

4.0 SUMMARY OF MITIGATION MEASURES

All additional significant environmental impacts of the proposed project relating to environmental issues identified in the CEQA Appendix G Environmental Check would be mitigated to a less than significant level with implementation of the following Plan Bay Area EIR mitigation measures and proposed project mitigation measures; mitigation; there are no mitigation measures from the Daly City General Plan EIR that directly apply to the proposed project but the proposed project is subject to all relevant policies through the City's development review process. A Mitigation Monitoring and Reporting Program for the proposed project would be implemented.

3.1 Aesthetics

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

"2.10(a) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- Reduce the visibility of construction staging areas by fencing and screening these areas with low contrast materials consistent with the surrounding environment, and by revegetating graded slopes and exposed earth surfaces at the earliest opportunity.
- Site or design projects to minimize their intrusion into important viewsheds.
- Identify, preserve, and enhance scenic vistas to and from hillside areas and other visual resources.
- Comply with existing local regulations and policies that exceed or reasonably replace any of the above measures that protect visual resources.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M).

MTC/ABAG cannot require local implementing agencies to adopt the above mitigation measures, and it is ultimately the responsibility of a lead agency to determine and adopt mitigation. Therefore it cannot be ensured that this mitigation measure would be implemented in all cases, and this impact remains significant and unavoidable (SU)."

"2.10(c) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- *Designing projects to minimize contrasts in scale and massing between the project and surrounding natural forms and development.*
- *Requiring that the scale, massing, and design of new development provide appropriate transitions in building height, bulk, and architectural style that are sensitive to the physical and visual character of surrounding areas.*
- *Contouring the edges of major cut and fill slopes to provide a finished profile that is appropriate to the surrounding context, using shapes, textures, colors, and scale to minimize contrasts between the project and surrounding areas.*
- *Ensuring that new development in or adjacent to existing communities is compatible in scale and character with the surrounding area by:*
 - *Promoting a transition in scale and architecture character between new buildings and established neighborhoods; and*
 - *Requiring pedestrian circulation and vehicular routes to be well integrated.*
- *Complying with existing local regulations and policies that exceed or reasonably replace any of the above measures that reduce visual contrasts.*

Implementation of Mitigation Measure 2.10(a) shall also be considered to reduce impacts on visual resources created by significant contrasts in community visual character.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M).

Project Specific Mitigation Measures

Mitigation Measure AES-1

Minimize Impacts from Construction Staging

During non-construction hours, all construction equipment, vehicles, and materials shall be relegated to a designated staging area (or areas) on the project site. This staging area (or areas) shall be fenced and screened to clearly identify the boundary of the storage area and to limit views of stored construction items from adjacent land uses and roadways. Any on-site staging area shall be located within an appropriate, convenient portion of the project site away from adjacent land uses and roadways, as feasible. Storage containers shall also be used to store loose construction items and materials to prevent a haphazard visual appearance on the project site.

Mitigation Measure AES-1 Implementation

- **Timing:** During construction activities for the proposed project.

- **Monitoring and Reporting Program:** City planning staff would perform random inspections of the project site conditions and photo document visual inspections.
- **Standards for Success:** Provide a fenced and screened project site to limit views of stored construction items from adjacent land uses and roadways.

Mitigation Measure AES-2

Minimize Impacts Construction Debris

Any demolition and construction debris not designated for reuse on the project site shall be promptly removed from the site, in accordance with the approved construction schedule. No long-term stockpiling of such debris shall occur on the project site, and no short-term stockpiles shall exceed the height of the temporary construction fencing that would bound the project site. Demolition and construction debris earmarked for reuse on the project site shall be permitted, but shall still occur at a height that is not readily visible from adjacent land uses and roadways.

Mitigation Measure AES-2 Implementation

- **Timing:** During construction activities for the proposed project.
- **Monitoring and Reporting Program:** City planning staff would perform random inspections of the project site conditions and photo document visual inspections.
- **Standards for Success:** No short-term stockpiles shall exceed the height of the temporary construction fencing that would bind the project site to limit visual impacts on adjacent land uses and roadways.

3.2 AGRICULTURAL RESOURCES

No mitigation measures are required.

3.3 AIR QUALITY

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

“2.2(a) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to best management practices (BMPs), such as the following (adapted from BAAQMD), CEQA Air Quality Guidelines (May 2011):

Construction Best Practices for Exhaust

- *The applicant/general contractor for the project shall submit a list of all off-road equipment greater than 25 hp that will be operating for more than 20 hours over the entire duration of the construction activities at the site, including equipment from subcontractors, to BAAQMD for review and certification. The list shall include all of the information necessary to ensure the equipment meets the following requirement:*
 - *All off-road equipment shall have: 1) engines that meet or exceed either USEPA or ARB Tier 2 off-road emission standards; and 2) engines are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS), if one is available*

for the equipment being used (Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required).

- Idling time of diesel powered construction equipment and trucks shall be limited to no more than two minutes. Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturers' specifications.
- Portable diesel generators shall be prohibited. Grid power electricity should be used to provide power at construction sites; or propane and natural gas generators may be used when grid power electricity is not feasible.

Construction Best Practices for Dust

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. For projects over five acres of size, soil moisture should be maintained at 12% . Moisture content can be verified by lab samples or moisture probe.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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 should be done in conjunction with thorough watering of the subject roads.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadway, driveway, and sidewalk paving shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading.
- All construction sites shall provide a posted sign visible to the public with the telephone number and person to contact at the Lead Agency regarding dust complaints. The recommended response time for corrective action shall be within 48 hours. BAAQMD's Complaint Line (1-800 334-6367) shall also be included on posted signs to ensure compliance with applicable regulations.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
- Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

- The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Site accesses to a distance of 100 feet from the paved road shall be treated with a six- to 12-inch compacted layer of wood chips, mulch, or gravel.
- Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.

Significance After Mitigation

The measures described above are intended to keep dust from becoming airborne and to keep diesel PM emissions as low as possible through the use of readily available, lower-emitting diesel equipment, and/or equipment using alternative cleaner fuels, such as propane, natural gas, and electricity, as well as on-road trucks using diesel PM filters.

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M).

MTC/ABAG cannot require local implementing agencies to adopt the above mitigation measures, and it is ultimately the responsibility of a lead agency to determine and adopt mitigation. Therefore it cannot be ensured that this mitigation measure would be implemented in all cases, and this impact remains significant and unavoidable (SU)."

"2.2(d) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to best management practices (BMPs), such as the following:

- Installation of air filtration to reduce cancer risks and PM exposure for residents, and other sensitive populations, in buildings that are in close proximity to freeways, major roadways, diesel generators, distribution centers, railyards, railroads or rail stations, and ferry terminals. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- Sites shall be designed to locate sensitive receptors as far as possible from any freeways, roadways, diesel generators, distribution centers, and railyards. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall not be located immediately adjacent to a loading dock or where trucks concentrate to deliver goods.

Summary of Mitigation Measures

- Limiting ground floor uses in residential or mixed-use buildings that are located within the set distance of 500 feet to a non-elevated highway or roadway. Sensitive land uses, such as residential units or day cares, shall be prohibited on the ground floor.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwoods (*Sequoia sempervirens*).
- Within developments, sensitive receptors shall be separated as far away from truck activity areas, such as loading docks and delivery areas, as feasible. Loading dock shall be required electrification and all idling of heavy duty diesel trucks at these locations shall be prohibited.
- If within the project site, diesel generators that are not equipped to meet ARB's Tier 4 emission standards shall be replaced or retrofitted.
- If within the project site, emissions from diesel trucks shall be reduced through the following measures:
 - Installing electrical hook-ups for diesel trucks at loading docks.
 - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
 - Requiring truck-intensive projects to use advanced exhaust technology (e.g. hybrid) or alternative fuels.
 - Prohibiting trucks from idling for more than two minutes as feasible.
 - Establishing truck routes to avoid residential neighborhoods or other land uses serving sensitive populations. A truck route program, along with truck calming, parking and delivery restrictions, shall be implemented to direct traffic activity at non permitted sources and large construction projects.

Significance After Mitigation

The mitigation measures described above may result in cancer risk and PM_{2.5} concentration reductions of 40 to 90 percent, depending on their applicability in a proposed project.

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources Code sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project located within a set distance to a freeway or roadway, diesel generator, distribution center, rail line or railyard as defined above adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M) (so long as the proposed project is not located in an area above the 100/million cancer risk or PM_{2.5} concentration of 0.8 µg/m³, as outlined in Impact 2.2-5(a)). Additional site specific analysis would be needed when a project is proposed in these areas to determine

the actual level of impact and if feasible mitigation measures exist for the project to implement to mitigate below the thresholds. The impact for these projects would therefore remain significant and unavoidable (SU).

MTC/ABAG cannot require local implementing agencies to adopt the above mitigation measures, and it is ultimately the responsibility of a lead agency to determine and adopt mitigation. Therefore it cannot be ensured that this mitigation measure would be implemented in all cases. Further, there may be instances in which site-specific or project-specific conditions preclude the reduction of all project impacts to less-than-significant levels (as described above). For purposes of a conservative analysis, therefore, this impact remains significant and unavoidable (SU).

Implementation of Mitigation Measure 2.2(d) would reduce the severity of the impacts identified for projects that would locate sensitive receptors in TPP areas where the increased cancer risk is greater than 100 in a million or PM_{2.5} concentrations are greater than 0.8 µg/m³. However, the mitigation measure may not be sufficient to reduce all impacts to less than significant in all areas above the thresholds. Additional site specific analysis would be needed when a project is proposed in these areas to determine the actual level of impact and if feasible mitigation measures exist for the project to implement to get them below the thresholds.

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources Code sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would normally be less than significant with mitigation (LS-M). However, there may be instances in which site-specific or project-specific conditions preclude the reduction of all project impacts to less than significant levels. For purposes of a conservative analysis, therefore, this impact remains significant and unavoidable (SU). MTC/ABAG cannot require local implementing agencies to adopt the above mitigation measures, and it is ultimately the responsibility of a lead agency to determine and adopt mitigation. Therefore it cannot be ensured that this mitigation measure would be implemented in all cases. Further, there may be instances in which site-specific or project-specific conditions preclude the reduction of all project impacts to less-than-significant levels. For purposes of a conservative analysis, therefore, this impact remains significant and unavoidable (SU)."

Project Specific Mitigation Measures

Mitigation Measure AIR-1

Dust and Equipment Exhaust Control Plan

The selected contractor shall prepare and implement a Dust and Equipment Exhaust Control Plan for all construction activities. The Dust and Equipment Exhaust Control Plan shall include, but is not limited to, the following:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

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 used.
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 [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign 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. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
9. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
10. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

Mitigation Measure AIR-1 Implementation

- **Timing:** Dust and Equipment Exhaust Control Plan shall be prepared prior to construction and shall be implemented throughout construction.
- **Monitoring and Reporting Program:** City planning staff would perform random inspections of the project site conditions and document inspections.
- **Standards for Success:** Provide a Plan to ensure that emissions generated during construction activities would not exceed local rules and regulations.

3.4 BIOLOGICAL RESOURCES

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

"2.9(a) Implementing agencies shall require project sponsors to prepare biological resources assessments for specific projects proposed in areas containing, or likely to contain, habitat for special-status plants and wildlife. The assessment shall be conducted by qualified professionals pursuant to adopted protocols and agency guidelines. Where

the biological resources assessment establishes that mitigation is required to avoid direct and indirect adverse effects on special-status plant and wildlife species, mitigation shall be developed consistent with the requirements of CEQA, USFWS, and CDFW regulations and guidelines, in addition to requirements of any applicable and adopted HCP/NCCP or other applicable plans developed to protect species or habitat. Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- In support of CEQA, NEPA, CDFW and USFWS permitting processes for individual Plan Bay Area projects, biological surveys shall be conducted as part of the environmental review process to determine the presence and extent of sensitive habitats and/or species in the project vicinity. Surveys shall follow established methods and shall be undertaken at times when the subject species is most likely to be identified. In cases where impacts to State- or federal-listed plant or wildlife species are possible, formal protocol-level surveys may be required on a species-by-species basis to determine the local distribution of these species. Consultation with the USFWS and/or CDFW shall be conducted early in the planning process at an informal level for projects adversely affect federal or State candidate, threatened, or endangered species to determine the need for further consultation or permitting actions. Projects shall obtain incidental take authorization from the permitting agencies as required prior to project implementation.
- Project designs shall be reconfigured, whenever practicable, to avoid special-status species and sensitive habitats. Projects shall minimize ground disturbances and construction footprints near sensitive areas to the extent practicable.
- Where habitat avoidance is infeasible, compensatory mitigation shall be implemented through preservation, restoration, or creation of special-status wildlife habitat. Loss of habitat shall be mitigated at an agency approved mitigation bank or through individual mitigation sites as approved by USFWS and/or CDFW. Compensatory mitigation ratios shall be negotiated with the permitting agencies. Mitigation sites shall be monitored for a minimum of five consecutive years after mitigation implementation or until the mitigation is considered to be successful. All mitigation areas shall be preserved in perpetuity through either fee ownership or a conservation easement held by a qualified conservation organization or agency, establishment of a preserve management plan, and guaranteed long-term funding for site preservation through the establishment of a management endowment.
- Project activities in the vicinity of sensitive resources shall be completed during the period that best avoids disturbance to plant and wildlife species present (e.g., May 15 to October 15 near salmonid habitat and vernal pools) to the extent feasible.
- A qualified biologist shall locate and fence off sensitive resources before construction activities begin and, where required, shall inspect areas to ensure that barrier fencing, stakes, and setback buffers are maintained during construction.
- For work sites located adjacent to special-status plant or wildlife populations, a biological resource education program shall be provided for construction crews

and contractors (primarily crew and construction foremen) before construction activities begin.

- Biological monitoring shall be particularly targeted for areas near identified habitat for federal- and state-listed species, and a “no take” approach shall be taken whenever feasible during construction near special-status plant and wildlife species.
- Efforts shall be made to minimize the negative effects of light and noise on listed and sensitive wildlife.
- Compliance with existing local regulations and policies, including applicable HCP/NCCPs, that exceed or reasonably replace any of the above measures protective of special-status species.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources Code sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would normally be less than significant with mitigation (LS-M). However, there may be instances in which site-specific or project-specific conditions preclude the reduction of all project impacts to less than significant levels. For purposes of a conservative analysis, therefore, this impact remains significant and unavoidable (SU)."

“2.9(c) Implementing agencies shall require project sponsors to conduct a pre-construction breeding bird surveys for specific projects proposed in areas containing, or likely to contain, habitat for nesting birds. The survey shall be conducted by appropriately trained professionals pursuant to adopted protocols agency guidelines. Where a breeding bird survey establishes that mitigation is required to avoid direct and indirect adverse effects on nesting raptors and other protected birds, mitigation will be developed consistent with the requirements of CEQA, USFWS, and CDFW regulations and guidelines, in addition to requirements of any applicable and adopted HCP/NCCP or other applicable plans developed to protect species or habitat. Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- Perform preconstruction surveys not more than two weeks prior to initiating vegetation removal and/or construction activities during the breeding season (i.e., February 1 through August 31).
- Establish a no-disturbance buffer zone around active nests during the breeding season until the young have fledged and are self-sufficient, when no further mitigation would be required.
- Typically, the size of individual buffers ranges from a minimum of 250 feet for raptors to a minimum of 50 feet for other birds but can be adjusted based on an evaluation of the site by a qualified biologist in cooperation with the USFWS and/or CDFW.
- Provide buffers around nests that are established by birds after construction starts. These birds are assumed to be habituated to and tolerant of construction

disturbance. However, direct take of nests, eggs, and nestlings is still prohibited and a buffer must be established to avoid nest destruction. If construction ceases for a period of more than two weeks, or vegetation removal is required after a period of more than two weeks has elapsed from the preconstruction surveys, then new nesting bird surveys must be conducted.

- Comply with existing local regulations and policies, including applicable HCP/NCCPs, that exceed or reasonably replace any of the above measures protective of nesting birds.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M)."

Project Specific Mitigation Measures

Mitigation Measure BIO-1

Avoid or Minimize Impacts to Special Status Species, Including Plants and Nesting Raptors and Other Migratory Birds

To avoid and/or minimize impacts to endangered, threatened, rare, and/or special status plant species that have a potential to occur within the project site, a Pre-Construction Botanical Survey shall be conducted. The botanical survey shall be conducted within one week of initiating the proposed project. The survey shall be performed by a qualified botanist and follow CDFW and CNPS protocols for surveying special status plants.

- If special status plants are determined to have no presence in the project site, no further mitigation is required.
- If special status plants are determined present within the project site during the pre-construction field surveys, project activities shall be reduced and minimized to avoid impact by the following:
 - Mapping the population and placing flagging to identify the population location. Installing environmentally sensitive exclusion fencing and appropriate signage at an appropriate buffer distance, starting from the edge of the special status plant and/ or plant population. Signage should indicate the area is environmentally sensitive and shall not to be disturbed.
 - Adjust proposed project activities away from special status plants to the extent feasible. The project work area would be confined to the existing ROW and previously disturbed areas, therefore minimizing any potential impact to special status plant species if observed during pre-construction surveys.
 - Supervision, guidance, and verification of the implementation of these measures shall be achieved by applicant and an agency-approved biological

monitor (i.e., a qualified biologist or botanist approved by CDFW and/or USFWS).

- If special status plants are determined present in the project site during pre-construction field surveys and direct or unavoidable impacts to special status plants shall result from project activities, then consultation with appropriate agencies (i.e., CDFW and/or USFWS) shall be required to develop acceptable mitigation (e.g., agency-recommended mitigation may include translocation of individual plants, rectification of impact by seed collecting and stockpiling for replanting/replacement, mitigation fees, and/or permitting).

Mitigation Measure BIO-1 Implementation

- **Timing:** Surveys shall be conducted within one week prior to construction activities for the proposed project.
- **Monitoring and Reporting Program:** Surveys shall be conducted by a qualified botanist, and monitoring (if special status plants are identified), shall be conducted by a qualified botanist or biologist. A brief survey report shall be documented.
- **Standards for Success:** No "take"/net loss of any endangered, threatened, rare, and/or special status plants shall occur.

Mitigation Measure BIO-2

Avoid Disturbance of Nesting Raptors and other Migratory Birds

One of the following measures should be implemented, depending on the specific construction timeframe, to avoid disturbing nesting raptors and other migratory birds.

- If construction activities are scheduled to occur during the nesting season (approximately February 15 through August 31) a qualified wildlife biologist shall be retained to conduct a pre-construction nesting survey within the project site and within an approximate 100 foot buffer.
 - Surveys shall be conducted within the project site and all potential nesting habitat within approximately 100 feet of this area.
 - The surveys should be conducted within one week before initiation of construction activities at any time between February 15 and August 31. If no active nests are detected, no additional mitigation is required.
 - If surveys indicate that migratory bird nests are found in any areas that would be directly affected by construction activities, a no-disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until after the breeding season or after a wildlife biologist determines that the young have fledged (typically late June to mid-July). The extent of these buffers shall be determined by a qualified biologist and shall depend on the special status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.
- If construction activities begin outside the breeding season (approximately September 1 through February 14) then construction activities may proceed until it

is determined that an active migratory bird nest would be subject to abandonment as a result of construction activities. Optimally, all necessary vegetation removal shall be conducted before the breeding season so that nesting birds are not present within the construction area during construction activities. If any bird nests are within the project area under pre-existing construction conditions, then it is assumed that they are habituated (or would habituate) to the construction activities. Under this scenario, the pre-construction survey, described previously, should still be conducted on or after February 15 in order to identify any active nests within the project area. Active sites should be monitored by a qualified biologist periodically until after the breeding season or after the young have fledged (typically late June to mid-July). If active nests are identified on or immediately adjacent to the project site, then all non-essential construction activities (e.g., equipment storage and meetings) should be avoided in the immediate vicinity of the nest site, but the remainder of construction activities may proceed.

Mitigation Measure BIO-2 Implementation

- **Timing:** One nesting survey shall be conducted by a qualified biologist within one week of initiating the proposed project, should construction activities begin between February 15 and August 31.
- **Monitoring and Reporting Program:** The survey shall be conducted by a qualified biologist and a brief technical memorandum shall be documented and kept on file.
- **Standards for Success:** No raptor and/or other migratory bird nests shall be disturbed as a result of proposed project construction activities.

3.5 CULTURAL RESOURCES

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

“2.11(b) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- *Pursuant to Government Code Sections 65351 and 65352, in-person consultation shall be conducted with Native American tribes and individuals with cultural affiliations where the project is proposed to determine the potential for, or existence of, cultural resources, including cemeteries and sacred places, prior to project design and implementation stages.*
- *Prior to construction activities, project sponsors shall retain a qualified archaeologist to conduct a record search at the appropriate Information Center of the California Archaeological Inventory to determine whether the project area has been previously surveyed and whether resources were identified. When recommended by the Information Center, project sponsors shall retain a qualified archaeologist to conduct archaeological surveys prior to construction activities.*

Summary of Mitigation Measures

- Preparation of a research design and testing plan should be developed in advance of implementation of the construction project, in order to efficiently facilitate the avoidance of cultural sites throughout the development process.
- If record searches and field surveys indicate that the project is located in an area rich with archaeological resources, project sponsors should retain a qualified archaeologist to monitor any subsurface operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property.
- Written assessments should be prepared by a qualified tribal representative of sites or corridors with no identified cultural resources but which still have a moderate to high potential for containing tribal cultural resources.
- Upon "late discovery" of prehistoric archaeological resources during construction, project sponsors shall consult with the Native American tribe as well as with the "Most-Likely- Descendant" as designated by the Native American Heritage Commission pursuant to PRC 5097.
- Preservation in place is the preferred manner of mitigating impacts on archeological sites because it maintains the relationship between artifacts and the archeological context, and it may also avoid conflict with religious or cultural values of groups associated with the site. This may be achieved through incorporation within parks, green-space, or other open space by re-designing project using open space or undeveloped lands. This may also be achieved by following procedures for capping the site underneath a paved area. When avoiding and preserving in place are infeasible based on project- and site-specific considerations, a data recovery plan may be prepared according to CEQA Section 15126.4. A data recovery plan consists of: the documentation and removal of the archeological deposit from a project site in a manner consistent with professional (and regulatory) standards; the subsequent inventorying, cataloguing, analysis, identification, dating, and interpretation of the artifacts; and the production of a report of findings.
- Complying with existing local regulations and policies that exceed or reasonably replace any of the above measures that protect archaeological resources.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M)."

"2.11(c) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- Prior to construction activities, project sponsors should retain a qualified paleontologist to conduct a record search using an appropriate database, such as the UC Berkeley Museum of Paleontology to determine whether the

project area has been previously surveyed and whether resources were identified. As warranted, project sponsors should retain a qualified paleontologist to conduct paleontological surveys prior to construction activities.

- Preparation of a research design and testing plan should be developed in advance of implementation of the construction project, in order to efficiently facilitate the avoidance of cultural sites throughout the development process.
- If record searches and field surveys indicate that the project is located in an area rich with paleontological, and/or geological resources, project sponsors should retain a qualified paleontologist to monitor any subsurface operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property.
- Complying with existing local regulations and policies that exceed or reasonably replace any of the above measures that protect paleontological or geologic resources.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M)."

"2.11(d) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- Under Section 7050.5 of the California Health and Safety Code, as part of project oversight of individual projects, project sponsors can and should, in the event of discovery or recognition of any human remains during construction or excavation activities associated with the project, in any location other than a dedicated cemetery, cease further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required.
- Under California Public Resources Code 5097.98, if any discovered remains are of Native American origin:
 - The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner should make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. This may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains; or
 - If the Native American Heritage Commission is unable to identify a descendant, or the descendant failed to make a recommendation within 24 hours after being notified by the commission, the landowner or their

authorized representative shall obtain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance where the following conditions occur:

- The Native American Heritage Commission is unable to identify a descendent;
- The descendant identified fails to make a recommendation; or
- The landowner or their authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

For the purposes of this mitigation, less than significant means consistent with federal, State, and local regulations and laws related to human remains.

Significance After Mitigation

To the extent that an individual project adopts all feasible mitigation measures described above, the impact would be less than significant (LS). Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources Code sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measure(s) described above to address site-specific conditions. Further, because the measure is tied to existing regulations that are law and binding on responsible agencies and project sponsors, it is reasonable to determine that they would be implemented. Therefore, with the incorporation of Mitigation Measure 2.11(d), the impact is found to be less than significant with mitigation (LS-M)."

Project Specific Mitigation Measures

Mitigation Measure CUL-1

Inadvertent Discovery of Human Remains and/or Cultural Resources

In compliance with State law (section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event human remains are encountered during grading and construction, all work within 50 feet of the find would stop and the San Mateo County Coroner's office would be notified. If the remains are determined to be Native American, the Coroner would notify the Native American Heritage Commission to identify the "Most Likely Descendant" (MLD). The City, in consultation with the MLD, would then prepare a plan for treatment, study and re-interment of the remains.

In compliance with State law (section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code), in the event that historical artifacts are found during grading and construction, all work within 50 feet of the find would stop and a qualified archaeologist would examine the find. All significant artifacts and samples recovered during construction would be cataloged and curated by a qualified archaeologist and placed in an appropriate curation facility. The archaeologist must then submit a plan for evaluation of the resource to the City of Daly City Planning Division for approval. If the evaluation of the resource concludes that the found

resource is eligible for the California Register of Historic Resources, a mitigation plan must be submitted to the City of Daly City Planning Division for approval. The mitigation plan must be completed before earthmoving or construction activities can recommence within the designated resource area.

Mitigation Measure CUL-1 Implementation

- **Timing:** If human remains and/or cultural materials are encountered during any ground-disturbing activities (e.g., grading or construction) associated with the proposed project, work within 50 feet of the find would stop. Mitigation Measure CUL-1 is to be implemented only in the event of an inadvertent discovery.
- **Monitoring and Reporting Program:** If human remains are encountered, the City, in consultation with the MLD, would prepare a plan for treatment, study, re-internment, and potential reporting of the remains. Monitoring for additional human remains in the project area may be recommended. If significant cultural materials were identified in the project area, a plan for evaluation of the resource(s) would be submitted to the City for approval. If the evaluation determined the resource eligible for the California Register of Historic Resources, a mitigation plan would be submitted to the City for approval. The mitigation plan must be completed prior to earthmoving or construction activities recommencing in the area.
- **Standards for Success:** Successful treatment, study, evaluation, mitigation, and/or re-internment of human remains and/or the cultural resource(s).

3.6 GEOLOGY AND SOILS

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

“2.7(b) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to the following. To reduce impacts related to ground shaking, implementing agencies shall require project sponsors to comply with the most recent version of the California Building Code (CBC). Proposed improvements shall comply with Chapter 16, Section 1613 of the CBC which provides earthquake loading specifications for every structure and associated attachments that must also meet the seismic criteria of Associated Society of Civil Engineers (ASCE) Standard 07-05. In order to determine seismic criteria for proposed improvements, geotechnical investigations shall be prepared by state licensed engineers and engineering geologists to provide recommendations for site preparation and foundation design as required by Chapter 18, Section 1803 of the CBC. Geotechnical investigations shall also evaluate hazards such as liquefaction, lateral spreading, landslides, and expansive soils in accordance with CBC requirements and Special Publication 117A, where applicable. Recommended corrective measures, such as structural reinforcement and replacing native soils with engineered fill, shall be incorporated into project designs. For the purposes of this mitigation, less than significant means consistent with federal, state, and local regulations and laws related to building construction.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources Code sections 21155.1, 21155.2, and 21159.28) must apply the

mitigation measure(s) described above to address site-specific conditions. Further, because the measure is tied to existing regulations that are law and binding on responsible agencies and project sponsors, it is reasonable to determine that they would be implemented. Therefore, with the incorporation of mitigation measure 2.7(b), the impact is found to be less than significant with mitigation (LS-M)."

"2.7(c) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to the following. To reduce the risk of soil erosion, implementing agencies shall require project sponsors to comply with National Pollution Discharge Elimination System (NPDES) General Construction Permit requirements. Implementing agencies shall require project sponsors, as part of contract specifications with contractors, to prepare and implement best management practices (BMPs) as part of a Stormwater Pollution Prevention Plan that include erosion control BMPs consistent with California Stormwater Quality Association Handbook for Construction. For the purposes of this mitigation, less than significant means consistent with federal, state, and local regulations and laws related to construction practices.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources Code sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measure(s) described above to address site-specific conditions. Further, because the measure is tied to existing regulations that are law and binding on responsible agencies and project sponsors, it is reasonable to determine that they would be implemented. Therefore, with the incorporation of mitigation measure 2.7(c), the impact is found to be less than significant with mitigation (LS-M)."

Project Specific Mitigation Measures

Mitigation Measure GEO-1

Avoid or Minimize the Potential of Future Rock Failure Due to Adverse Bedding Conditions

Mitigation of the adverse bedding conditions identified in PRA's Geotechnical Study would require discussions with the proposed project's Structural Engineer regarding site layout, different set-back scenarios, and either a soil nailing, rock bolting, or soldier beam pier supported buttress of the southwest facing cut-slope. This supplemental consultation would be documented in a final design structural details memorandum. Once approved by the City of Daly City, the applicant would be required to implement all recommendations that would reduce the potential of future rock failure where adverse bedding occurs.

Mitigation Measure GEO-1 Implementation

- **Timing:** The supplemental consultation with the proposed project Structural Engineer would be conducted prior to final design submittals.
- **Monitoring and Reporting Program:** The supplemental consultation would be documented in a technical memorandum.
- **Standards for Success:** Design the structural project specifications to stabilize adverse bedding conditions.

3.7 HAZARDS AND HAZARDOUS MATERIALS

No mitigation measures are required.

3.8 HYDROLOGY AND WATER QUALITY

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

“2.8(a) To reduce the impact associated with potential water quality standards violations or waste or stormwater discharge requirement violations, implementing agencies shall require project sponsors to comply with the State, and federal water quality regulations for all projects that would alter existing drainage patterns in accordance with the relevant regulatory criteria including but not limited to the National Pollution Discharge Elimination System (NPDES) program, Provision C.3, and any applicable Stormwater Management Plans. Erosion control measures shall be consistent with NPDES General Construction Permit requirements including preparation and implementation of a Stormwater Pollution Prevention Plan, and final drainage plans shall be consistent with the San Francisco Regional MS4 NPDES permit or any applicable local drainage control requirements that exceed or reasonably replace any of these measures to project receiving waters from pollutants.

Implementing agencies shall require project sponsors to commit to best management practices (BMPs) that would minimize or eliminate existing sources of polluted runoff during both construction and operational phases of the project. Implementing agencies shall require projects to comply with design guidelines established in the Bay Area Stormwater Management Agencies Association's Using Start at the Source to Comply with Design Development Standards and the California Stormwater Quality Association's California Stormwater Best Management Practice Handbook for New Development and Redevelopment to minimize both increases in the volume and rate of stormwater runoff, and the amount of pollutants entering the storm drain system. For the purposes of this mitigation, less than significant means consistent with federal, state, and local regulations and laws related to water quality or stormwater management.

Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

Construction

- Limiting excavation and grading activities to the dry season (April 15 to October 15) to the extent possible in order to reduce the chance of severe erosion from intense rainfall and surface runoff, as well as the potential for soil saturation in swale areas.
- Regulating stormwater runoff from the construction area through a stormwater management/erosion control plan that may include temporary on-site silt traps and/or basins with multiple discharge points to natural drainages and energy dissipaters if excavation occurs during the rainy season. This control plan should include requirements to cover stockpiles of loose material, divert runoff away from exposed soil material, locate and operate sediment basin/traps to minimize the amount of offsite sediment transport, and removing any trapped sediment from the

basin/ trap for placement at a suitable location on-site, away from concentrated flows, or removal to an approved disposal site.

- Providing temporary erosion control measures until perennial revegetation or landscaping is established and can minimize discharge of sediment into receiving waterways.
- Providing erosion protection on all exposed soils either by revegetation or placement of impervious surfaces after completion of grading. Revegetation shall be facilitated by mulching, hydroseeding, or other methods and initiated as soon as possible after completion of grading and prior to the onset of the rainy season (by October 15).
- Using permanent revegetation/landscaping, emphasizing drought-tolerant perennial ground coverings, shrubs, and trees.
- Ensuring BMPs are in place and operational prior to the onset of major earthwork on the site. The construction phase facilities shall be maintained regularly and cleared of accumulated sediment as necessary.
- Storing hazardous materials such as fuels and solvents used on the construction sites in covered containers and protected from rainfall, runoff, and vandalism. A stockpile of spill cleanup materials shall be readily available at all construction sites. Employees shall be trained in spill prevention and cleanup, and individuals should be designated as responsible for prevention and cleanup activities.

Operation

- Designing drainage of roadway and parking lot runoff, wherever possible to run through grass median strips which are contoured to provide adequate storage capacity and to provide overland flow, detention, and infiltration before runoff reaches culverts, or into detention basins. Facilities such as oil and sediment separators or absorbent filter systems should be designed and installed within the storm drainage system to provide filtration of stormwater prior to discharge and reduce water quality impacts whenever feasible.
- Implementing an erosion control and revegetation program designed to allow re-establishment of native vegetation on slopes in undeveloped areas as part of the long-term sediment control plan.
- Using Integrated Pest Management techniques (methods that minimize the use of potentially hazardous chemicals for landscape pest control) in landscaped areas. The handling, storage, and application of potentially hazardous chemicals shall take place in accordance with all applicable laws and regulations.

Significance After Mitigation

As required by Provision C.3, new development in the region that would introduce 10,000 or more square feet of new impervious surfaces must incorporate LID strategies—such as stormwater reuse, onsite infiltration, and evapotranspiration—as initial stormwater management strategies. Secondary methods that could be incorporated include the use of natural, landscape based stormwater treatment measures, as identified by Provision C.3. Stormwater treatment measures may also be required in the final design plans in accordance with local stormwater

management plans. The treatment measures may vary from “local” improvements at individual building sites to “area wide” concepts such as stormwater treatment wetlands with large open space areas. Treatment control measures may include use of vegetated swales and buffers, grass median strips, detention basins, wet ponds, or constructed wetlands, infiltration basins, and other measures. Filtration systems may be either mechanical (e.g., oil/water separators) or natural (e.g., bioswales and settlement ponds).

To the extent that an individual project adopts all feasible mitigation measures described above, the impact would be less than significant (LS). Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources Code sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measure(s) described above to address site-specific conditions. Further, because the measure is tied to existing regulations that are law and binding on responsible agencies and project sponsors, it is reasonable to determine that they would be implemented. Therefore, with the incorporation of mitigation measure 2.8(a), the impact is found to be less than significant with mitigation (LS-M)."

Project Specific Mitigation Measures

No mitigation measures are required.

3.9 LAND USE AND PLANNING

No mitigation measures are required.

3.10 ENERGY AND MINERAL RESOURCES

No mitigation measures are required.

3.11 NOISE

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

“2.6(a) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to the following. Implementing agencies shall require one or more of the following set of noise attenuation measures under the supervision of a qualified acoustical consultant:

- Restricting construction activities to permitted hours as defined under local jurisdiction regulations (e.g.; Alameda County Code restricts construction noise to between 7:00 am and 7:00 pm on weekdays and between 8:00 am and 5:00 pm on weekend);
- Properly maintaining construction equipment and outfitting construction equipment with the best available noise suppression devices (e.g. mufflers, silencers, wraps);
- Prohibiting idling of construction equipment for extended periods of time in the vicinity of sensitive receptors;

Summary of Mitigation Measures

- Locating stationary equipment such as generators, compressors, rock crushers, and cement mixers as far from sensitive receptors as possible;
- Erecting temporary plywood noise barriers around the construction site when adjacent occupied sensitive land uses are present within 75 feet;
- Implementing “quiet” pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- Using noise control blankets on building structures as buildings are erected to reduce noise emission from the site; and
- Using cushion blocks to dampen impact noise from pile driving.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M).

MTC/ABAG cannot require local implementing agencies to adopt the above mitigation measures, and it is ultimately the responsibility of a lead agency to determine and adopt mitigation. Therefore it cannot be ensured that this mitigation measure would be implemented in all cases, and this impact remains significant and unavoidable (SU).”

Project Specific Mitigation Measures

No mitigation measures are required.

3.12 POPULATION AND HOUSING

No mitigation measures are required.

3.13 PUBLIC SERVICES

No mitigation measures are required.

3.14 RECREATION

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

“**2.14(b)** Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to:

- Ensuring that adequate parks and recreational facilities will be available to meet or satisfy levels identified in the applicable local general plan or service master plan prior to approval of new development.
- Complying with existing local regulations and policies that exceed or reasonably replace measures that reduce impacts on recreational facilities.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M).

MTC/ABAG cannot require local implementing agencies to adopt the above mitigation measures, and it is ultimately the responsibility of a lead agency to determine and adopt mitigation. Therefore it cannot be ensured that these mitigation measures would be implemented in all cases, and this impact remains significant and unavoidable (SU)."

Project Specific Mitigation Measures

No mitigation measures are required.

3.15 TRANSPORTATION AND TRAFFIC

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

No mitigation measures are required.

Project Specific Mitigation Measures

Mitigation Measure TRANS-1:

Fair Share Fees for Intersection Improvements

Prior to the issuance of building permits the project applicant shall pay fair share fees for the implementation of improvements at the Hillside Boulevard / Brunswick Street intersection. The project adds 32 trips to the intersection during the A.M. peak hour. The total volume through the intersection under Cumulative Plus Project condition is 1,553 trips during that time period. Thus, the proposed project's fair share is 2.1% of the improvement cost.

Mitigation Measure TRANS-1 Implementation:

- **Timing:** Prior to the issuance of building permits the project applicant shall pay fair share fees for the implementation of improvements.
- **Monitoring and Reporting Program:** The Daly City Engineering Division shall approve the needed improvements and document in writing receipt of the applicants fair

share fees for contribution to improvements at Hillside Boulevard / Brunswick Street intersection.

- **Standards for Success:** Payment of fair share fees prior to building occupancy.

3.16 UTILITIES AND SERVICE SYSTEMS

Mitigation Measures from the Plan Bay Area EIR that Apply to the Project

“2.12(h) Mitigation measures that shall be considered by implementing agencies and/or project sponsors where feasible based on project-and site-specific considerations include, but are not limited to the following. For projects that could increase demand on water and wastewater treatment facilities, project sponsors shall coordinate with the relevant service provider to ensure that the existing public services and utilities could be able to handle the increase in demand. If the current infrastructure servicing the project site is found to be inadequate, infrastructure improvements for the appropriate public service or utility shall be identified in each project’s CEQA documentation. The relevant public service provider or utility shall be responsible for undertaking project-level review as necessary to provide CEQA clearance for new facilities.

Significance After Mitigation

Projects taking advantage of CEQA Streamlining provisions of SB 375 (Public Resources sections 21155.1, 21155.2, and 21159.28) must apply the mitigation measures described above, as feasible, to address site-specific conditions. To the extent that an individual project adopts and implements all feasible mitigation measures described above, the impact would be less than significant with mitigation (LS-M).”

Project Specific Mitigation Measures

No mitigation measures are required.