Development Director shall review draft</p>	<p>Adopted specific plan</p> <p>Site specific development</p>

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within the Bayshore Industrial Park.	constituents of concern based on the site's proposed use pursuant to the requirements of the RWQCB. Constituents of concern for which testing is to be undertaken shall be based on potential contaminants from both existing and past uses of the area such as Stauffer Chemical and a rendering plant. Human 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.	these requirements into draft specific plans Site specific development applications for affected area Provisions shall be incorporated into Master Deconstruction and Demolition Plan - Site-specific developer responsible for implementation	Site specific development project including building demolition – Brisbane approval entity Master Deconstruction and Demolition Plan - Community Development Director	specific plan to ensure requirements are incorporated. Community Development Director shall review site specific development projects within the affected area and ensure requirements are imposed on such projects.	project(s) within affected area Approved Master Deconstruction and Demolition Plan. Demolition Permit and supporting documentation.
Locating a school site within 0.25 mile of the Kinder Morgan site	<p>4.G-3: Any grade K-12 school facilities constructed within the Baylands 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"> • "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 	Bayshore Elementary School District (K-8) Jefferson Union High School District (9-12)	State Department of Education	Community Development Director shall monitor activities of Bayshore Elementary School District in planning for school facilities to accommodate Baylands – related student population. In the event a school is proposed within the Baylands, the Community Development Director shall verify that remediation of any hazardous sites within 0.25 miles of the proposed school site has been remediated.	If applicable, approval by the School Facilities Planning Division of the California Department of Education of any proposed school facility proposed within the Baylands

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	<p>must be identified in accordance the referenced code.” California Code of Regulations (CCR) Title 5, Section 14010 (d)</p> <ul style="list-style-type: none"> • “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): <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 to identify potential contamination and evaluate whether it presents a risk to human health or the environment at proposed school properties as overseen by 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>				

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	All required remediation within 0.25 miles of a proposed K-12 school site within the Baylands shall be completed prior to occupancy of the school.				
Surface Water Hydrology and Water Quality					
Compliance with water quality standards during construction	4.H-1a: Prior to issuance of a grading permit, an applicant for any site-specific development project within the Baylands 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 within the Baylands in accordance with the NPDES General Construction Permit and (2) demonstrate compliance with the City of Brisbane's Municipal Regional Stormwater Permit Order No. R2-2015-0049 Provision C.3. The site-specific SWPPP shall include all provisions of the Erosion and Sediment Control Plan submitted as part of grading 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.	Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Site specific development projects shall incorporate these requirements Grading permit applicants shall be responsible for implementation.	Specific Plan - Brisbane City Council Site specific development application - Brisbane approval entity Grading Permits - City Engineer	Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated. The City Engineer shall verify compliance with applicable municipal stormwater permit provisions prior to grading permit issuance.	Adopted specific plan Approved site specific development projects Approved grading permits and supporting documentation
Compliance with water quality standards during construction	4.H-1b: Prior to issuance of a grading permit, an applicant for any site-specific development project within the Baylands 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	Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Site specific development projects shall incorporate these requirements Grading permit applicants shall be responsible for implementation.	Specific Plan - Brisbane City Council Site specific development application - Brisbane approval entity Grading Permits - City Engineer	The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated. Prior to grading permit issuance, the City	Adopted specific plan Approved site specific development projects Approved grading permits and supporting documentation

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>of and required permits from the applicable regulatory agencies, including the Bayshore Sanitary District or the 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.</p>			<p>Engineer shall verify compliance with any site-specific NPDES permit requirements for dewatering activities, as administered by the RWQCB and verify that needed permits for discharge of groundwater generated during dewatering as applicable have been obtained.</p> <p>The City Engineer shall require that a state-licensed geotechnical engineer monitor dewatering activities.</p>	
<p>Compliance with water quality standards during construction</p>	<p>4.H-1c: Applicants for site-specific development projects within the Baylands 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 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</p>	<p>Applicants for a specific plan shall incorporate this requirement into the draft specific plan.</p> <p>Site-specific developments shall incorporate this requirement</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development - Brisbane approval entity</p> <p>Grading and Stormwater Management Plans - Public Works Director</p>	<p>The Community Development Director shall review the draft specific plan and site specific development projects to ensure the requirement is incorporated.</p> <p>The Public Works Director shall review project grading plans and Stormwater Management Plans. The Public Works Director shall conduct such monitoring and require such reports as necessary to demonstrate compliance with the</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits</p> <p>Approved Stormwater Management Plans.</p> <p>Annual compliance reports submitted each July 1.</p>

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	<p>demonstrate compliance within an annual report 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.</p>			<p>General Industrial Permit as approved by the RWQCB in an annual report to be submitted each July 1.</p>	
<p>Increase in the amount of runoff and potential flooding.</p>	<p>4.H-4a: Prior to issuance of a building permit, all site-specific development plans within the Baylands 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&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 land uses, roadways, and recreational facilities are not flooded. Drainage improvements shall 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. Key roadways including Sierra Point Parkway, Lagoon Road, Tunnel Avenue, and the Geneva Avenue extension shall be designed such that these roadways are available as evacuation routes in the event of a 100-year storm event. The proposed</p>	<p>Applicants for a specific plan shall incorporate this requirement into the draft specific plan. Site-specific developments shall incorporate this requirement</p>	<p>Specific Plan - Brisbane City Council Site specific development- Brisbane approval entity Grading and Drainage Plans - Public Works Director Building Plans - Public Works Director</p>	<p>The Community Development Director shall review the draft specific plan and site specific development projects to ensure the requirements are incorporated. The Public Works Director shall review project grading, drainage, and building plans and complete inspections prior to final occupancy to ensure compliance with approved plans and specifications. .</p>	<p>Approved specific plan Approved site specific development projects Approved grading permits Approved drainage plans Approved building plans</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
	system design shall be submitted to the Public Works Director for approval and shall hydraulically isolate existing drainage inlets fronting Levinson Overflow Area and the PG&E property from existing Brick Arch Sewer system.				
Increase in the amount of runoff and potential flooding.	4.H-4b: Prior to issuance of a building permit, all site-specific development plans within the Baylands 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&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.	Applicants for a specific plan shall incorporate this requirement into the draft specific plan. Site-specific developments within affected area shall reflect this requirement	Specific Plan - Brisbane City Council Site specific development - Brisbane approval entity Grading and Drainage Plans - Public Works Director Building Plans - Public Works Director	The Community Development Director shall review the draft specific plan and site specific development projects to ensure the requirements are incorporated. The Public Works Director shall review project grading, drainage, and building plans and complete inspections prior to final occupancy to ensure compliance with approved plans and specifications.	Approved specific plan Approved site specific development projects Approved grading permits Approved drainage plans Approved building plans
Increase in the amount of runoff and potential flooding.	4.H-4c: 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 shall be made in accordance with requirements stipulated in permits from the BCDC. Baylands development and	Applicants for a specific plan shall incorporate this requirement into the draft specific plan. Site-specific developments within affected area shall reflect this requirement	Specific Plan - Brisbane City Council Site specific development - Brisbane approval entity Grading and Drainage Plans - Public Works Director Streambed Alteration Permits - CA Dept of Fish and Wildlife	The Community Development Director shall review the draft specific plan and site specific development projects to ensure the requirements are incorporated. The Public Works Director shall review project grading and	Approved specific plan Approved site specific development projects Approved grading permits Approved drainage plans Streambed Alteration Permits Section 404 Permits BCDC permits

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	<p>infrastructure design shall also incorporate a detention zone within the newly extended channel. Baylands 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 Baylands 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 Baylands development.</p>		<p>Section 404 Permits - US Army Corps of Engineers Bay Conservation and Development Commission (BCDC) Permits (as applicable)</p>	<p>drainage plans and complete inspections prior to final certification to ensure compliance with approved plans and specifications, including any required Fish And Wildlife, US Army Corps of Engineers and/or BCDC permits.</p>	
<p>Urban pollutants in stormwater runoff</p>	<p>4.H-5: Prior to issuance of an occupancy permit for site-specific development, 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"> • Identification of acceptable pest levels (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 use if those thresholds are exceeded. • Preventive practices: Design, construction, and maintenance of landscape facilities, and buildings, as well as operation of uses that prevent or minimize pest problems. • Monitoring: Regular observation, including inspection and identification. 	<p>Applicants for a specific plan shall incorporate this requirement into the draft specific plan. Site-specific developments shall reflect this requirement. Owners of buildings and/or Associations responsible for landscaping maintenance shall prepare and implement integrated pest management plans</p>	<p>Specific Plan - Brisbane City Council Site specific development - Brisbane approval entity Integrated Pest Management Plans - Community Development Director</p>	<p>The Community Development Director shall review the draft specific plan and site specific development projects to ensure the requirements are incorporated. The City Community Development Director shall further review and approve required Integrated Pest Management Plans.</p>	<p>Approved specific plan Approved site specific development projects Approved Integrated Pest Management Plans</p>

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	<ul style="list-style-type: none"> • Mechanical controls: 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. • Biological Controls: 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. • Responsible Pesticide Use: 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. 				
Sea level rise	<p>4.H-8: 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 Baylands 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 Baylands shall incorporate protection measures that demonstrate ability to handle the flood levels expected by mid-century in accordance with the San Francisco Bay Plan. Any</p>	<p>Applicants for a specific plan shall incorporate this requirement into the draft specific plan.</p> <p>Site-specific developments within affected area shall comply with this requirement</p>	<p>City of Brisbane Community Development Director Specific Plan - Brisbane City Council</p> <p>Site specific development - Brisbane approval entity</p> <p>Sea Level Rise Risk Assessment - Public Works Director</p> <p>Sea Level Rise Risk Assessment - BCDC (applicable only to site development projects within the jurisdiction of</p>	<p>The Community Development Director shall review the draft specific plan and affected site specific development projects to ensure the requirements are incorporated.</p> <p>The Public Works Director shall review and approve the required Sea Level Rise Risk assessment.</p> <p>Project grading and</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved Sea Level Rise Risk Assessment</p> <p>Approved grading permits</p> <p>Approved drainage plans</p> <p>Approved BCDC permits (as applicable)</p>

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	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.		BCDC) Grading and Drainage Plans - Public Works Director	drainage plans shall be reviewed by the Public Works Director for compliance with the approved Sea Level Rise Risk assessment. The Public Works Director shall complete inspections prior to final certification to ensure compliance with approved plans and specifications,	
Land Use and Planning					
General Plan Consistency	4.I-1: Recognizing that General Plan roadway level of service standards will be exceeded due to development in other cities even if no development within the Baylands occurs, General Plan Policy 38.1 (<i>roadway level of service standards</i>) shall be amended to reflect current traffic conditions; developments approved by the cities of San Francisco, Daly City, and South San Francisco that exceed long-term traffic projections set forth in the 1994 Brisbane General Plan; and the land use program approved in the Baylands General Plan Amendment.	The City shall initiate a General Plan Amendment to comply with this measure	City Council shall adopt General Plan Amendment prior to specific plan adoption	The Community Development Director shall prepare for Planning Commission and City Council review a proposed General Plan Amendment.	City Council Resolution for required General Plan Amendment satisfying Mitigation Measure 4.I-1.
Noise and Vibration					
Exposure of onsite residential to noise levels in excess of City standards.	4.J-1a: All residential development within the Baylands shall minimize the exposure of people within the Baylands to noise from Caltrain operations through construction of noise barriers or maintenance of buffer distances, and shall adhere to the following noise performance standards: <ul style="list-style-type: none"> • Exterior noise level of below 65 dBA, DNL for 	Applicants for a specific plans shall incorporate these requirements into the draft specific plan Site specific development applications shall include these requirements	Specific Plan - Brisbane City Council Site specific residential development project – Brisbane approval entity Building Acoustical Analysis - Building Official	Community Development Director shall review draft specific plan and site specific residential development projects to ensure requirements are incorporated.	Adopted specific plan Site specific residential development project(s) Approved acoustical analysis Building permit

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>outdoor common areas within any approved residential use; and</p> <ul style="list-style-type: none"> Interior noise standard of 45 dBA, DNL. <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"> 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; Use of acoustically rated building materials (insulation and windows); Construction of architectural noise barriers between sources and receptors; and Provision of landscaping or other non-noise-sensitive buffer zones between sources and receptors. 	<p>Building permit applicant(s) for residential development shall provide a noise analysis prepared by an acoustical professional verifying that the required performance standards will be achieved.</p>		<p>Prior to issuing any building permit(s) for residential development, the City Building Official shall review and approve acoustical analysis, and shall ensure that requirements of acoustical study are incorporated into final building plans. Building construction shall be inspected on an ongoing basis to ensure compliance with approved plans and specifications</p>	
<p>Exposure of onsite residents to vibration from rail operations.</p>	<p>4.J-2a: 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 Caltrain 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</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan</p> <p>Site specific development applications within defined area shall include these requirements</p> <p>Building permit applicant(s) within defined area shall</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific residential development project – Brisbane approval entity</p> <p>Vibration Analysis - Building Official</p>	<p>The Community Development Director shall review draft specific plan and site specific development projects within defined area to ensure requirements are incorporated.</p> <p>Prior to issuing any building permit(s) for</p>	<p>Adopted specific plan</p> <p>Site specific development project(s) within defined area</p> <p>Approved vibration analysis</p> <p>Building permit</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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"> • Use of vibration isolation techniques such as supporting the new building foundations on elastomer pads similar to bridge bearing pads; • 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. 	<p>provide a vibration analysis prepared by an acoustical professional verifying that the required performance standards will be achieved.</p>		<p>residential development, the City Building Official shall review and approve vibration analysis, and shall ensure that requirements of vibration analysis are incorporated into final building plans. Building construction shall be inspected on an ongoing basis to ensure compliance with approved plans and specifications</p>	
<p>Exposure of onsite historic structures to vibration from pile driving operations.</p>	<p>4.J-2b: 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 & 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 and the Machinery & Equipment Building.</p> <p>If recommended by the pre-construction assessment, groundborne vibration monitoring of nearby historic structures shall be required. Such methods and</p>	<p>Applicants for a specific plans shall incorporate these requirements into the draft specific plan</p> <p>Site specific development applications within defined area shall include this requirement</p> <p>Building permit applicant(s) proposing pile driving within the defined area shall provide a pre-construction assessment of existing subsurface conditions and report prepared by a qualified geotechnical engineer to verify compliance with the mitigation measure.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific projects within defined area – Brisbane approval entity</p> <p>Pre-construction assessment of existing subsurface conditions and report - Building Official</p>	<p>Community Development Director shall review draft specific plan and site specific development projects within defined area to ensure requirements are incorporated.</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 & Equipment Building, the City Building Official shall review and</p>	<p>Adopted specific plan</p> <p>Site specific development project(s) within defined area</p> <p>Approved pre-construction assessment of existing subsurface conditions and report on the structural integrity of the nearby historic structures</p> <p>Building permits</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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"> • Evaluate and implement feasible measures for reducing vibration, such as alternative pile driving methods (e.g., cast-in-drilled-hole piles versus driven 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). • 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 			<p>approve 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 by a qualified geotechnical engineer.</p> <p>The Building Official shall ensure that the requirements of this analysis are incorporated into final building plans.</p> <p>Prior to building permit issuance the City Building Official shall require a pre-construction survey of the historic buildings to establish baseline against which any construction-related damage to the buildings can be measured.</p> <p>Building construction shall be monitored on an ongoing basis pursuant to the requirements of the mitigation measure.</p>	

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>vibration monitor when exceedances of warning and stop work thresholds occur. If warning thresholds are exceeded routinely, consider alternative construction approaches.</p> <ul style="list-style-type: none"> • 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. • 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. • If damage approaches becoming unrepairable and vibration levels have approached or exceeded the stop work threshold repeatedly, reconsider construction of the project. • Repair any damage that has occurred. 				
<p>Exposure of underground utilities to vibration from pile driving operations.</p>	<p>4.J-2c: All development sites requiring pile driving shall have underground utility⁴ 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</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan</p> <p>Site specific development applications within defined</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific projects – Brisbane approval entity</p> <p>Underground Utility</p>	<p>Community Development Director shall review draft specific plan and site specific development projects within defined area to ensure</p>	<p>Adopted specific plan</p> <p>Site specific development project(s) within defined area</p>

⁴ 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.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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>area shall include this requirement</p> <p>To be implemented by all building permit applicants proposing pile driving. 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>	Surveys - Building Official	<p>requirements are incorporated.</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 per the approved mitigation measure.</p> <p>Within 7 days of completion of pile driving, the Building Official shall require a post-construction assessment of underground utilities within 30 feet of pile driving per the mitigation measure requirements.</p>	Building permit and related documentation including underground utility surveys and post construction utility assessments as applicable.
<p>Increases in ambient noise levels from stationary and mobile operational sources.</p>	<p>4.J-3a: All development within the Baylands 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"> • Building equipment (e.g., heating, ventilation, and air conditioning units) shall be located away from 	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site-specific developments</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development - Brisbane approval entity</p> <p>Implementing building</p>	<p>The Community Development Director shall review the draft specific plan and affected site specific development projects to ensure the</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved building permits</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>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.</p> <ul style="list-style-type: none"> 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 buildings or designed with noise reduction barriers to reduce noise impacts on residences or other sensitive receptors. 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. 	shall demonstrate compliance with these requirements as applicable.	permits - Community Development Director	requirements are incorporated. The Director shall review building permits to verify compliance with required conditions, and perform final inspections prior to occupancy to verify compliance.	
Increases in ambient noise levels from onsite wind energy generation.	4.J-3b: 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), and 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.	Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Site-specific developments shall demonstrate compliance with these requirements as applicable.	Specific Plan - Brisbane City Council Site specific development - Brisbane approval entity Implementing building permits - Community Development Director	The Community Development Director shall review the draft specific plan to ensure these standards are incorporated. These standards shall be applied to affected site specific development projects as applicable.	Approved specific plan Approved site specific development projects Approved building permits

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				<p>The Director shall review building permits to verify compliance with required conditions, and perform final inspections prior to occupancy to verify compliance.</p> <p>The Community Development Director shall review proposed site-specific development plans prior to public hearings or prior to approval if no hearing is required, adding any conditions of approval or modifications necessary to ensure compliance with Mitigation Measure 4.J-3b.</p>	
Construction noise.	<p>4.J-4a: All applicants for site-specific development within the Baylands 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"> • Limit standard construction activities to between 	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p> <p>Site-specific developments shall incorporate these requirements.</p> <p>Building permit applicants or applicants proposing any other construction activities shall prepare Noise Control Plans</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development - Brisbane approval entity</p> <p>Noise Control Plans - Community Development Director</p>	<p>The Community Development Director shall review the draft specific plan and site specific development projects to ensure these standards are incorporated. The Director shall review and approve required Noise Control Plans. Construction projects shall be subject to regular inspection to verify compliance with approved</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved Noise Control Plans</p>

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	<p>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.</p> <ul style="list-style-type: none"> • Where such cannot be reasonably avoided as determined by the City, 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; • 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); • 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 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; • Stationary noise sources shall be located as far as possible from adjacent receptors, and they shall be muffled and enclosed within temporary sheds, 			Noise Control Plans	

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>incorporate insulation barriers, or include other measures;</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around the construction site when adjacent occupied sensitive land uses are present within 75 feet; • Use of technologies such as drill and cap in place shall be used instead of pile driving wherever the City Engineer determines that local soil and geologic conditions would permit use of such technologies. Where such alternative technologies cannot be implemented, use of “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) shall be required where geotechnical and structural requirements and conditions permit; • Use noise control blankets on building structures as buildings are erected to reduce noise emission from the site; and • Use cushion blocks to dampen impact noise. 				
Construction noise.	<p>4.J-4b: Prior to City issuance of grading permits, applicants for site-specific development projects within the Baylands 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"> • A procedure for notifying the Building Department staff of complaints; • 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; • A listing of telephone numbers (during regular 	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site-specific developments shall incorporate these requirements.</p> <p>Grading and/or building permit applicants or applicants proposing any other construction activities shall prepare a Noise Complaint Management</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development - Brisbane approval entity</p> <p>Noise Complaint Management Programs associated with Grading Permits - Public Works Director</p> <p>Noise Complaint Management Programs associated with Building Permits - Community</p>	<p>The Community Development Director shall review the draft specific plan and site specific development projects to ensure these standards are incorporated. In conjunction with all grading permit applications the Public Works Director shall review and approve a Noise Complaint</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved Noise Complaint Management Programs associated with all grading and building permits</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>construction hours and off-hours);</p> <ul style="list-style-type: none"> • Designation of an onsite construction complaint manager for Baylands development; • Notification of neighbors within 300 feet of the development construction area about the estimated duration of the pile-driving activity at least 30 days in advance of the activity; and • 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. 	<p>Program incorporating the specified elements.</p>	<p>Development Director</p>	<p>Management Program and shall perform ongoing inspections to verify the program is being implemented during grading operations.</p> <p>In conjunction with all building permit applications the Community Development Director shall review and approve a Noise Complaint Management Program and shall perform ongoing inspections to verify the program is being implemented during grading operations.</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>	
Public Services					
<p>Increased demand for school facilities</p>	<p>4.L-4: To avoid impacting existing and proposed library facilities in surrounding communities, a library facility shall be developed within the Baylands that is of sufficient size to serve the Baylands resident and student population. The onsite library shall be constructed and operational prior to issuance of the</p>	<p>Applicants for a specific plan shall include the required library facility in the proposed specific plan.</p>	<p>Specific plan approval - City Council.</p> <p>Community Development Director shall ensure that Specific Plan</p>	<p>Community Development Department Director shall review draft specific plan to verify compliance.</p> <p>Public Works Director</p>	<p>Approved Specific Plan</p> <p>Approved library building plans</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>occupancy permits for more 1,000 dwelling units, thereby ensuring an onsite resident population to use Baylands library facilities at the time of its opening. This requirement shall be reflected in the specific plan required to be prepared and approved prior to Baylands development.</p>		<p>requirements for future library are met.</p>	<p>shall be responsible for preparation of construction drawings and library construction. .</p>	
Traffic and Circulation					
<p>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</p>	<p>4.N-1a (Geneva Avenue/Bayshore Boulevard): 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 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>Applicants for a specific plan shall incorporate these requirements into the draft specific plans. Baylands developer is responsible for required improvements</p>	<p>Specific Plan - Brisbane City Council Street Improvement and Signalization Plans - City of Daly City</p>	<p>Prior to occupancy of first new building within the specific plan, the Public Works Director shall coordinate the approval and installation of required improvements with City of Daly City. If Daly City agrees to the improvements called for in Mitigation Measure 4.N-1a, the Public Works Director shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued. If Daly City does not agree to the improvements called for in Mitigation Measure 4.N-1a, the Public Works Director shall inform the Brisbane Building Official that occupancy permits may be issued upon</p>	<p>Approved specific plan Approved Street Improvement and Traffic Signalization Plan (Daly City) or written verification that the City of Daly City will not approve construction/implementation of required measure.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				written confirmation from Day City that such improvements will not be permitted to be constructed.	
<p>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</p>	<p>4.N-1b (Old County Road/Bayshore Boulevard): 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 the tunnel 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.</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Baylands developer is responsible for required improvements</p>	<p>Specific Plan - Brisbane City Council Street Improvement and Signalization Plans - City of Brisbane Public Works Director</p>	<p>The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated. The Public Works Director shall verify compliance prior to occupancy of first new building within the Baylands.</p>	<p>Approved specific plan Approved Street Improvement and Traffic Signalization Plan</p>
<p>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</p>	<p>4.N-1c (Alana Way/Beatty Road/US 101 Southbound Ramps): 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</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Baylands developer is responsible for required improvements.</p>	<p>Specific Plan - Brisbane City Council Street Improvement and Signalization Plans – City and County of San Francisco</p>	<p>The Public Works Director 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. Prior to occupancy of first new building within the specific plan the Public Works Director shall coordinate the approval and installation of</p>	<p>Approved specific plan Approved Street Improvement and Traffic Signalization Plan (San Francisco) or written verification that the City and County of San Francisco will not approve construction/implementation of required measure.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	capacity at the off-ramp.			<p>required improvements with the City and County of San Francisco.</p> <p>If San Francisco agrees to the improvements called for in Mitigation Measure 4.N-1c, the Public Works Director 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 Public Works Director 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>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project</p>	<p>4.N-1d (Alana Way/Harney Way/Thomas Mellon Drive): 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</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Baylands developer is responsible for required</p>	<p>Specific Plan - Brisbane City Council</p> <p>Street Improvement and Signalization Plans – City and County of San Francisco</p>	<p>The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated.</p>	<p>Approved specific plan</p> <p>Approved Street Improvement and Traffic Signalization Plan (San Francisco) or written verification that the City and</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
conditions.	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.	improvements		<p>The Public Works Director shall verify compliance prior to occupancy of first new building within the Baylands. The Public Works Director shall coordinate the approval and installation of required improvements with the City and County of San Francisco.</p> <p>If San Francisco agrees to the improvements called for in Mitigation Measure 4.N-1d, the Public Works Director 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-1d, the Public Works Director shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from San Francisco that such improvements will not be</p>	County of San Francisco will not approve construction/implementation of required measure.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				permitted to be constructed.	
<p>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</p>	<p>4.N-1e (Tunnel Avenue/Bayshore Boulevard): 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. A signal phase shall be provided for the westbound right approach at the intersection of Tunnel Avenue & 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>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Baylands developer is responsible for required improvements.</p>	<p>Specific Plan - Brisbane City Council Street Improvement and Signalization Plans – City and County of San Francisco</p>	<p>The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated. The Public Works Director shall verify compliance prior to occupancy of first new building within the Baylands. The Public Works Director shall coordinate the approval and installation of required improvements with the City and County of San Francisco. If San Francisco agrees to the improvements called for in Mitigation Measure 4.N-1e, the Public Works Director shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued. If San Francisco does not agree to the improvements called for</p>	<p>Approved specific plan Approved Street Improvement and Traffic Signalization Plan (San Francisco) or written verification that the City and County of San Francisco will not approve construction/implementation of required measure.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				in Mitigation Measure 4.N-1e, the Public Works Director 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>Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.</p>	<p>4.N-1f: Prior to issuance of building permits for an arena or other large-scale special event venue (3,000 seats or more), the special event venue operator shall develop and submit to the City a Transportation Management Plan for deploying traffic control officers in the Baylands 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 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 facilitate traffic flow at intersections that would otherwise operate at LOS E conditions without manual traffic control by officers to approximate traffic control with traffic signals of LOS C. Preparation and implementation of the plan shall be coordinated with the San Francisco Municipal Transportation Agency (SFMTA), the San Francisco Police Department and shall be fully funded by the</p>	<p>Applicants for a specific plan that would permit an special event venue with 3,000+ seats shall incorporate these requirements into the draft specific plan.</p> <p>The special event venue operator shall prepare the required Transportation Management Plan and submit the plan to the Brisbane Public Works Director, Brisbane Police Department, SFMTA, and the San Francisco Police Department for review and approval.</p> <p>The special event operator shall also be responsible for implementing the requirements of the approved Transportation</p>	<p>Specific Plan - Brisbane City Council City of Brisbane Public Works Director</p>	<p>Prior to issuance of building occupancy permits for an arena or other large-scale special event venue (3,000 seats or more), the Public Works Director shall review the proposed Transportation Management Plan and require any needed modifications to the plan. The Public Works Director shall also confirm approval of the final plan by the Brisbane and San Francisco police departments and the SFMTA.</p>	<p>Approved specific plan Implementation of the required Transportation Management Plan at special events.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	special event venue operator. The Transportation Management Plan shall be completed to the satisfaction of the City of Brisbane prior to opening day of the special event venue. 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.	Management Plan.			
Increased traffic at intersections causing them to operate below acceptable levels of service Existing plus Project conditions.	4.N-1g: 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.	Applicants for a specific plan that would permit spacing of less than 1,200 feet between full-access intersections along the Geneva Avenue extension shall incorporate these requirements into the draft specific plan. Baylands developer is responsible for required analysis.	Specific Plan - Brisbane City Council Street Improvement and Signalization Plans - City of Brisbane Public Works Director	The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated. The Brisbane Public Works Director 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.	Approved specific plan Tentative map approval in compliance with Mitigation Measure 4.N-1g.
Increased traffic at intersections causing them to	4.N-3a (Geneva Avenue & Bayshore Boulevard):4.N-3a: ⁵ In addition to the improvements required by Mitigation Measure 4.N-1a (which	Applicants for a specific plan shall incorporate these requirements into	Specific Plan - Brisbane City Council Street Improvement and	Prior to occupancy of first new building within the specific plan the Public	Approved specific plan Approved Street Improvement and Traffic

⁵ Mitigation Measure 4.N-1a provides for mitigation of Baylands 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.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>operate below acceptable levels of service Cumulative plus Project conditions.</p>	<p>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 & 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>As a condition of approval for the first discretionary action taken for development within the Baylands, 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</p>	<p>draft specific plans. Baylands developer is responsible for required improvements</p>	<p>Signalization Plans - City of Daly City</p>	<p>Works Director shall coordinate the approval and installation of required improvements with the City of Daly City. If Daly City agrees to the improvements called for in Mitigation Measure 4.N-3a, the Public Works Director shall inform the Brisbane Building Official upon completion of required improvements that occupancy permits may be issued. If Daly City does not agree to the improvements called for in Mitigation Measure 4.N-3a, the Public Works Director 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>	<p>Signalization Plan (Daly City) or written verification that the City of Daly City will not approve construction /implementation of required measure.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
	Francisco to participate in the corridor study and its implementation.				
Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.	4.N-3b (Old County Road & Bayshore Boulevard): ⁶ At the signalized intersection of Old County Road & Bayshore Boulevard, 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.	Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Baylands developer is responsible for required improvements	Specific Plan - Brisbane City Council Street Improvement and Signalization Plans - City of Brisbane Public Works Director	The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated. The Public Works Director shall verify compliance prior to occupancy of first new building within the Baylands.	Approved specific plan Approved Street Improvement and Traffic Signalization Plan
Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.	4.N-3c (Sierra Point Parkway & US 101 Ramps): Installation of a traffic signal at the intersection of Sierra Point Parkway and the US 101 freeway ramps shall be required to be provided 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	Applicants for specific plans shall incorporate these requirements into draft specific plans. Baylands developer is responsible for required improvements	Specific Plan-Brisbane City Council Street Improvement and Signalization Plans- City of Brisbane Public Works Director	The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated. The Public Works Director shall perform	Approved specific plan Approved Street Improvement and Traffic Signalization Plan

⁶ Mitigation Measure 4.N-1b provides for mitigation of Baylands 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.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
	peak hour.			<p>annual traffic counts to monitor traffic conditions and shall require traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3c are to be applied.</p> <p>The City Building Official, shall not issue occupancy permits for the development until notified by the Public Works Director that the required improvements have been completed.</p>	
<p>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</p>	<p>4.N-3d (Lagoon Way & Tunnel Avenue): 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</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Baylands developer is responsible for required improvements</p>	<p>Specific Plan - Brisbane City Council</p> <p>Street Improvement and Signalization Plans - City of Brisbane Public Works Director</p>	<p>The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated.</p> <p>The Public Works Director shall perform maintain annual traffic counts to monitor traffic conditions and shall require traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3d are to be applied.</p> <p>The City Building Official</p>	<p>Approved specific plan</p> <p>Approved Street Improvement and Traffic Signalization Plan</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	acceptable LOS standard, or (2) contribute additional traffic to the intersection if it is already operating below the acceptable LOS standard.			shall not issue occupancy permits for the development until notified by the Public Works Director that the required improvements have been completed.	
<p>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</p>	<p>4.N-3e (Lagoon Way & Sierra Point Parkway): 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 & 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>	<p>Applicants for specific plans shall incorporate these requirements into draft specific plans.</p> <p>Baylands developer is responsible for required improvements</p>	<p>Specific Plan - Brisbane City Council</p> <p>Street Improvement and Signalization Plans - City of Brisbane Public Works Director</p>	<p>The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated.</p> <p>The Public Works Director shall perform annual traffic counts to monitor traffic conditions and shall require traffic analyses of site-specific development proposals to determine when the requirements of Mitigation Measure 4.N-3e are to be applied.</p> <p>The City Building Official shall not issue occupancy permits for the development until notified by the Public Works Director that the required improvements have been completed.</p>	<p>Approved specific plan</p> <p>Approved Street Improvement and Traffic Signalization Plan</p>
<p>Increased traffic at intersections</p>	<p>4.N-3f (Geneva Avenue & US 101 SB Ramps): The City of Brisbane shall work with the San Francisco</p>	<p>Applicants for a specific plan shall incorporate</p>	<p>Specific Plan - Brisbane City Council</p>	<p>The Community Development Director</p>	<p>Adopted Specific Plan</p> <p>Approved fair share funding</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>causing them to operate below acceptable levels of service Cumulative plus Project conditions.</p>	<p>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 & 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 shall be formulated through the current inter-jurisdictional Bi-County Transportation Study effort being led by the SFCTA. Development within the Baylands shall contribute its fair share to the Geneva Avenue & 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 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>	<p>these requirements into the draft specific plan.</p> <p>Coordination with outside agencies - City of Brisbane Public Works Director</p> <p>Baylands developer is responsible for payment of fair share fees</p>	<p>Finalization fair share agreement and collection of fees from Baylands developer - Public Works Director.</p>	<p>shall review the draft specific plan to ensure this requirement is incorporated.</p> <p>Timing of fair share funding s to be determined based on project phasing and negotiations with outside agencies.</p>	<p>agreement</p> <p>Proof of payment consistent with requirements of fair share funding agreement</p>
<p>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</p>	<p>4.N-3g: 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 Baylands. 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,</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development projects shall incorporate provisions to pay fair share of Geneva Avenue construction costs.</p> <p>City of Brisbane shall negotiate regional fair share contributions for Geneva Avenue construction.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Fair share funding agreement – Public Works Director</p> <p>Street Improvement and Signalization Plans - Public Works Director</p>	<p>The Community Development Director shall review the draft specific plan and site development applications to ensure requirements are incorporated.</p> <p>Once specific plan is approved, Public Works Director shall negotiate a fair share funding agreement pursuant to the Bi-County Transportation Study</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved fair share funding agreement</p> <p>Approved Street Improvement Plans for Geneva Avenue.</p> <p>Evidence confirming payment of fair share fees pursuant to approved fair share funding agreement</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	shall be formulated through the current inter-jurisdictional Bi-County Transportation Study update effort being led by the SFCTA. Development within the Baylands 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 Baylands development, using the SF-CHAMP model or such other model agreed upon by the agencies.	Baylands developer shall prepare street Improvement plans for Geneva Avenue City of Brisbane shall construct Geneva Avenue with improvement costs funded by regional and private development fair share payments		Public Works Director shall ensure the collection of fair share fees from outside entities and site-specific. Timing of Geneva Avenue construction to be determined by the Public Works Director based upon on requirements pursuant to adopted specific plan	
Increased traffic at intersections causing them to operate below acceptable levels of service under Cumulative plus Project conditions.	4.N-3h (Carter Street & Geneva Avenue): 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.	Applicants for a specific plan shall incorporate these requirements into the draft specific plan. Baylands developer is responsible for required improvements	Specific Plan - Brisbane City Council Signalization Plans – City and County of San Francisco	The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated. The Public Works Director shall verify compliance prior to occupancy of first new building within the Baylands. The Public Works Director shall coordinate the approval and installation of required improvements with the City and County of San Francisco. If San Francisco agrees	Approved specific plan Approved Traffic Signalization Plan (San Francisco) or written verification that the City and County of San Francisco will not approve implementation of required measure.

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				<p>to the improvements called for in Mitigation Measure 4.N-3g, the Public Works Director 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 Public Works Director 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>Increased traffic at intersections causing them to operate below acceptable levels of service Cumulative plus Project conditions.</p>	<p>4.N-3i (E. Market Street & Orange Street): 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>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Baylands developer is responsible for required improvements</p>	<p>Specific Plan - Brisbane City Council Signalization Plans – Daly City</p>	<p>The Community Development Director shall review the draft specific plan to ensure this requirement is incorporated.</p> <p>The Public Works Director shall verify compliance prior to occupancy of first new building within the</p>	<p>Approved specific plan Approved Traffic Signalization Plan (Daly City) or written verification that Daly City will not approve implementation of required measure.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
				<p>Baylands. The Public Works Director shall coordinate the approval and installation of required improvements with Daly City.</p> <p>If Daly City agrees to the improvements called for in Mitigation Measure 4.N-3g, the Public Works Director 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-3g, the Public Works Director shall inform the Brisbane Building Official that occupancy permits may be issued upon written confirmation from Daly City that such improvements will not be permitted to be constructed.</p>	
<p>Increased traffic at intersections causing them to operate below acceptable levels of</p>	<p>4.N-3j (Intersections along Bayshore Boulevard): As a condition of approval for the first discretionary action taken for development within the Baylands, the applicant shall be required to initiate a corridor plan for Bayshore Boulevard in cooperation with Daly City</p>	<p>Applicants for a specific plan shall incorporate these requirements into draft specific plans.</p>	<p>Specific Plan - Brisbane City Council Bayshore Boulevard Improvement and</p>	<p>Prior to occupancy of first new building within the specific plan the Baylands Public Works Director shall determine the</p>	<p>Approved specific plan Approved Bayshore Boulevard and Traffic Signalization Plan.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>service Cumulative plus Project conditions.</p>	<p>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 shall 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>Baylands developer is responsible for funding Brisbane's costs for the sity and for providing required improvements within Brisbane.</p>	<p>Signalization Plan – Baylands developer, City of Brisbane, City of Daly City, City and County of San Francisco</p>	<p>interest on the part of Daly City and San Francisco for preparation of a Bayshore Boulevard corridor study. If either or both agencies express interest, a joint study would be undertaken with the Baylands developer funding Brisbane's portion of the study. If both agencies do not commit to a joint study, Public Brisbane Public Works Director shall undertake the study for only that portion of Bayshore Boulevard within Brisbane.</p>	

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
<p>Increased transit ridership and impacts on Muni operations.</p>	<p>4.N-7: Prior to issuance of the first building occupancy permit for new development, the developer(s) of Baylands 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 Baylands and the Balboa Park BART Station in the Geneva Avenue corridor.</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>City of Brisbane shall negotiate regional fair share contributions for SFMTA transit improvements</p> <p>Site specific development projects shall incorporate provisions to pay fair share of specified transit improvements</p> <p>Baylands developer shall be responsible for funding shuttle service</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Fair share funding agreement – Public Works Director</p> <p>Shuttle service plan - Community Development Director and Public Works Director</p>	<p>The Community Development Director shall review the draft specific plan and site development applications to ensure requirements are incorporated.</p> <p>Once specific plan is approved, the Public Works Director shall negotiate a fair share funding agreement pursuant to the mitigation measure</p> <p>The Public Works Director shall ensure the collection of fair share fees from outside entities and site- specific.</p> <p>Community Development and Public Works Directors shall review Shuttle Service plan which shall include a timing and implementation component.</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved fair share funding agreement</p> <p>Evidence confirming payment of fair share fees pursuant to approved fair share funding agreement</p> <p>Approved Shuttle Service Plan</p>
<p>Adequacy of transit service (areas of site more than 1/3 miles from Caltrain and Muni T-line stations).</p>	<p>4.N-9: Prior to issuance of the first building occupancy permit for any new development, 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 Baylands land uses located more than one-third mile from the Bayshore Caltrain Station or</p>	<p>Applicants for a specific plan shall include the required language in proposed specific plan,</p>	<p>Specific Plan Approval - City Council</p> <p>Shuttle Bus Service Plan Approval – City Engineer and Community Development Director</p>	<p>Community Development Director shall review draft specific plan for compliance.</p> <p>City Engineer and Community Development Director shall review</p>	<p>Adopted Specific Plan</p> <p>Approved Shuttle Bus Service Plan</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/ Frequency	Required Documentation
	<p>Sunnydale Muni Station to those stations. Shuttle service shall be implemented as described in the plan prior to occupancy of any Baylands land use other than improvement or relocation of an existing use. This requirement shall also be included in any specific plan approved for Baylands development.</p>			<p>Shuttle Bus Service Plan which shall be approved prior to occupancy of first new building with specific plan area.</p> <p>City Engineer and Community Development Director shall be responsible for ensuring continued implementation of Shuttle Bus Program on an ongoing basis.</p>	
<p>Pedestrian circulation.</p>	<p>4.N-10: Prior to issuance of the first building occupancy permit for new development other than improvement or relocation of an existing use within the Baylands, at a minimum, the following measures shall be implemented to improve pedestrian accessibility:</p> <ul style="list-style-type: none"> The Bay Trail in the northern portion of the Baylands shall be realigned to provide a more direct route to the east side of US 101, following Geneva Avenue through the US 101 interchange. Sidewalks or equivalent pedestrian paths shall be provided to safely permit pedestrian access to all uses within the Baylands intended for human occupancy and use, including provision of through pedestrian routes to minimize pedestrian travel distances between uses. Specific provisions shall be made for safe pedestrian movement within and through parking areas to access buildings. Sidewalks shall be provided along the Baylands 	<p>Applicants for a specific plan shall include the required language in the proposed specific plan, including timing for construction of improvements and establishment of needed funding of capital costs and ongoing operations and maintenance.</p> <p>Site specific development applications shall incorporate project specific elements</p> <p>Specific plan applicant shall be responsible to implement measures that are not project-specific.</p>	<p>Specific Plan - City Council</p> <p>Site specific development applications – City approving entity</p> <p>Non-project specific implementation measures per the adopted specific plan - Community Development Director</p>	<p>Community Development Director shall review draft specific plan and site specific development applications and subsequent building permits for compliance, including final inspection prior to building occupancy</p> <p>City Engineer shall review street improvement plans in conjunction with site development projects to ensure compliance and shall inspect street construction to ensure compliance with approved plans.</p> <p>Community Development Director shall also review the measures not directly</p>	<p>Adopted Specific Plan</p> <p>Approved Street improvement Plans</p> <p>Approved building plans</p> <p>Any other documentation required pursuant to adopted specific plan.</p>

Significant Impact Being Mitigated	Mitigation Measure	Responsibility for Implementation	Compliance Verification	Monitoring Responsibility/Frequency	Required Documentation
	<p>frontage on Bayshore Boulevard between Sunnydale Avenue and Tunnel Avenue.</p> <p>These requirements shall be included within any specific plan approved for the Baylands.</p>			<p>attributable to individual site development projects for implementation pursuant to the requirements of the approved specific plan.</p>	
<p>Bicycle circulation.</p>	<p>4.N-11: Baylands roadways and trails shall provide for safe accessibility for bicycles to buildings and recreational areas throughout the site, including connections to offsite bicycle routes and trails. In addition, Baylands 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 standards contained in this mitigation measure shall be included in any specific plan approved for development within the Baylands. In addition, details of Baylands 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 the Baylands:</p> <ul style="list-style-type: none"> • 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 	<p>Applicants for a specific plan shall include the required language and performance standards in the proposed specific plan, Site specific development applications shall demonstrate compliance with specific plan requirements.</p>	<p>Specific plan - City Council Site specific development applications – City approving entity</p>	<p>Community Development Director shall review draft specific plan and site specific development applications and subsequent building permits for compliance, including final inspection prior to building occupancy.</p> <p>City Engineer shall review street improvement plans in conjunction with site development projects to ensure compliance and shall inspect street construction to ensure compliance with approved plans.</p>	<p>Adopted specific plan Approved street improvement Plans Approved building plans</p>

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	<p>feet of retail space.</p> <ul style="list-style-type: none"> • 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). • Transit centers normally shall include individual parking spaces equal to 2 percent of daily boardings (75 percent Class I and 25 percent Class II) 				
<p>Temporary traffic impacts during construction.</p>	<p>4.N-12: 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"> • Location of construction staging areas for materials, equipment, and vehicles. • Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures shall occur. • 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. • Provisions for removal of trash generated by 	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development applications shall include this requirement</p> <p>To be implemented by all building permit applicants for site specific developments</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific projects – Brisbane approval entity</p> <p>Construction Management Plans - Public Works Director and Community Development Director</p>	<p>Community Development Director shall review draft specific plan and site specific development projects to ensure requirements are incorporated.</p> <p>Prior to building permit issuance, the Public Works Director and Community Development Director shall review and approve Construction Management Plan, including the provisions in the adopted mitigation measures.</p> <p>Ongoing building inspections shall be undertaken to verify that construction activities comply with approved construction management plans.</p>	<p>Adopted specific plan</p> <p>Site specific development project(s)</p> <p>Building permit and related documentation including required construction management plans.</p>

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	<p>construction activity.</p> <ul style="list-style-type: none"> A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. 				
Implementation of C/CAG trip generation reduction requirements	<p>4.N-13: Prior to issuance of the first building occupancy permit for new development other than improvement or relocation of an existing use within the Baylands, site-specific project developer(s) and/or tenants of non-residential uses within the Baylands 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 Baylands that generates 100 or more net new trips during the AM or PM peak hour.</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development projects shall incorporate this requirement.</p> <p>All occupants exceeding specified trip threshold shall prepare required TDM programs would generate 100 or more trips per hour at any time during the a.m. or p.m. peak period</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>TDM Programs – Community Development Director</p>	<p>The Community Development Director shall review the draft specific plan and site development applications to ensure requirements are incorporated.</p> <p>The Community Development Director shall review and approve TDM for all applicable projects prior to building permit issuance.</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved TDM plans in conjunction with all building permits subject to TDM requirements</p>
Demand for loading areas.	<p>4.N-17: Each site-specific development project shall provide sufficient loading areas in appropriate locations such that loading activities, including loading vehicle queuing, shall not block roadway or onsite parking area travel lanes, or bicycle or pedestrian facilities.</p>	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development projects shall demonstrate compliance with this requirement.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p>	<p>The Community Development Director shall review the draft specific plan to ensure requirement is incorporated.</p> <p>The Community Development Director shall review site development applications and implementing building permits to ensure requirements are</p>	<p>Approved specific plan</p> <p>Approved site specific development projects</p> <p>Approved building permits</p>

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				satisfied. Building inspections prior to final occupancy shall confirm completion per approved plans.	
Utilities, Service Systems, and Water Supply					
Adequate Water Supply.	<p>4.O-1a: A reliable water supply to support proposed uses within the Baylands shall be secured and available prior to site development.</p> <ul style="list-style-type: none"> • Needed operations studies and project-level environmental analysis for provision of water supply to the Baylands shall be completed prior to or concurrent with specific plan approval for Baylands development. • Any Water Supply and Conveyance Agreement(s) needed to provide adequate water supply to the Baylands shall contain provisions stating that the delivery of water to Brisbane shall not be permitted to impair the ability of agencies participating in the agreement(s) to deliver water to their existing customers • Prior to approval of site-specific development within the Baylands, any required water supply and conveyance agreements between Brisbane and agencies involved in the provision of water to the Baylands shall be approved by all parties. • Prior to issuance of certificates of occupancy, adequate physical water supply shall be available within the Baylands. 	<p>Applicants for a specific plan shall incorporate requirements into draft specific plan.</p> <p>The City of Brisbane shall, at the expense of the specific plan applicant, prepare required operational studies and additional environmental analysis as needed, and shall enter into any required Water Supply and Conveyance Agreement,</p>	<p>Specific Plan - City Council</p> <p>Operational Studies and Additional Environmental Analysis – Public Works Director and Community Development Director</p> <p>Water Supply and Conveyance Agreement - City Council</p>	<p>Public Works Director shall review draft specific plan to ensure compliance with required measures.</p> <p>Public Works Director shall review proposed Water Supply and Conveyance Agreements</p> <p>Community Development Director shall verify availability of watersupply prior to building permit issuance, and confirm actual provision of water to the site prior to building occupancy. .</p>	<p>Adopted Specific Plan Executed Water Supply and Conveyance Agreement</p> <p>Building permit and supporting documentation</p>
Adequate Local Water Storage	<p>4.O-1b: The City shall issue building permits for habitable structures only after it determines that</p>	<p>Applicants for a specific plan shall incorporate</p>	<p>Specific Plan - City Council</p>	<p>Community Development and Public Works</p>	<p>Adopted Specific plan Approved Water System</p>

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	<p>sufficient water storage is available and connected to the Baylands' 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, the City shall be reimbursed for its 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 Baylands 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 Baylands development. Any specific plan for development within the Baylands shall include this mitigation measure as a requirement for future development.</p>	<p>requirements into the draft specific plan and prepare plans for additional storage to the satisfaction of the Public Works Director</p>	<p>New Water Storage facilities - Public Works Director</p>	<p>Directors shall review draft specific plan to ensure compliance with required measures</p> <p>Public Works Director shall review all plans for additional water storage facilities</p> <p>Community Development Director shall verify availability of required water storage capacity and fire flows I prior to issuance of first certificate of occupancy.</p>	<p>Plans</p> <p>Building permit and related documentation</p>
<p>Controlled Releases to Recharge Groundwater in Streamside Meadows and Other Alluvial Deposits.</p>	<p>4.O-1c Controlled Releases to Recharge Groundwater in Streamside Meadows and Other Alluvial Deposits: The SFPUC is implementing a program of controlled releases as a mitigation measure adopted as part of its WSIP. Should the City of Brisbane ultimately approve a water supply agreement that transports water through the Hetch Hetchy reservoir, the Baylands shall contribute its fair share for the cost of the SFPUC's mitigation effort by using some of the Baylands' transfer water to augment storage in the SFPUC's Hetch Hetchy Reservoir. Such fair share contribution of OID transfer water is intended to support the controlled releases, by funding and/or implementing other elements of the SFPUC's monitoring and adaptive management program for the Poopenaut Valley meadow and alluvial habitats.</p>	<p>SFPUC</p>	<p>City Council</p> <p>The City shall not adopt any water supply agreement for transfer of water from OID to be delivered through the Hetch Hetchy reservoir that does not meet the requirements of Mitigation Measure 4.O-1c.</p>	<p>The Public Works Director shall review water supply agreement(s) to ensure they comply with the provisions of Mitigation Measure 4.O-1c prior to submittal to the City Council for approval.</p>	<p>Water supply agreement(s) that provide for the controlled releases specified in Mitigation Measure 4.O-1c.</p>

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Energy Resources					
Energy consumption.	<p>4.P-1: During all Baylands construction activities, construction contractors shall implement the following measures to prevent the wasteful or inefficient use of energy during construction:</p> <ul style="list-style-type: none"> • Implement work schedules and procedures that minimize equipment idle time and double-handling of material; • 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 the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]); • Switch off office equipment and lights when not in use; • Use solar power sources for road signs and other applicable equipment shall be required at the construction site; • Design all temporary roads to minimize travel distances; and • 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. 	<p>Applicants for a specific plan shall incorporate these requirements into the draft specific plan.</p> <p>Site specific development projects shall incorporate these requirements.</p> <p>Grading permit applicants shall be responsible for implementation.</p> <p>Grading and building contractors shall be responsible for implementation.</p>	<p>Specific Plan - Brisbane City Council</p> <p>Site specific development application - Brisbane approval entity</p> <p>Grading Permits - City Engineer</p> <p>Build Permits - Building Official</p>	<p>The Community Development Director shall review the draft specific plan and site specific development applications to ensure requirements are incorporated.</p> <p>The City Engineer shall not approve any grading permit applications without evidence that language is included in construction contracts and specifications reflecting mitigation measure requirements.</p> <p>The Building Official shall not approve any building permit applications without evidence that language is included in construction contracts and specifications reflecting mitigation measure requirements.</p>	<p>Adopted specific plan</p> <p>Approved site specific development projects</p> <p>Approved grading permits and supporting documentation</p> <p>Approved building permits and supporting documentation</p>